

NOTICE OF INTENTION
(Application for Annexation/Merger)

Thurston County Boundary Review Board
2411 Chandler Court SW, Olympia, WA 98502
360.741.2514 (Direct) | 360.956.7575 (Main) | 360.741.2545 (Fax)
Email: brbchiefclerk@trpc.org
Website: www.trpc.org/brb



SUBMITTAL REQUIREMENTS

Annexation: Original + 6 copies
CD containing all documents as separated .pdf format files

Waiver:Original + 8 copies
CD containing all documents as separated .pdf format files

1. Jurisdiction Requesting Annexation/Merger: Thurston County Fire Dist. #12_____

- Responsible Official: Andrew Schaffran_____

- Phone: 360-264-4116_____

- FAX: 360-264-5155_____

- E-mail: andrewschaffran@tcf12.org_____

2. If number of parcels is less than three, please list the owners:
21507220000 Jasper, Cary & Karen_____

- _____

- _____

3. Method used to initiate the proposed action: Petition_____

4. Location (address, if assigned): 19248 Johnson Creek Rd_____

5. Legal Description. A copy of the legal description of the perimeter boundaries of the area involved in the proposed action certified by a registered engineer or land surveyor (attach as a separate exhibit):

6. Size in Acres: 32.10_____

7. Assessed Valuation (attach Assessor's information): Attached_____

8. Please state the nature of this action and the relevant statutory citation (i.e., annexation for municipal purposes pursuant to RCW 35.13.180):

This lot is not in a fire district boundary and the owners want fire district to respond for fire protection. RCW 52.04.051

9. Current Joint Plan Designation:

N/A

10. Is the site currently served by sewer or water?

Sewer Water Neither

If no, specify services desired: _____

If sewer or water desired, include map showing location of nearest lines.

11. When is extension of water and sewer service planned to the area:

N/A

12. Does this proposal affect any other interjurisdictional agreements?

Yes No

If yes, please list these agreements:

13. Does this proposal conform to adopted county-wide planning policies on annexation?

Yes

14. Other specific Reason(s) for Annexation:

If owner is not in a fire district, then no one has to respond to 911 calls for fire protection.

15. Explain how this proposal furthers the objectives of the Boundary Review Board (as applicable) (RCW 36.93.180) [attach additional pages if necessary] (Some of these items may not apply because of Growth Management Agreements.):

a. Preservation of natural neighborhoods and communities:

N/A

b. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:

N/A

c. Creation and preservation of logical service areas:

N/A

d. Prevention of abnormally irregular boundaries:

This annexation would keep fire district boundaries intact and make sense.

e. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas

N/A

f. Dissolution of inactive special purpose districts:

N/A

g. Adjustment of impractical boundaries:

N/A

h. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character

N/A

- i. Protection of agricultural lands:

N/A

NOTE:

The Boundary Review Board can consider the following factors (RCW 36.93.170) in deciding whether a particular decision furthers the objectives stated above:

1. *Population and territory*
2. *Population density*
3. *Land area and land use*
4. *Comprehensive use plans and zoning*
5. *Per capita assessed valuation*
6. *Topography, natural boundaries and drainage basins, proximity to other populated areas*
7. *The existence of prime agricultural soils and agricultural uses*
8. *The likelihood of significant growth in the area and in adjacent incorporation and unincorporated areas during the next ten years*
9. *Location and most desirable future location of community facilities*
10. *Municipal services*
11. *Need for municipal services*
12. *Effect of ordinances, governmental codes, regulations and resolutions on existing uses*
13. *Present cost and adequacy of governmental services and controls in area*
14. *Prospects of governmental services from other sources*
15. *Probable future needs for such services and controls*
16. *Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area*
17. *The effect of the finances, debt structure, and contractual obligations and rights of all affected governmental units*
18. *The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county*
19. *Decisions of the Boundary Review Board must also be consistent with the Washington State Growth Management Act RCW 36.70A.020, 36.70A.110, and 36.70A.210.*

WAC 197-11-970 Determination of nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal Annex parcel #21507220000 into Thurston County Fire District #12 for fire and EMS services.

