



LACEY

Community and Economic Development

LACEY CITY COUNCIL

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Lenny Greenstein
Michael Steadman
Carolyn Cox
Robin Vazquez
Nicolas Dunning

CITY MANAGER

Rick Walk

11/13/2024

Chief Clerk, Boundary Review Board
Thurston Regional Planning Council
2411 Chandler Court SW
Olympia, WA 98502

SUBJECT: Notice of Intention Thurston County Boundary Review Board – Draham Road and Cuoio Park North Islands Annexation

Enclosed are the materials related to the Notice of Intention for the Thurston County Boundary Review Board for annexation of three separate islands associated with an executed interlocal agreement. The annexation area includes one island of approximately 253 acres north of 15th Avenue NE/Draham Road NE from the eastern boundary of the previous Draham Road annexation area east past Carpenter Road. The other two islands were created with the previous annexation of Cuoio Park and approximately 19 acres total.

Please let me know if you have any questions. I can be reached at (360) 412-3190 or ryan.andrews@cityoflacey.org.

Sincerely,

Ryan Andrews
Community Planning Manager
ryan.andrews@cityoflacey.org
360-412-3190



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: City of Lacey

Responsible Official: Ryan Andrews, Community Planning Manager

Phone: (360) 412-3190

FAX: (360) 438-2669

E-mail: ryan.andrews@cityoflacey.org

2. If number of parcels is less than three, please list the owners:

See map and legal description.

3. Method used to initiate the proposed action: Interlocal Agreement Method RCW 35A.14.296

4. Location (address, if assigned): The area contains approximately 8.4 acres and off of Pleasant Glade Road NE. This unincorporated island was created with approval of the Cuoio Park North annexation and contains six large residential lots.

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): See attached.

6. Size in Acres: 8.4 +/-

7. Assessed Valuation (attach Assessor's information): \$2,751,900 (2024)

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):

Annexation using the interlocal agreement method pursuant to RCW 35A.14.296 for code cities.

9. Current Joint Plan Designation:

Low Density Residential

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

Sewer Water Neither

If no, specify services desired: The properties are served by private wells and septic systems and are not connected to either City of Lacey water or sewer as the closest location for those utilities are located over .75 miles away on Abernethy Road NE making any connection cost prohibitive. The properties are located within Lacey's utility service area so if utilities are extended to this area then they could connect in accordance with the City of Lacey Development Guidelines and Public Works Standards and Thurston County Department of Health requirements.

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:

Upon development, redevelopment, or failure of existing system within the annexation area, sewer service (if available) would be required to be extended in accordance with the City's Development Guidelines and Public Works Standards.

12. Does this proposal affect any other interjurisdictional agreements?

Yes No

If yes, please list these agreements:

Not applicable as any previous interjurisdictional agreements were addressed in the ILA.

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

Yes, the county-wide planning policies requires cooperation on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns (CWPP 3.3.)

The county-wide planning policies also require that the jointly adopted plan or zoning will serve as the basis for county planning decisions and as the pre-annexation comprehensive plan for the city to use when annexations are proposed (CWPP 4.3) The City of Lacey and Thurston County Land Use Element for the City of Lacey Urban Growth Area (joint plan) identifies the comprehensive plan designation for these properties which will be retained upon annexation.

The county-wide planning policies address the fiscal impact of annexations by stating that the jurisdictions cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties (CWPP 6.2). Since the property to be annexed are developed residential properties, any revenue associated with the annexation is anticipated to be far less than the cost of the services provided. There will be a net fiscal benefit to county government and a net fiscal deficit to city government as a result of the annexation.

14. Other specific Reason(s) for Annexation:

Submittal of a notice of intent to annex as the result of an interlocal agreement signed by the City of Lacey and Thurston for the purpose of annexation under RCW 35A.14.296.

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:

The annexation will incorporate an existing unincorporated island that is surrounded by the Lacey corporate limits and will remove an illogical boundary.

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

The annexation will incorporate an existing unincorporated island that is surrounded by the Lacey corporate limits.

c. Creation and preservation of logical service areas:

Utility service areas will not change as a result of this annexation. Police service will be provided by Lacey Police instead of Thurston County Sheriff. According to RCW 52.08.025, any future annexations into a city that has annexed into a fire district shall also be annexed into that fire district. Since Lacey annexed into Fire District 3 several years ago, any future annexations not currently within Fire District 3 are also annexed into Fire District 3. This annexation area is currently served by Fire District 8 (South Bay) which will change to Fire District 3 upon the effective date of the annexation.

- d. Prevention of abnormally irregular boundaries: .
Annexation will make for a more logical municipal boundary by eliminating an unincorporated island that receives city services.

- 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
Not applicable.

- f. Dissolution of inactive special purpose districts:
Not applicable. No known inactive special purpose districts apply to the annexation area.

- g. Adjustment of impractical boundaries:
Incorporation of the proposed annexation will create logical boundaries by incorporating an existing unincorporated island that contains irregular boundaries.

- h. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character
The properties within the proposed annexation will develop consistent with the requirements of the zoning district that they are located. Annexing areas of urban density is consistent with this objective of the Boundary Review Board and consistent with the Growth Management Act, RCW 36.70A.110(4), which states that "In general, cities are the units of local government most appropriate to provide urban governmental services." This is further supported by RCW 36.70A.110(7) which states, " An urban growth area designated in accordance with this section may include within its boundaries...potential annexation areas designated for specific cities..." This RCW supports the annexation of any portion of the Lacey Urban Growth Area into the City of Lacey.

- i. Protection of agricultural lands:
Not applicable. No agricultural lands would be affected by the proposal.

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.*

REQUIRED ATTACHMENTS:

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

THURSTON COUNTY BOUNDARY REVIEW BOARD:

- I. **Notice of Intention** (the Boundary Review Board’s Notice).
- II. **Maps** (*NOTE: Must have legends/Colored maps no larger than 11 x 17 inches are encouraged in pdf format and attachments.*)

The following maps must be submitted with all notices of intention:

- A. Map of Entire City/Area. No larger than 11 x 17 inches:
 - 1. The general vicinity of the proposal.
 - 2. The area proposed for annexation, highlighted in some manner.
 - 3. The boundaries of other cities near the annexation area (highlighted if not readily discernable).
 - 4. Major streets/roads identified.
 - B. Assessor's Map showing specific parcel(s) and immediate vicinity, (reduced copy is preferable). Valuable, but not required:
 - 1. Map showing parcel numbers for the proposal and immediate vicinity
 - 2. Map showing owner names for the proposal and immediate vicinity
 - C. Physical Features. One or more maps showing the following (when available):
 - 1. Dominant physical features such as lakes, creeks, and ravines
 - 2. Flood plain boundaries (100-year)
 - 3. Railroad lines
 - 4. All public roads near the annexation/merger
 - 5. Commercial agriculture lands (when this information is available)
 - D. Service Area and Other Boundaries. Map showing the proposed annexation and its relationship to the Urban Growth Boundary.
 - E. Other Maps
 - 1. Existing joint plan zoning.
 - 2. Location of water and sewer mains within proposed annexation, if any, and those nearby (any jurisdiction).
- III. **Filing Fee.** \$50.00 check made out to “Thurston Regional Planning Council”. (*Note: the fee will not be processed until the application is determined complete*)
 - IV. **Method of Annexation** (only one will apply)
 - 1. Election Method: Complete copy of minutes of the meeting during which the City Resolution calling for annexation election is adopted or the city accepted the petition for election (certified if appropriate);

OR
 - 2. Direct Petition Method:
 - a. Affidavit of publication of the initial public meeting notice.