Proponent _____

Location of proposal, including street address, if any: 19248 Johnson Creek Rd _____

Lead agency: Thurston County Fire District #12 _____

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

x This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by January 8, 2021

Responsible official Andrew Schaffran _____

Position/title Fire Chief _____ Phone. 360-790-5279

Address: PO Box 4010 Tenino WA 98589 _____

Date. 01-07-2021 _____ Signature Andrew Schaffran

(OPTIONAL)

You may appeal this determination to (name) _____
at (location) _____
no later than (date) _____
by (method) _____

You should be prepared to make specific factual objections.
Contact _____ to read or ask about the procedures for SEPA appeals.

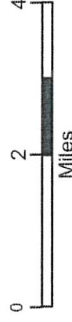
There is no agency appeal.

FD12 Annex

Legend

- Fire Response District
- Bald Hills
- Bucoda
- East Olympia
- Gibsons Valley
- Griffin
- Lacey
- McLane - Black Lake
- Olympia
- S.E. Thurston Fire Authority
- South Bay
- South Thurston Fire & EMS
- Tenino
- Tumwater
- WTRFA - North Btn
- WTRFA - South Btn
- Roads - Major (Small Scale)
- <all other values>
- I-5 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP
- I-5; US 101
- County Border
- Olympia Municipal
- Airport
- Water Bodies (River - Small Scale)
- Water Bodies (Other)
- Parks
- Cities
- Capital Forest
- County Background

Scale 1: 222,581

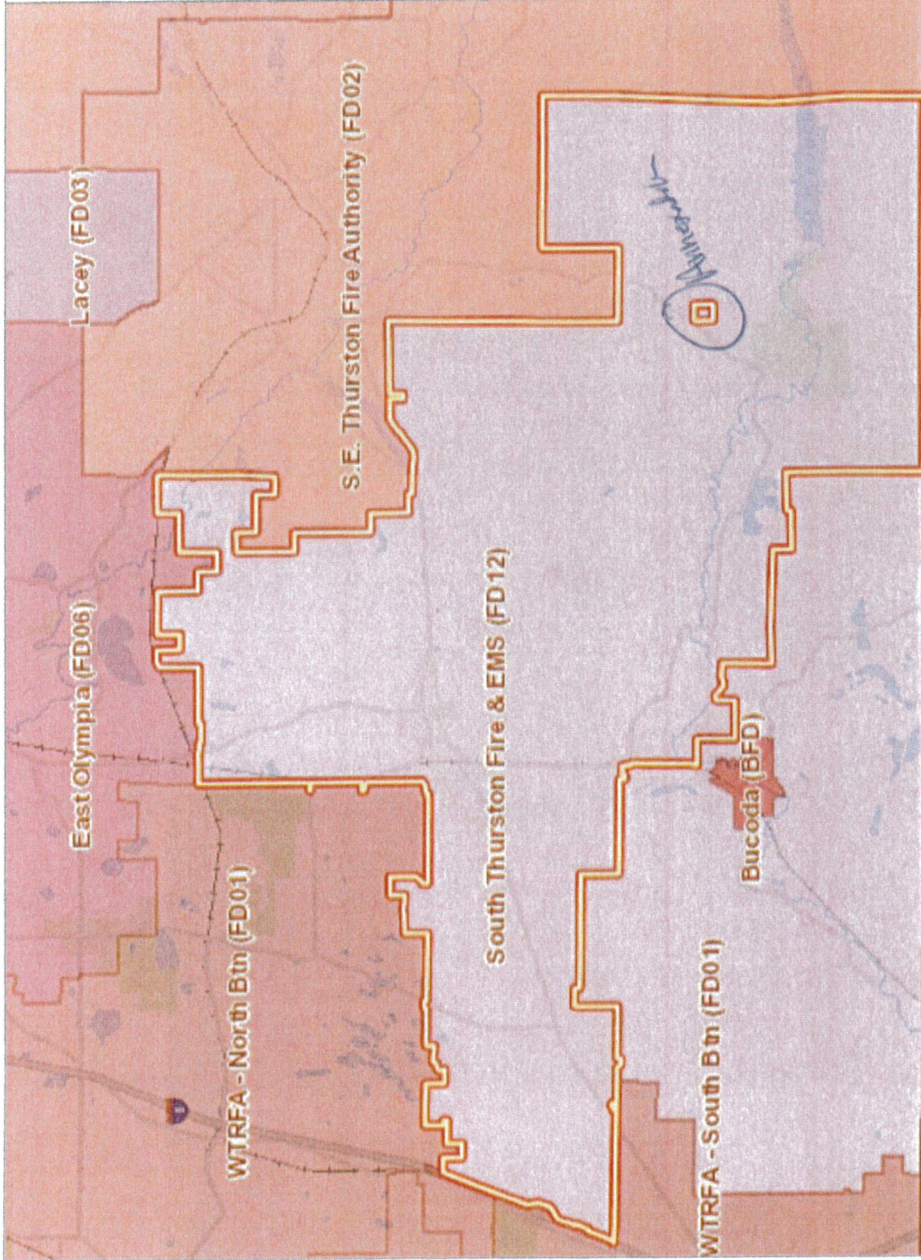


Map Created Using GeoData Public Website

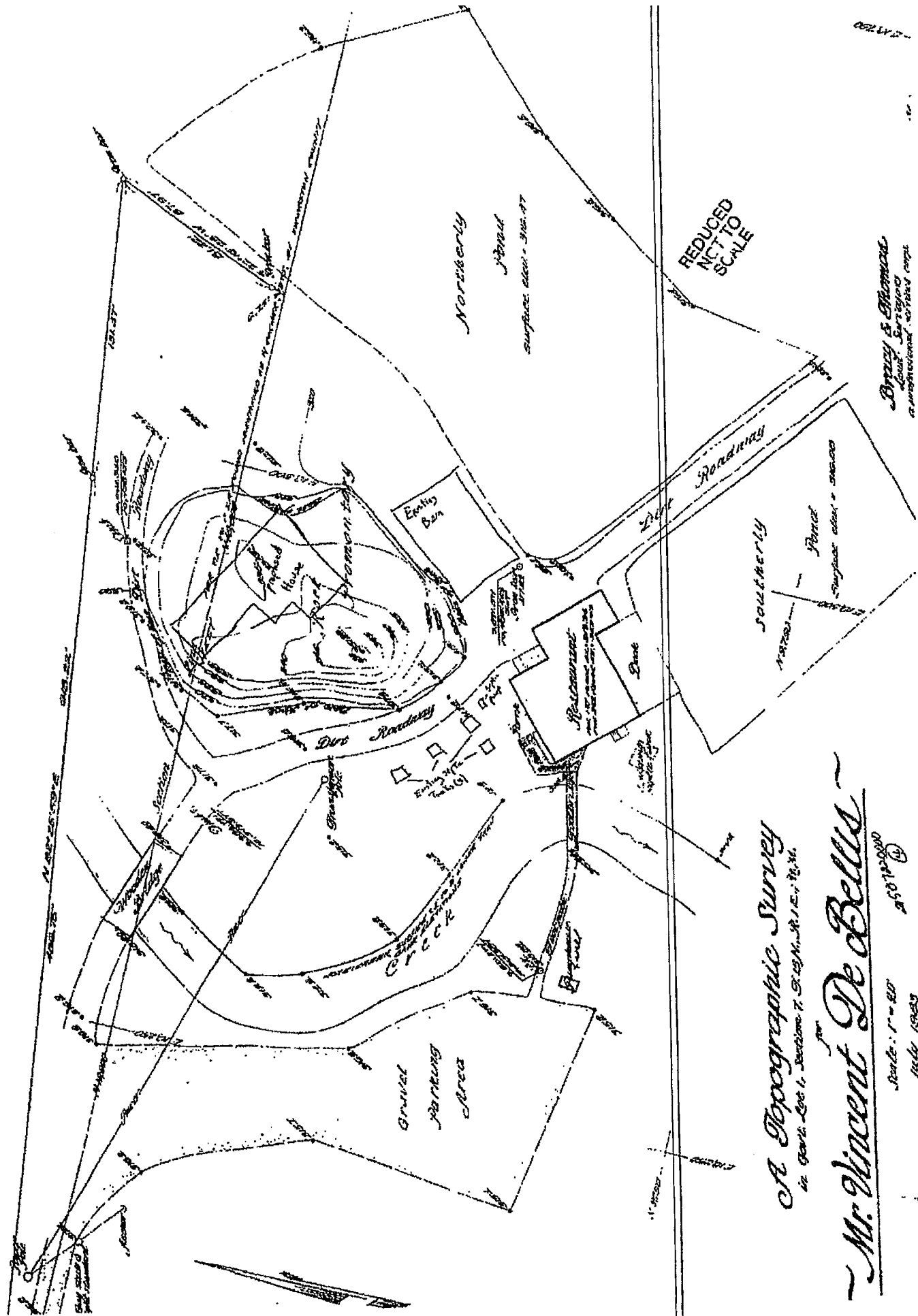
Published: 1/22/2021

Note: Vicinity of proposed annexation

Parcel 21507220000



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.