- b. Copy of minutes of the public meeting required in which the city accepts the proposed annexation.
- c. A signed copy of the decision by the city accepting the proposed annexation. The Notice on Intent to annex needs to be filed with the Boundary Review Board within 180 days of the date when the city accepts the proposed annexation.
- d. Affidavit of publication of the public hearing as required under RCW35A.14.130.
- e. For non-city annexations, copies of the signed petitions for annexation with parcel numbers of the properties, which are represented by the signatures.
- f. Copy of the Declaration of Petition Sufficiency from the Office of the Thurston County Assessor (see RCW 35.21.005(4) for non-code cities, or 35A.01.040(4) for code cities).

V. **SEPA Determination** (does not apply to city/town annexations per RCW 43.21C.222)

“DRAHAM RD NE ISLAND”

ANNEXATION DESCRIPTION

Beginning at the Northeast corner of the South half of the Southwest Quarter of the Southwest Quarter of Section 03, Township 18 North, Range 1 West, W.M., thence southerly along the east line to the Southeast corner thereof; thence southerly along the east line of the Northwest Quarter of the Northwest Quarter of Section 10 of said Township and Range to the southeast corner thereof; thence westerly along the south line of said Northwest Quarter of the Northwest Quarter to the southwest corner thereof; thence southerly along the west line of the Southwest Quarter of the Northwest Quarter of said Section 10 to the southerly right of way of Draham Road Northeast; thence southwesterly along said southerly right of way to the south right of way of 15th Avenue Northeast; thence westerly along said south right of way to the North-South center line of Section 09 of said Township and Range; thence Northerly along said North-South center line to the Northerly right of way of said 15th Avenue Northeast; thence easterly along said right of way to the Southeast corner of Lot 3 of Short Subdivision SS-1563 recorded on October 23, 1980 under Auditor’s File No. 1126108, records of Thurston County, Washington; thence Northerly along the east line of Lots 1, 2 & 3 of said SS-1563 to the northeast corner of Lot 1 of said SS-1563; thence westerly along the north line of said Lot 1 to the center of Section 09; thence northerly along the North-South center line of said Section 09, 79.64 feet; thence South 87°50’10” East 201.96 feet; thence North 02°09’50” East 133.00 feet to the south line of Lot 10 of the plat of Alderwood recorded on July 6, 1972 under Auditor’s File No. 869736, records of said county; thence along said south line of Lot 10, North 87°50’10” West 201.96 feet to said North-South center line and West boundary of said plat; thence Northerly along said North-South line of said Section 09 to the South line of Lot 2 of Nonplatted Street No. 0072 recorded on July 13, 1982 under Auditor’s File No. 8207130052, records of said county; thence easterly along said South line of Lot 2 to the Southeast corner thereof; thence Northerly along the East line of said Lot 2 to the North line of the Northeast Quarter of said Section 09; thence easterly along said North line to the Northeast corner of the Northeast Quarter of said Section 09; thence easterly along the North line of the Northwest Quarter of Section 10 of said Township and Range to the Easterly right of way of Carpenter Road Northeast; thence Northerly along said Easterly right of way to the North line of the South half of the Southwest Quarter of the Southwest Quarter of said Section 03; thence easterly along said North line to the northeast corner thereof and the point of beginning.

Containing: 253+/- Acres

See Exhibit “A-1” attached hereto and by this reference made a part hereof.

“CUOIO NORTH ISLAND 1”

ANNEXATION DESCRIPTION

Those parcels located in the Southwest Quarter of Section 04, Township 18 North, Range 1 West, W.M., more particularly described as follows:

11804340600

The South 75 feet of that part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 18 North, Range 1 West, W.M., lying Westerly of county road known as Pleasant Glade Road and that part of the Southeast Quarter of said Southwest Quarter, lying Northwesterly of said Pleasant Glade Road and Northeasterly of the center of Mill Creek.

11804340500

Also, Lot B of Boundary Line Adjustment No. BLA. 020382TC, as recorded May 5, 2003 under Auditor’s File No. 3528026, records of Thurston County, Washington.

11804340400

Also, Lot A of Boundary Line Adjustment No. BLA. 020382TC, as recorded May 5, 2003 under Auditor’s File No. 3528026, records of Thurston County, Washington.

11804340300

Also, Parcel C of Boundary Line Adjustment No. BLA-0079, as recorded on January 20, 1983 under Auditor’s File No. 8301200005, records of Thurston County, Washington.

11804340200

Also, Parcel B of Boundary Line Adjustment No. BLA-0079, as recorded on January 20, 1983 under Auditor’s File No. 8301200005, records of Thurston County, Washington.

11804340100

Also, Parcel A of Boundary Line Adjustment No. BLA-0079, as recorded on January 20, 1983 under Auditor’s File No. 8301200005, records of Thurston County, Washington.

Pleasant Glade Road Northeast

Also, to include the entire right of way of Pleasant Glade Road Northeast coincident with the above-described properties.

Containing: 8+/- Acres

See Exhibit “A-2” attached hereto and by this reference made a part hereof.

“CUOIO NORTH ISLAND 2”

ANNEXATION DESCRIPTION

Those parcels located in the Southwest Quarter of the Northeast Quarter and Northwest Quarter of the Southeast Quarter of Section 04, Township 18 North, Range 1 West, W.M., more particularly described as follows:

11804420100

Parcel 1 Short Subdivision No. SS-1440, as recorded March 14, 1980 under Auditor’s File No. 1106816, records of Thurston County, Washington.

11804420101

Also, Parcel A of Boundary Line Adjustment BLA. No. 001123TC, as recorded on November 20, 2001 under Auditor’s File No. 3393373 & 3393374, records of Thurston County, Washington.

11804420200

Also, that portion of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 4, Township 18 North, Range 1 West, W.M., lying southerly of county road known as Pleasant Glade Road, and lying northerly of a line beginning at a point on the Easterly line of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 4, 205 feet northerly of the Southeast corner thereof; running thence westerly, parallel with the south line of said subdivision, to the Easterly line of Pleasant Glade Road.

11804420201

Also, that portion of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 4, Township 18 North, Range 1 West, W.M., lying southerly of county road known as Pleasant Glade Road, and lying southerly of a line beginning at a point on the Easterly line of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 4, 205 feet northerly of the Southeast corner thereof; running thence westerly, parallel with the south line of said subdivision, to the Easterly line of Pleasant Glade Road.