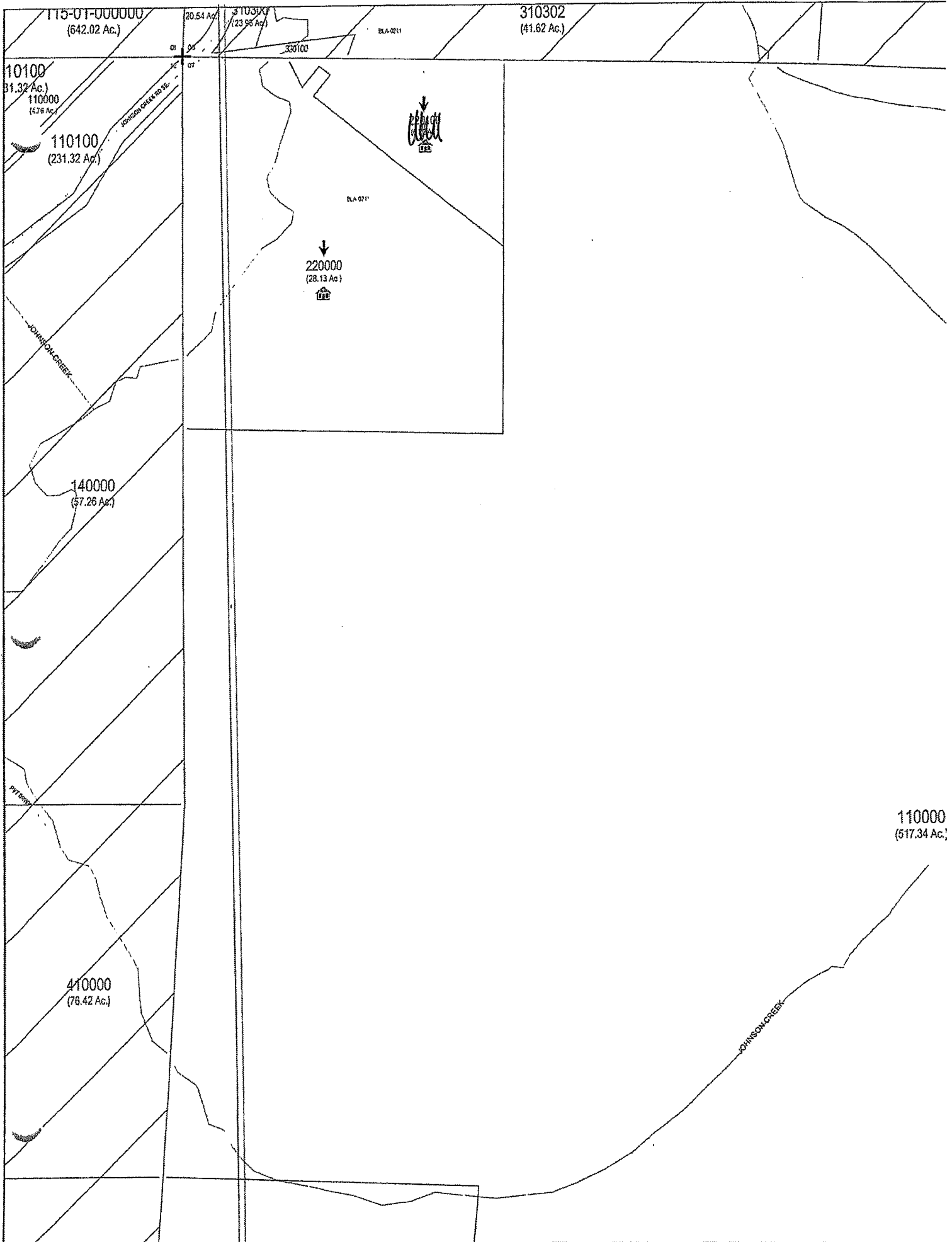
REDUCED
ACT TO
SCALE

Orzy & Shomac
 Local Surveyors
 in professional capacity

A Topographic Survey
 in North Lot 1, Section 7, T. 25 N., R. 1 E., N. 36.

Mr. Vincent De Bells

Scale: 1" = 20'
 July 1923





South Thurston Fire And EMS
187 Hodgden St S
Tenino, WA 98589

Property Owner: Jasper, Cary & Karen
Address: 19248 Johnson Creek Rd Se
City, Town: Tenino, WA 989589
Parcel: 21507220000

Dear Property Owner,

South Thurston Fire and EMS, also known as Thurston County Fire Protection District #12, is currently reviewing properties in our emergency response area, which covers 73 square miles in the Tenino area. According to our tax records, it was discovered that your property legally does not currently fall within any district, although you fall within our district's response area. There could be several reasons for this omission, some being an administrative error, property being placed into an unimproved tax code area, or error in annexation boundary.

In checking with some of the underwriters in the area, we were told that if this fact is discovered, fire insurance on this property could likely be canceled, or could likely increase as much as 3 times the current rate. In the event of sale of this property, the outcome of such sale could adversely be affected. There is also a possibility that the current property owner could be required to personally pay for an emergency response call.

Please complete the form below so we can proceed in your annexation.

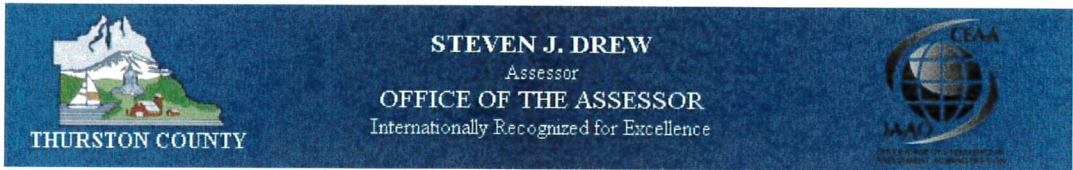
If you have any questions, please call South Thurston Fire and EMS at (360) 264-4116. We are available Monday-Friday from 8:00am-5:00pm.

Please sign below if you would like your property to be annexed in.

I Cary & Karen Jasper request my property (properties)
(Print name)
located at 19248 Johnson Creek Rd SE Tenino be placed in the
(address)
Annexed area of Fire District #12.

[Signature]
(Property Owner's Signature)

8/19/2020
(Date)



Value information
Property: 21507220000

Use these buttons to display different information for this property

For more information, Please Click to access Assessor's Home Page.

- [New Search](#)
- [Basic Info](#)
- [Structures](#)
- [Land](#)
- [Sketch](#)
- [Photo](#)
- [Field Book](#)
- [Map Info](#)
- [Owner History](#)
- [Values](#)
- [Sales](#)
- [Value Report](#)
- [Taxes](#)
- [Appraisal Quality Standards](#)
- [Printable](#)

Value Information

Tax Year	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Assessment Year	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Market Value Land	\$276,500	\$371,200	\$130,200	\$132,400	\$133,600	\$120,100	\$117,500	\$112,350	\$246,950	\$203,700
Market Value Buildings	\$734,100	\$430,900	\$472,700	\$368,600	\$389,900	\$309,500	\$303,300	\$302,400	\$262,300	\$126,900
Market Value Total	\$1,010,600	\$802,100	\$602,900	\$501,000	\$523,500	\$429,600	\$420,800	\$414,750	\$509,250	\$330,600

Exemption Information

Active exemptions: None

Please note: Taxes are based on value established after qualified exemptions have been applied.

Office of the Assessor
3000 Pacific Ave SE, Olympia WA 98501
Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933

SOUTH THURSTON FIRE & EMS / TCFPD NO.12

NOTICE OF HEARING

The Board of Fire Commissioners of South Thurston Fire & EMS / TCFPD No. 12 will hold a public hearing to consider two proposed annexations of areas. #1 Parcel # 21507220000 off of Johnson Creek Rd. Area #2 Parcel # 21518120100 Skookumchuck Dam LLC. A copy of the legal description of the area's proposed annexations are available at the District headquarters station located at 187 Hodgden St. S, Tenino WA 98589. The areas have been requested to be annexed into the District by petitions signed by the owners of each annexation area.

The hearing will be held at 6:00 PM on May 13, 2021 at 187 Hodgden St. Tenino, WA 98589 in Thurston County Washington. All interested persons are invited to attend VIA ZOOM meeting. Please call for Zoom access. (360) 264-4116

Dated: March 30, 2021

South Thurston Fire & EMS

By: _____

John O'Callahan, Chair

Published in The Tenino Independent on April 7, 2021

Posted at: __ Gate by Dam Access _____

__1 East of Intersection of Johnson Creek Rd SE _____

__19248 Johnson Creek Rd SE _____

Affidavit of Publication

The undersigned, being first duly sworn on oath desposes, and says that he/she is an authorized representative of the TENINO INDEPENDENT, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published in the English language continually as a weekly newspaper in Tenino, Thurston County, Washington and it's now and during all said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of a

Notice of Hearing

was published on April 7, 2021

The amount of the fee charged for the foregoing publication is the sum of \$ 33.40

[Signature]
Newspaper Representative

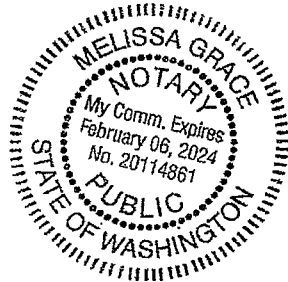
Subscribed and sworn to before me this

9th day of April, 2021

Melissa Grace
Notary Public in and for the State of Washington

SEAL

The Tenino Independent
P.O. Box 4004
297 W. Sussex Ave.
Tenino, Washington 98589



SOUTH THURSTON FIRE & EMS /
TCFPD NO. 12

NOTICE OF HEARING

The Board of Fire Commissioners of South Thurston Fire & EMS / TCFPD No. 12 will hold a public hearing to consider two proposed annexations of areas: #1 Parcel # 21507220000 & 21506330100 off of Johnson Creek Rd. Area #2 Parcel # 21518120100 Skookumchuck Dam LLC. A copy of the legal description of the areas proposed annexations are available at the District headquarters station located at 187 Hodgden St. S, Tenino WA 98589. The areas have been requested to be annexed into the District by petitions signed by the owners of each annexation area.

The hearing will be held at 6:00 PM on May 13, 2021 at 187 Hodgden St. Tenino, WA 98589 in Thurston County Washington. All interested persons are invited to attend VIA ZOOM meeting. Please call for Zoom access. (360) 264-4116

Dated: March 30, 2021

South Thurston Fire & EMS

By: John O'Callahan, Chair

Published in The Tenino Independent
April 7, 2021



South Thurston Fire & EMS

P.O. Box 4010, Tenino, WA 98589

Office (360) 264-4116 – Fax (360) 264-5155

Andrew Schaffran, Fire Chief

Everett Evans, Commissioner

R "Kip" Busby, Commissioner

John Vanderhoof, Commissioner

Ross Demmel, Chair

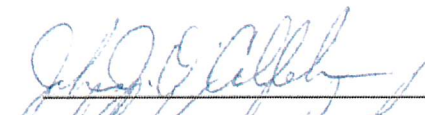
John O'Callahan, Commissioner

RESOLUTION NO. 2021-004

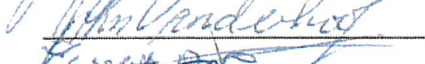
A RESOLUTION TO ANNEX PARCEL # 21518120100 SKOOKUMCHUCK DAM LLC AND PARCEL #21507220000 19248 JOHNSON CR RD.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF FIRE COMMISSIONERS OF THURSTON COUNTY FIRE PROTECTION DISTRICT 12 THAT:


THE THURSTON COUNTY BOARD OF FIRE COMMISSIONERS REQUEST THAT ABOVE STATED PARCELS BE ANNEXED WITH THURSTON COUNTY FIRE PROTECTION DISTRICT 12. BY THE BOARD OF FIRE COMMISSIONERS OF THURSTON COUNTY FIRE PROTECTION DISTRICT #12.




Chairperson




Commissioner



Commissioner

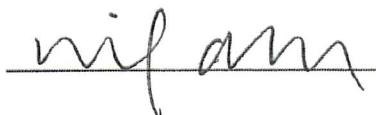


Commissioner



Commissioner

The above resolution was adopted at the regular commissioners' meeting held at 187 Hodgden St S, Tenino, WA on April 8, 2021.



Office Manager

When recorded return to:
Cary Jasper and Karen L. Jasper
19248 Johnson Creek Road
Tenino, WA 98589

2 JUL '15 727702

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

719 Sleater Kinney Rd SE, Suite 108
Lacey, WA 98503

Escrow No.: 150006330

Thurston County Treasurer

Real Estate Excise Tax Paid SOLD

By [Signature] Deputy

STATUTORY WARRANTY DEED

150006330
CHICAGO TITLE

THE GRANTOR(S) Judith Debellis and Teresa Debellis, as Co-Successor Trustees of the Exemption Equivalent Trust & the Survivor's Trust of Ann De Bellis and Vincent De Bellis dated June 14, 1994 and as amended on April 12, 2005 and Judith debellis and Teresa DeBellis, as co-personal representative of the estate of Vincent De Bellis, deceased.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

In hand paid, conveys, and warrants to Cary Jasper and Karen L. Jasper, husband and wife

the following described real estate, situated in the County of Thurston, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): A BLA-211

Tax Parcel Number(s): 21506330100, 21507220000, 21507220100,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 26, 2015



When recorded return to:
Cary Jasper and Karen L. Jasper
19248 Johnson Creek Road
Tenino, WA 98589

STATUTORY WARRANTY DEED

150006330
CHICAGO TITLE

~~THE GRANTOR(S) Judith Debellis and Teresa Debellis, as Co-Successor Trustees of the Exemption Equivalent Trust & the Survivor's Trust of Ann De Bellis and Vincent De Bellis dated June 14, 1994 and as amended on April 12, 2005~~

~~for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration~~

~~in hand paid, conveys, and warrants to Cary Jasper and Karen L. Jasper, husband and wife~~

~~the following described real estate, situated in the County of Thurston, State of Washington:~~

~~SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF~~

~~Abbreviated Legal: (Required if full legal not inserted above.)~~

~~Lot(s): A BLA-211~~

~~Tax Parcel Number(s): 21506330100, 21507220000, 21507220100,~~

~~Subject to:~~

~~SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF~~

Dated: June 26, 2015

DEBELLIS TRUST

BY: Judith de Bellis

JUDITH DEBELLIS, CO-SUCCESSOR TRUSTEE
AND AS CO PERSONAL REPRESENTATIVE

BY: Teresa de Bellis
TERESA DEBELLIS, CO-SUCCESSOR TRUSTEE
AND AS CO-PERSONAL REPRESENTATIVE

STATUTORY WARRANTY DEED
(continued)

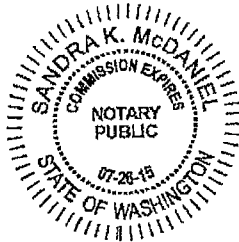
State of Washington

County of Thurston

I certify that I know or have satisfactory evidence that Judith DeBellis

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Successor Trustee of Exemption Equivalent & the Survivor's Trust of Ann DeBellis and Vincent DeBellis to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-26-15