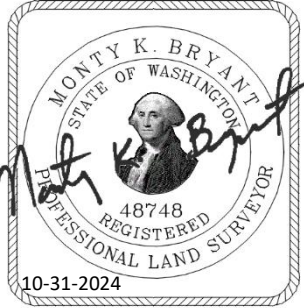
Pleasant Glade Road Northeast

Also, to include the entire right of way of Pleasant Glade Road Northeast coincident with the above-described properties.

Containing: 11+/- Acres

See Exhibit “A-2” attached hereto and by this reference made a part hereof.

TOTAL Annexation (253)+(08)+(11) =272+/- AC.



**INTERLOCAL AGREEMENT BETWEEN
THE CITY OF LACEY AND THURSTON COUNTY, RELATED TO THE ANNEXATION OF
UNINCORPORATED COUNTY ISLANDS LOCATED WITHIN THE SURROUNDING
JURISDICTION OF THE CITY**

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into pursuant to the authority of Chapter 39.34 RCW in duplicate originals between the City of Lacey, a State of Washington municipal corporation ("City") and Thurston County, a political subdivision of the State of Washington ("County"); collectively referred to as "Jurisdictions" and individually as "Jurisdiction."

In consideration of the terms, conditions, covenants, and performances contained herein, it is mutually agreed by the Jurisdictions as follows:

WHEREAS, annexations are routinely applied for and put forth by the City; and

WHEREAS, County islands are those unincorporated County areas that are significantly bounded or surrounded by the City; and

WHEREAS, provision of services by the County to islands that are surrounded by the City results in an inefficient use of City and County resources; and

WHEREAS, there are currently two unincorporated County islands located within the boundaries of the City; and

WHEREAS, the annexation of these two County islands will provide greater efficiency of services; and

WHEREAS, the proposed annexations represent a logical extension of the corporate limits of the City of Lacey into its established Urban Growth Area; and

WHEREAS, the Jurisdictions want to facilitate an orderly transition of services associated with the islands proposed to be annexed, including, but not limited to emergency services, public works, and permit processing; and

WHEREAS, the City and County want to ensure a seamless transition of review of permit applications that were initiated in the County, but then transferred to the City upon annexation; and

WHEREAS, RCW 35A.14.296 authorizes any code city to annex unincorporated areas pursuant to a jointly approved interlocal agreement with the county; and

WHEREAS, the legislative findings in RCW 35A.14.296 state, "The legislature finds that city annexations of unincorporated areas within urban growth areas will be more efficient and effective if the county and city develop a jointly approved interlocal agreement so as not to create illogical boundaries or islands of unincorporated territory"; and

WHEREAS, RCW 35A.14.296 requires that any affected adjacent jurisdictions, such as fire districts, be notified of the intent to annex any areas served by the fire district. The County islands that the City is proposing to annex are within the service area of the South Bay Fire Department (District #8) and Lacey Fire District 3; and

WHEREAS, fire services within the City of Lacey are provided by Lacey Fire District 3; and

WHEREAS, upon annexation, areas served by South Bay Fire Department (District #8) will automatically transfer to Lacey Fire District 3; and

WHEREAS, RCW 35A.14.296 empowers the South Bay Fire Department (District #8) and Lacey Fire District 3 to be a party to the Interlocal Agreement by providing written notice within 30 days of the July 31, 2024 letter from the City of Lacey; and

WHEREAS, the South Bay Fire Department (District #8) did not provide the City with a written notice that it wishes to be a party to this interlocal agreement; and

WHEREAS, the Lacey Fire District 3 did not provide the City with a written notice that it wishes to be a party to this interlocal agreement; and

WHEREAS, the County and City held a duly noticed joint public hearing on this interlocal agreement on October 1, 2024 as required by RCW 35A.14.296(3).

NOW, THEREFORE, it is hereby agreed as follows:

1. Areas to be Annexed.

The Jurisdictions agree that the City shall annex the unincorporated County islands as depicted on the maps attached to and incorporated into this agreement in one or more annexation processes. The Jurisdictions agree that the boundaries of the annexation areas shall be as described and depicted in the attached exhibits. The annexation areas shall be annexed via an ordinance adopted by the City Council. The boundaries of the island referred to as the “Draham Road Island” and “Cuoio Park Islands” are described and depicted on the attached Exhibit A-1, A-2, B-1 and B-2.

2. Compliance with Previous Interlocal Agreements.

The City and County entered into an Interlocal Agreement on January 29, 1990 to establish the orderly transition of services and financial impacts following an annexation. This Interlocal Agreement addresses several areas, including land use review, permit processing, records transfer, revenue sharing, capital projects reimbursement, etc. Section 5 of the January 29, 1990 Interlocal Agreement does not apply to this annexation. Lacey will not reimburse Thurston County for any capital projects located within this annexation area that were constructed within the past 10 years.

The City and County entered into an agreement on May 23, 2012 regarding the Woodland Creek Estates Sewer, which addresses facility ownership, a Washington State Department of Ecology Loan, and regular service and maintenance of the sewer system. According to this agreement, Thurston County will maintain ownership of the Woodland Creek Estates Sewer facilities until such time as the loan is paid off, then the County will transfer ownership to the City. During this period, the City performs regular upkeep and maintenance of the facility at no additional charge to the County. Parcels are invoiced monthly sewer charges as outlined in Chapter 13.16 in the Lacey Municipal Code and as defined by LOTT.

The Interlocal Agreements will remain in effect except as otherwise modified by this agreement and are attached to and incorporated into this Agreement.

3. Public Works Projects.

The County will provide the City a list and project descriptions for any ongoing or pending public works projects within the proposed annexation areas.

4. Stormwater Fees and Maintenance

The County will retain any stormwater utility funding collected within the annexation areas for services in 2024 and agrees to continue to provide services to the annexation areas as required under its Municipal Stormwater Permit until December 31, 2024. The City of Lacey will begin invoicing parcels within this annexation area for storm and surface water utility charges as outlined in Chapter 13.70 in the Lacey Municipal Code beginning January 1, 2025.

5. Records:

Thurston County will provide the City of Lacey records on all property or easements owned by Thurston County in the annexation area. This may include parcels owned for stormwater facilities and stormwater easements.

Thurston County will provide the City of Lacey with all records related to infrastructure such as plans, design calculations, design drawings, as-builts for culverts, bridges, roads, guardrail/barrier, traffic volume counts, the ball-bank indicator speed analysis at the curve at 15th Ave & Draham Street, street sign inventory, pavement condition summary, plus stormwater reports and engineering submittals from developments located within the annexation area.

6. Open Permits.

The County will compile and transfer to the City a list of ongoing permits within the proposed annexation areas, including but not limited to land use and building permits. Upon the effective date of annexation, the City is responsible for processing and deciding all pending applications through review under applicable County regulations and code. This section shall survive the completion or expiration of this agreement or termination whether termination is by one or all jurisdictions.

7. Unexpended SEPA Mitigation Fees.

The County will compile a list of projects within the proposed annexation areas with unspent SEPA mitigation fees. Upon annexation, such fees shall be transferred to the City, except for fees collected for other agencies and school districts. The City shall assume the responsibility for expending these fees to complete the mitigation appropriate to the project for which they were collected. This shall not apply to other agency or school fees.

8. Development Bonds.

The County will identify any development bonds, maintenance bonds, payment and performance bonds, landscape bonds, etc. that are active within the proposed annexation areas. Upon annexation and when identified for transfer under the terms of the January 28, 2008 Interlocal Agreement as amended on January 7, 2014, these bonds will be transferred to the City for administration in accordance with the terms of the bond.

9. Notification of Potentially Affected Jurisdictions.

Consistent with the requirements of RCW 35A.14.296, the City transmitted this Agreement to any potentially affected adjacent jurisdiction, including the appropriate fire district, to allow for a 30-day comment period on July 31, 2024.

10. Maintenance of Residential Zoning.

Consistent with the requirements of RCW 35A.14.296, the City agrees that for a period of five years, any parcel zoned for residential development within the annexed area shall:

- A. Maintain a zoning designation that provides for residential development; and
- B. Not have its minimum gross residential density reduced below the density allowed for by the zoning designation for that parcel prior to annexation.

11. Public Outreach.

The City shall assume responsibility for completing all required public notifications pursuant to RCW 35A.14.296. In addition, the City shall assume responsibility for holding any public meetings, open houses, drafting of Frequently Asked Question flyers and other informational materials, and public hearings. The County shall attend the annexation meetings in support of city staff. The joint County and City public hearing shall be on October 1, 2024.

12. Effective Date of Annexation.

The jurisdictions mutually agree that the effective date of the annexation, as described and agreed to in this agreement, shall be the date of the City's adoption of its annexation ordinance.

13. Term.

The term of this Agreement shall be effective upon the Effective Date until such time as all provisions of the agreement are met or the agreement is terminated under Section 15 of this agreement.

14. Indemnification and Hold Harmless.

- A. To the extent permitted by law, each Jurisdiction agrees to indemnify, defend, and hold harmless the other Jurisdiction, their officers, officials, employees, agents, and volunteers from and against any and all claims, demands, damages, losses, actions, liabilities, expenses, and judgments of any nature whatsoever, including without limitation, court and appeal costs and attorneys' fees, to or by any and all persons or entities, including without limitation, their respective agents, licensees, or representatives, caused by or arising out of any negligent act, errors, or omissions, of that Jurisdiction, its employees, agents, or volunteers or arising out of, in connection with, or incident to that Jurisdiction's performance or failure to perform any aspect of this Agreement.
- B. The Jurisdictions waive their immunity under the Washington State Industrial Insurance Act, Title 51 RCW, to the extent required by this indemnification and hold harmless provision. Provided, however, the foregoing waiver shall not in any way preclude a Jurisdiction from raising such immunity as a defense against any claim brought against a Jurisdiction by any of the Jurisdiction's respective employees. This waiver has been mutually negotiated by the Jurisdictions.
- C. The provisions of this section shall survive the completion or expiration of this Agreement or termination whether termination is by one or all Jurisdictions.
- D. The Jurisdictions agree to support each other in pursuing these purposes and responsibilities and operate in good faith and partnership in carrying them out. Risk and accountability shall be shared to the extent possible by the Jurisdictions.

15. Amendments.

This Agreement may be amended as needed by mutual written agreement of the Jurisdictions as executed by each Jurisdiction's authorized governing authority as provided in Chapter 39.34 RCW.

16. Termination.

This Agreement may only be terminated prior to annexation of the areas to be annexed described in Section 1 of this agreement when the terminating Jurisdiction provides written notice to the other Jurisdiction at least 90 days prior to its intended withdrawal from this Agreement. Following a termination, the Jurisdictions are mutually responsible for fulfilling any outstanding obligations under this Agreement incurred prior to the effective date of the amendment or termination.

17. Dispute Resolution.

The Jurisdictions mutually agree to use a formal dispute resolution process such as mediation, through an agreed-upon mediator and process, if agreement cannot be reached regarding interpretation or implementation of any provision of this Agreement. All costs for mediation services would be divided equally between the Jurisdictions. Each Jurisdiction would be responsible for the costs of their own legal representation. The jurisdictions must first seek a remedy under this section in good faith prior to any legal action in court to enforce the terms of this Agreement.

18. Jurisdiction Representative.

The following are designated as representatives of the respective Jurisdictions. Notice provided for in this Agreement shall be sent to the designated representatives by certified mail to the addresses set forth below. Notice will be deemed received three business days following posting by the U.S. Postmaster.

City of Lacey, c/o City Manager, 420 College St. SE, Lacey, WA 98503

Thurston County, c/o County Manager, 3000 Pacific Ave SE, Olympia, WA 98501

19. Governing Law and Venue.

This Agreement has been and shall be construed as having been made and delivered within the State of Washington and it is agreed by the Jurisdictions hereto that this Agreement shall be governed by the laws of the State of Washington both as to its interpretation and performance. Any action of lawsuit in equity, or judicial proceeding arising out of this Agreement shall be instituted and maintained only in a court of competent jurisdiction in Thurston County, Washington or in the superior court of either of the two nearest judicial districts pursuant to RCW 36.01.050.

20. Severability.

If one or more of the clauses of this Agreement is found to be unenforceable, illegal, or contrary to public policy, the Agreement will remain in full force and effect except for the clauses that are unenforceable, illegal, or contrary to public policy.

21. Entire Agreement.

The Jurisdictions agree that this Agreement is the complete expression of its terms and conditions. Any oral or written representations or understandings not incorporated in this Agreement are specifically excluded.

22. Non-Waiver of Rights.

The Jurisdictions agree that failure to declare any breach or default immediately upon the occurrence thereof, delay in taking any action in connection with, or the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement.


23. Equal Opportunity to Draft.

The Jurisdictions have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any Jurisdiction upon a claim that that Jurisdiction drafted the ambiguous language.

IN WITNESS WHEREOF, the Jurisdictions hereto have caused this Agreement to be executed by the dates and signature herein under affixed. The persons signing this Agreement on behalf of the Jurisdictions represent that each has authority to execute this Agreement on behalf of the Jurisdiction entering into this Agreement.

Thurston County

City of Lacey

Signed by:

F4878A217FEE45C...

Tye Menser, Chair of the Board of County Commissioners

DocuSigned by:

FB22A0AE8941409...