Sandra K. McDaniel
Name: Sandra K. McDaniel
Notary Public in and for the State of Washington
Residing at: Olympia
My appointment expires: 7-26-15

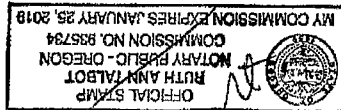
State of OREGON

County of MULTNOMAH

I certify that I know or have satisfactory evidence that Teresa DeBellis

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Successor Trustee of Exemption Equivalent & the Survivor's Trust of Ann DeBellis and Vincent DeBellis to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 30, 2015



Ruth A. Talbot
Name: Ruth A. Talbot
Notary Public in and for the State of OREGON
Residing at: Vanouver WA
My appointment expires: 1-25-2019



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 21506330100, 21507220000 and 21507220100

PARCEL 1:

Parcel A of Boundary Line Adjustment No. BLA-0211, as recorded August 24, 1984, under File No. 8408240056, described as follows:

That part of Lot 7 of Section 6, Township 15 North, Range 1 East, W.M., lying Easterly of the Southeasterly line of county road known as Johnson Creek Road and Southerly and Westerly of a line described as beginning at a point on the South line of said Section 6 a distance of 579.49 feet due East of the Southwest corner thereof; thence North 22° 16' 28" East 87.97 feet; thence South 82° 25' 59" West 618.22 feet to said Southwest corner of Section 6;

Together with:

Lot 1 of Section 7, Township 15 North, Range 1 East, W.M., EXCEPTING THEREFROM that part, if any, of strip conveyed to Oregon and Washington Railway Company, as described and recorded in Volume 67 of Deeds at page 481, and except county road known as Moe Road,

In Thurston County, Washington

PARCEL 2:

An easement for ingress, egress, and utilities 40 feet in width the centerline of which extends East from Johnson Creek Road, parallel to a 20 feet Southerly of the Northerly line of said Lot 1, as measured at right angles thereto, to a point bearing South 20 feet and East 379.24 feet of the Northwest corner of said Lot 1, thence running South 27° 06' 20" East 125 feet to the terminus hereof.

In Thurston County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Electric transmission and/or distribution line
Recording Date: November 19, 1940
Recording No.: 343075
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline Corporation
Purpose: Pipeline
Recording Date: April 5, 1956
Recording No.: 559406
Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipe Line Company
Purpose: oil and gas pipeline
Recording Date: May 21, 1964
Recording No.: 697554
Affects: Portion of said premises

Amended by Auditor's File No. 3195961

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipe line Corporation
Purpose: Oil and Gas pipeline
Recording Date: May 21, 1964
Recording No.: 697555
Affects: Portion of said premises

5. Vineyard Agreement, and the terms and conditions thereof:

Recording Date: March 15, 1984
Recording No.: 8403150015

6. Encroachment License Agreement, and the terms and conditions thereof:

Recording Date: March 15, 1984
Recording No.: 8403150016

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment No. BLA-0211:

Recording No: 8408240056

8. Restrictions limiting the use of a portion of said premises lying within certain distances of a water well and or regulating the location of a water well, recorded under recording 8704170148.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"

Exceptions
(continued)

Purpose: ingress, egress and utilities
Recording Date: December 26, 1986
Recording No.: 8612260047
Affects: Portion of said premises

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northwest Pipeline Corporation
Purpose: pipeline and communication cable
Recording Date: November 12, 1992
Recording No.: 9211120288
Affects: Portion of said premises

11. Matters relating to survey recorded under Auditor's File No. 9503140052, as follows:

Fence line along a portion of the West boundary does not conform to the property line

12. Sewage operation and maintenance permit and the terms and conditions thereof:

From: Thurston County
Recording Date: July 22, 1996
Recording No.: 3042233

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Williams Communications, Inc.
purpose: underground communication lines and appurtenances
Recording Date: September 8, 1999
Recording No.: 3253465
Affects: Portion of said premises

14. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.