Rick Walk, City Manager

10/18/2024

Date

10/22/2024


Date

Approved as to form:
Travis Burns, Deputy Prosecuting Attorney

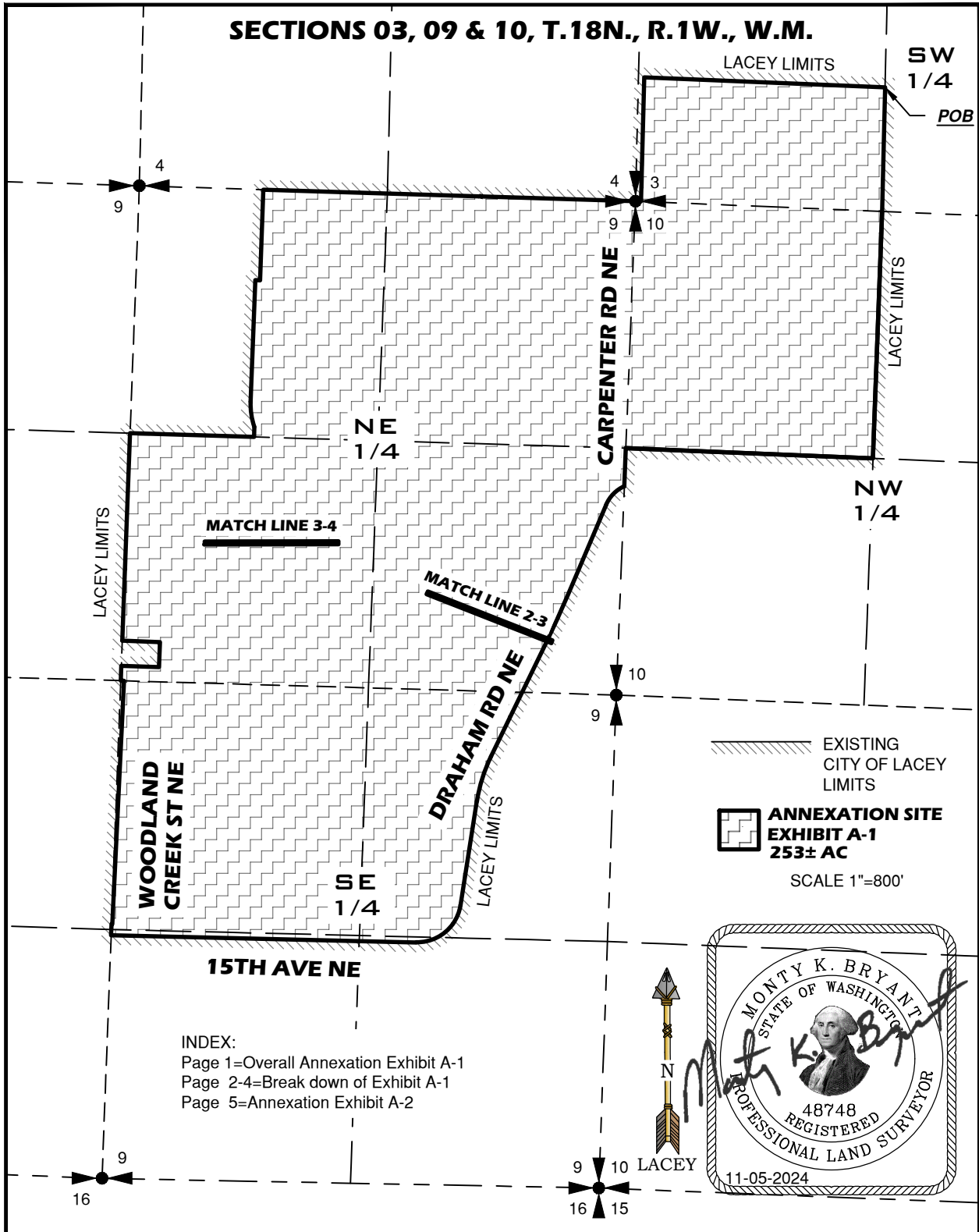
Approved as to form:
David Schneider, City Attorney

Signed by:

8C5F32E63F614AF...
By: _____

Signed by:

E60EBB47FF4C4D1...
By: _____

SECTIONS 03, 09 & 10, T.18N., R.1W., W.M.



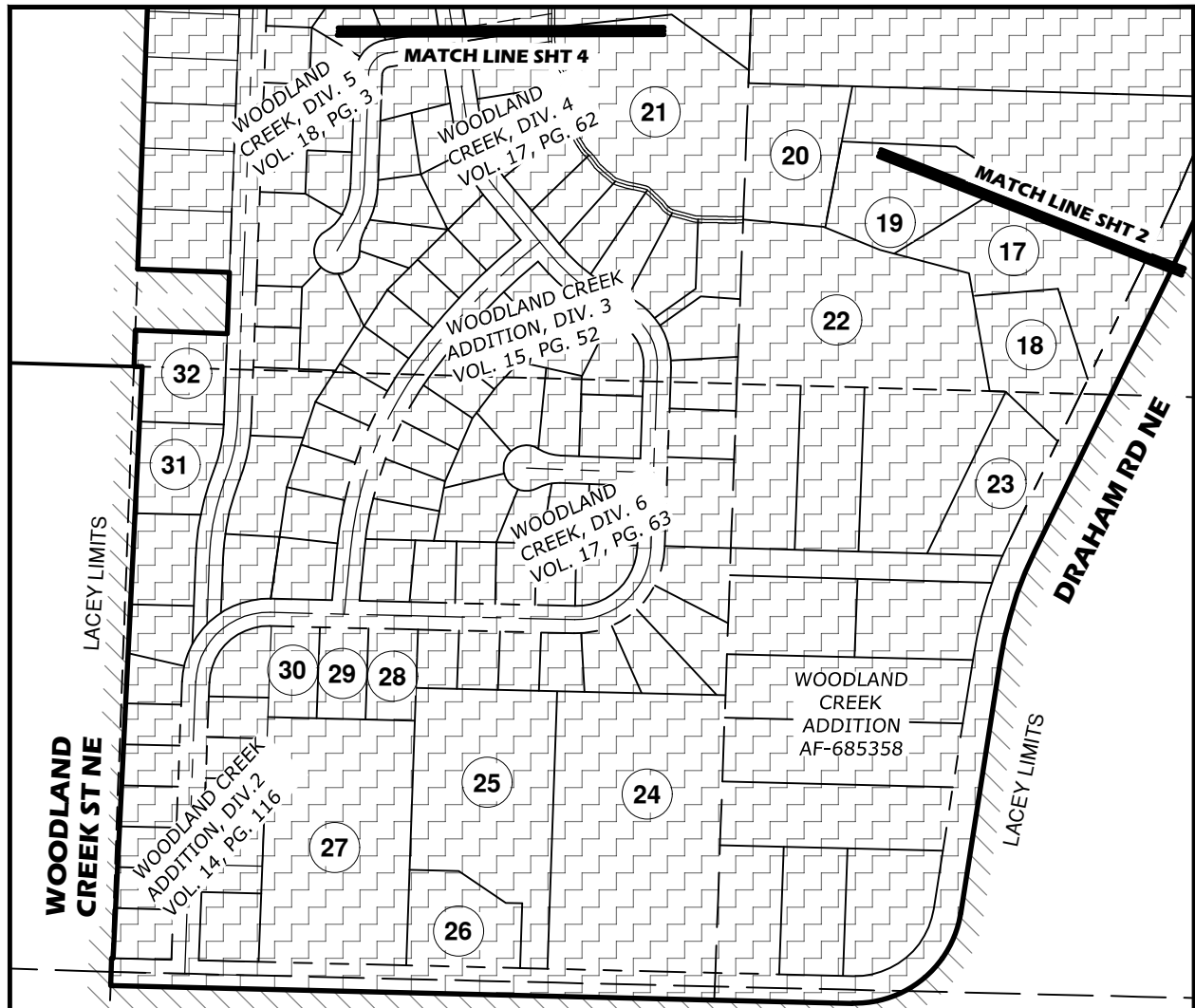
**EXHIBIT A-1
MAP OF ANNEXATION SITE**

Section 3-4-9 & 10 island 11-2024.dwg **SHEET 1 OF 5**

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

DWN. MKB	CKD. RPS	DATE 11-2024
-------------	-------------	-----------------





15th AVE NE LACEY LIMITS

SITE DATA

- 17-11809140405 WOODLAND CREEK ADDITION**
- 18-11809140500 WOODLAND CREEK ADDITION 2**
- 19-11809140403 WOODLAND CREEK ADDITION 3**
- 20-11809140406 WOODLAND CREEK 4**
- 21-11809130103 WOODLAND CREEK 5**
- 22-11809140402 WOODLAND CREEK 6**
- 23-11809410100**
- 24-11809420202**
- 25-11809420201**
- 26-11809420200**
- 27-11809420304**
- 28-11809420303**
- 29-11809420302**
- 30-11809420301**
- 31-11809420104**
- 32-11809130204**

ANNEXATION AREA
TOTAL = 253+/- AC

SCALE 1"=400'



**EXHIBIT A-1
MAP OF ANNEXATION SITE**

Section 3-4-9 & 10 island 11-2024.dwg **SHEET 3 OF 5**

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

DWN. MKB	CKD. RPS	DATE 11-2024
-------------	-------------	-----------------



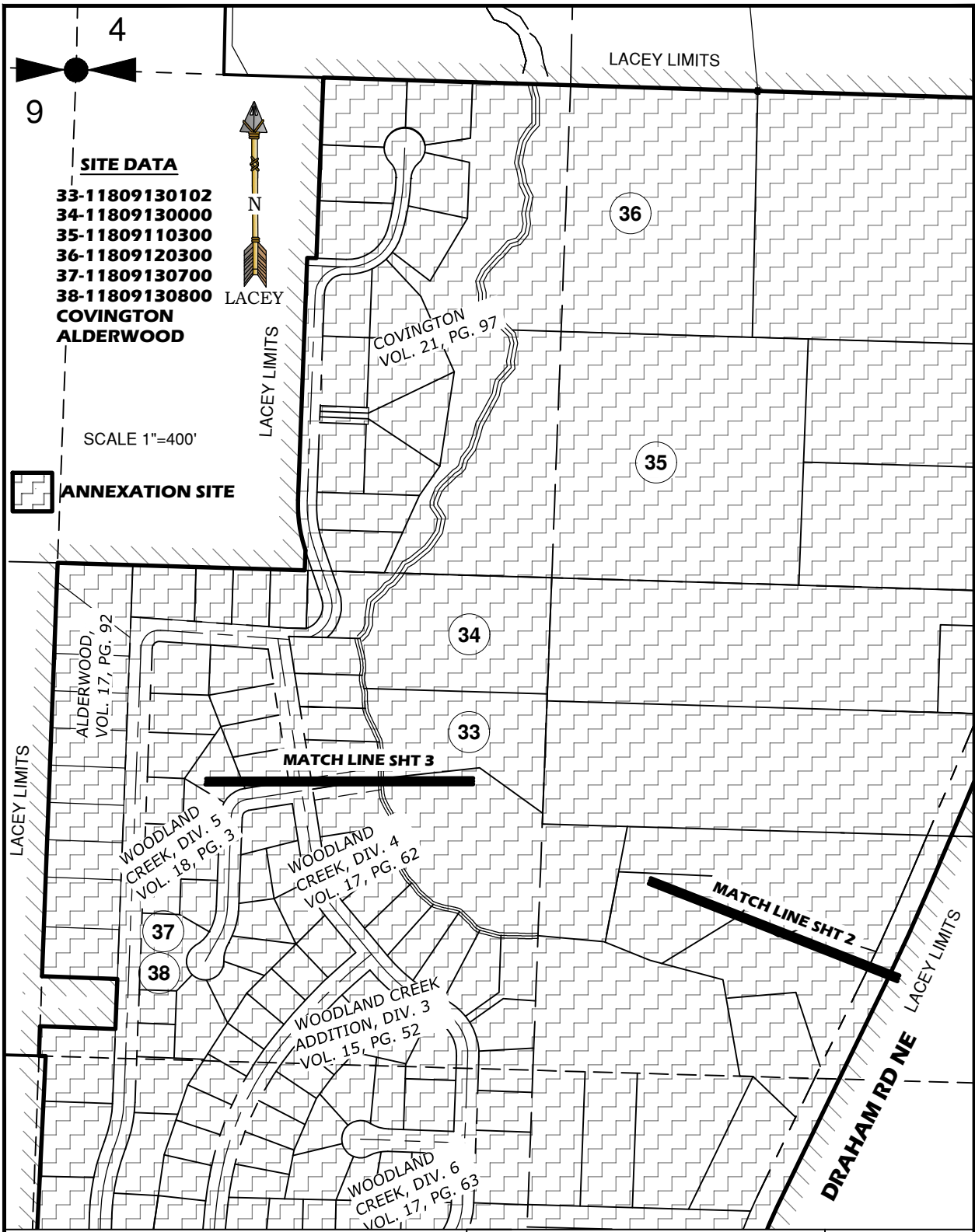



EXHIBIT A-1
MAP OF ANNEXATION SITE

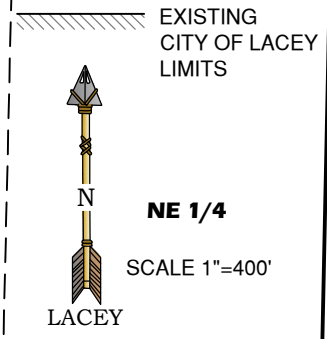
Section 3-4-9 & 10 island 11-2024.dwg **SHEET 4 OF 5**

CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS		
DWN. MKB	CKD. RPS	DATE 11-2024



SEC. 04, T.18N., R.1W., W.M.

 **ANNEXATION SITE
EXHIBIT A-2
TOTAL=19+/- AC**



NW 1/4

NE 1/4

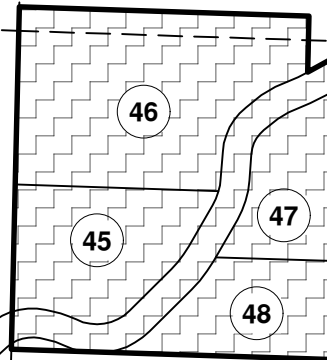
E-W C/L SEC.4, T18N, R1W, W.M.

SITE DATA

- 39-11804340600
 - 40-11804340500
 - 41-11804340400
 - 42-11804340300
 - 43-11804340200
 - 44-11804340100
 - 45-11804420100
 - 46-11804420101
 - 47-11804420200
 - 48-11804420201
- PLEASANT GLADE RD NE**

11804130100

SW 1/4



APPROXIMATE LOCATION OF WOODLAND CREEK

**PLEASANT
GLADE RD NE**

SE 1/4

AS-BUILT C/L RD

11804130100

11804130100

39

40

41

42

43

44

LACEY LIMITS

LACEY LIMITS

11804330400

AS-BUILT LOCATION OF WOODLAND CREEK

11804440000

11804340800

11804340900

**EXHIBIT A-2
MAP OF ANNEXATION SITE**

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS



EXHIBIT "B-1"

ANNEXATION DESCRIPTION

Beginning at the Northeast corner of the South half of the Southwest Quarter of the Southwest Quarter of Section 03, Township 18 North, Range 1 West, W.M., thence southerly along the east line to the Southeast corner thereof; thence southerly along the east line of the Northwest Quarter of the Northwest Quarter of Section 10 of said Township and Range to the southeast corner thereof; thence westerly along the south line of said Northwest Quarter of the Northwest Quarter to the southwest corner thereof; thence southerly along the west line of the Southwest Quarter of the Northwest Quarter of said Section 10 to the southerly right of way of Draham Road Northeast; thence southwestwardly along said southerly right of way to the south right of way of 15th Avenue Northeast; thence westerly along said south right of way to the North-South center line of Section 09 of said Township and Range; thence Northerly along said North-South center line to the Northerly right of way of said 15th Avenue Northeast; thence easterly along said right of way to the Southeast corner of Lot 3 of Short Subdivision SS-1563 recorded on October 23, 1980 under Auditor's File No. 1126108, records of Thurston County, Washington; thence Northerly along the east line of Lots 1, 2 & 3 of said SS-1563 to the northeast corner of Lot 1 of said SS-1563; thence westerly along the north line of said Lot 1 to the center of Section 09; thence northerly along the North-South center line of said Section 09, 79.64 feet; thence South 87°50'10" East 201.96 feet; thence North 02°09'50" East 133.00 feet to the south line of Lot 10 of the plat of Alderwood recorded on July 6, 1972 under Auditor's File No. 869736, records of said county; thence along said south line of Lot 10, North 87°50'10" West 201.96 feet to said North-South center line and West boundary of said plat; thence Northerly along said North-South line of said Section 09 to the South line of Lot 2 of Nonplatted Street No. 0072 recorded on July 13, 1982 under Auditor's File No. 8207130052, records of said county; thence easterly along said South line of Lot 2 to the Southeast corner thereof; thence Northerly along the East line of said Lot 2 to the North line of the Northeast Quarter of said Section 09; thence easterly along said North line to the Northeast corner of the Northeast Quarter of said Section 09; thence easterly along the North line of the Northwest Quarter of Section 10 of said Township and Range to the Easterly right of way of Carpenter Road Northeast; thence Northerly along said Easterly right of way to the North line of the South half of the Southwest Quarter of the Southwest Quarter of said Section 03; thence easterly along said North line to the northeast corner thereof and the point of beginning.

Containing: 253+/- Acres

See Exhibit "A-1" attached hereto and by this reference made a part hereof.

EXHIBIT "B-2"

ANNEXATION DESCRIPTION

11804340600

The South 75 feet of that part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 18 North, Range 1 West, W.M., lying Westerly of county road known as Pleasant Glade Road and that part of the Southeast Quarter of said Southwest Quarter, lying Northwesterly of said Pleasant Glade Road and Northeasterly of the center of Mill Creek.

11804340500

Also, Lot B of Boundary Line Adjustment No. BLA. 020382TC, as recorded May 5, 2003 under Auditor's File No. 3528026, records of Thurston County, Washington.

11804340400

Also, Lot A of Boundary Line Adjustment No. BLA. 020382TC, as recorded May 5, 2003 under Auditor's File No. 3528026, records of Thurston County, Washington.

11804340300

Also, Parcel C of Boundary Line Adjustment No. BLA-0079, as recorded on January 20, 1983 under Auditor's File No. 8301200005, records of Thurston County, Washington.

11804340200

Also, Parcel B of Boundary Line Adjustment No. BLA-0079, as recorded on January 20, 1983 under Auditor's File No. 8301200005, records of Thurston County, Washington.

11804340100

Also, Parcel A of Boundary Line Adjustment No. BLA-0079, as recorded on January 20, 1983 under Auditor's File No. 8301200005, records of Thurston County, Washington.

11804420100

Also, Parcel 1 Short Subdivision No. SS-1440, as recorded March 14, 1980 under Auditor's File No. 1106816, records of Thurston County, Washington.

11804420101

Also, Parcel A of Boundary Line Adjustment BLA. No. 001123TC, as recorded on November 20, 2001 under Auditor's File No. 3393373 & 3393374, records of Thurston County, Washington.

11804420200

Also, that portion of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 4, Township 18 North, Range 1 West, W.M., lying southerly of county road known as Pleasant Glade Road, and lying Northerly of a line beginning at a point on the Easterly line of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 4, 205 feet Northerly of the Southeast corner thereof; running thence Westerly, parallel with the South line of said subdivision, to the Easterly line of Pleasant Glade Road.

11804420201

Also, that portion of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 4, Township 18 North, Range 1 West, W.M., lying southerly of county road known as Pleasant Glade Road, and lying Southerly of a line beginning at a point on the Easterly line of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 4, 205 feet Northerly of the Southeast corner thereof; running thence Westerly, parallel with the South line of said subdivision, to the Easterly line of Pleasant Glade Road.

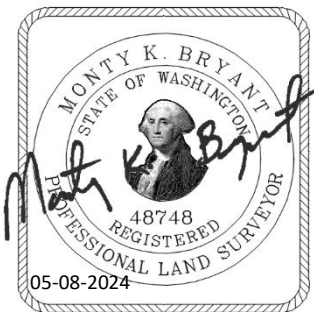
Pleasant Glade Road Northeast

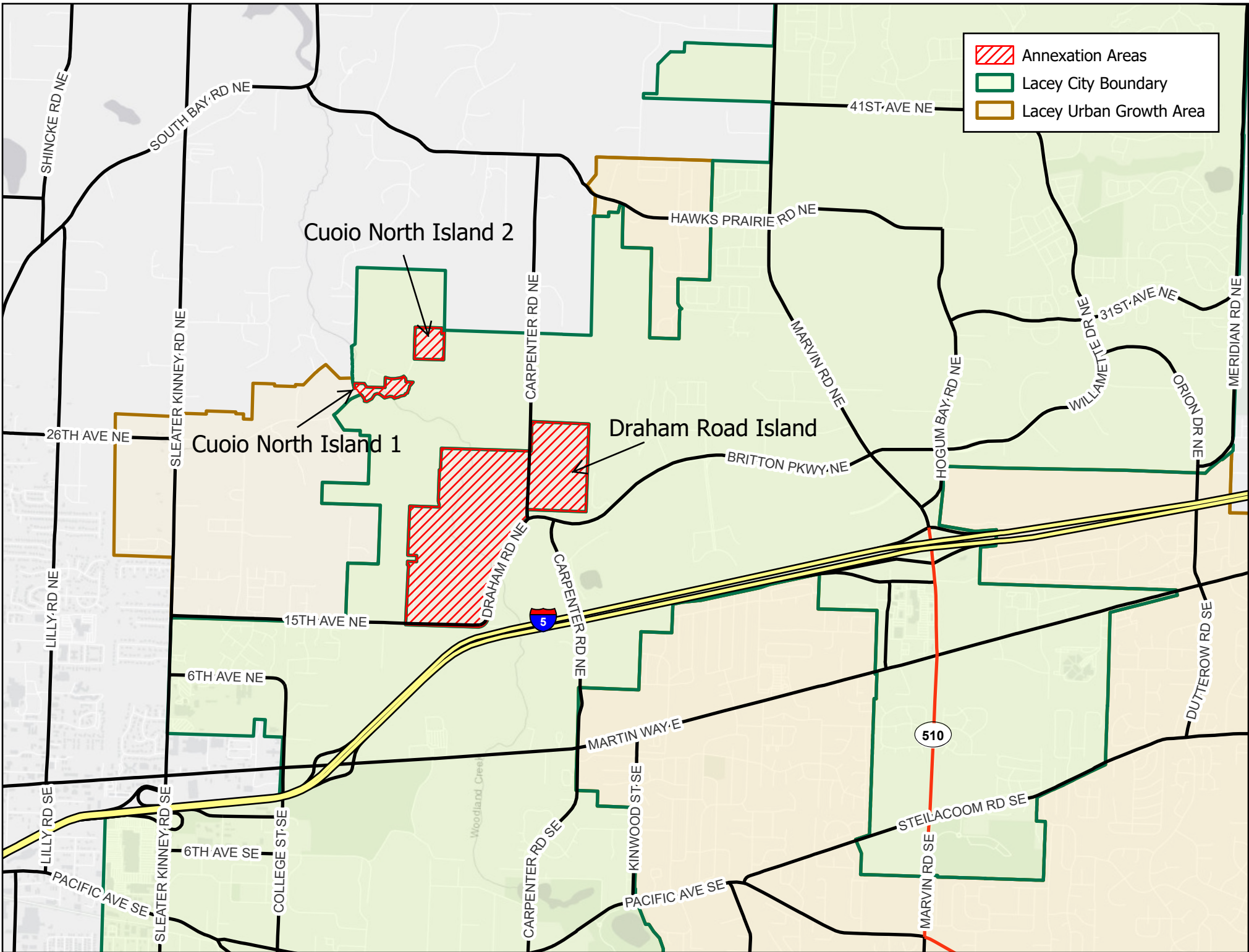
Also, to include the entire right of way of Pleasant Glade Road Northeast coincident with the above-described properties.




Containing: 19+/- Acres

See Exhibit "A-2" attached hereto and by this reference made a part hereof.

TOTAL Annexation of Exhibit B-1 (253) & B-2 (19) =272+/- AC.





-  Annexation Areas
-  Lacey City Boundary
-  Lacey Urban Growth Area

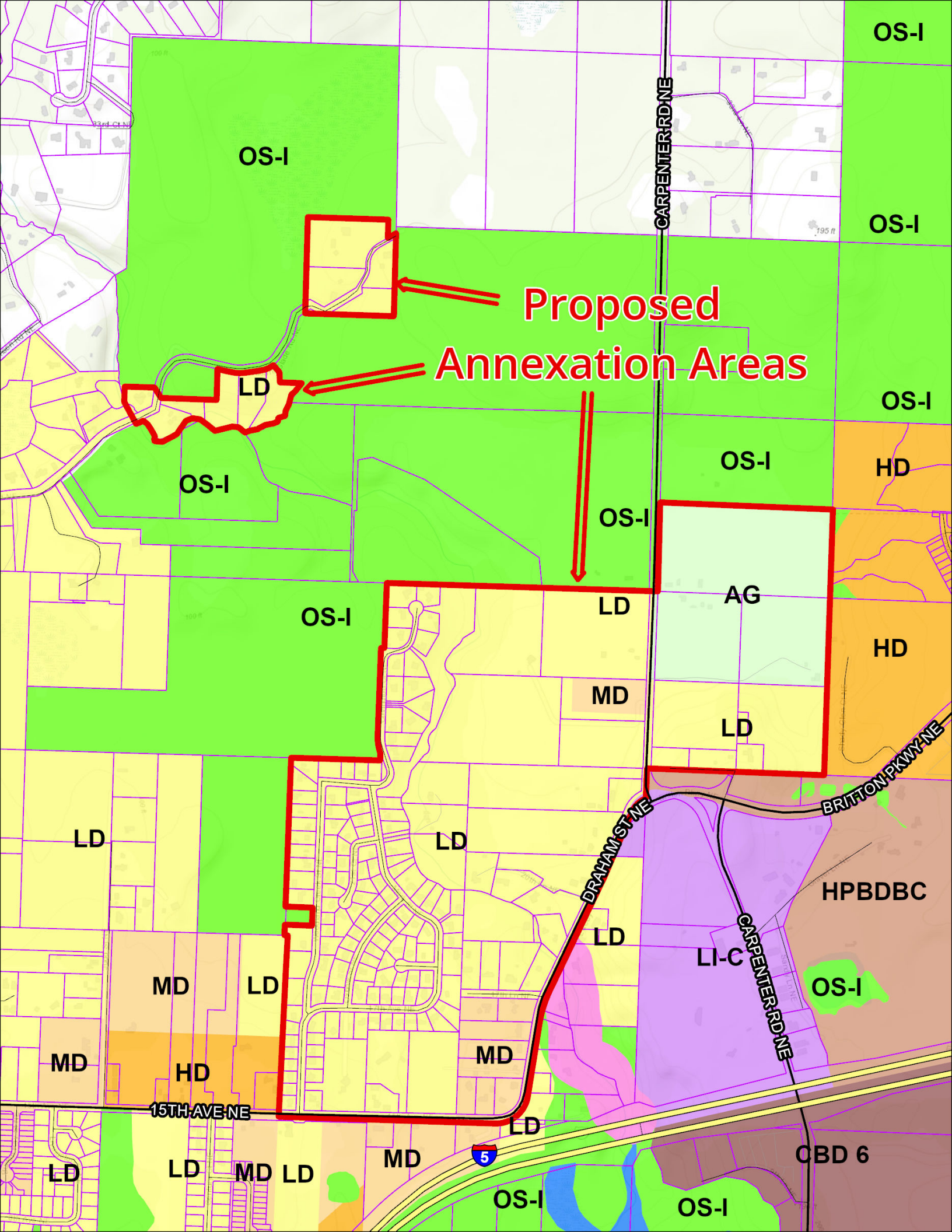
Cuio North Island 2

Cuio North Island 1

Draham Road Island

5

510



**Proposed
Annexation Areas**

OS-I

OS-I

OS-I

CARPENTER RD NE

195 ft



LD

OS-I

OS-I

OS-I

HD

OS-I

OS-I

LD

AG

HD

MD

LD

LD

LD

DRAHAN ST NE

BRITTON PKWY NE

HPBDBC

MD

LD

LI-C

OS-I

MD

HD

MD

15TH AVENUE

LD

CARPENTER RD NE

LD

LD

MD

LD

MD

LD

5

OS-I

OS-I

CBD 6

Greg J Cuoio
Community Park

Pleasant Glade
Community Park

Palm Creek
Headwaters

Greenbelt

Proposed Annexation Areas

CARPENTER RD NE

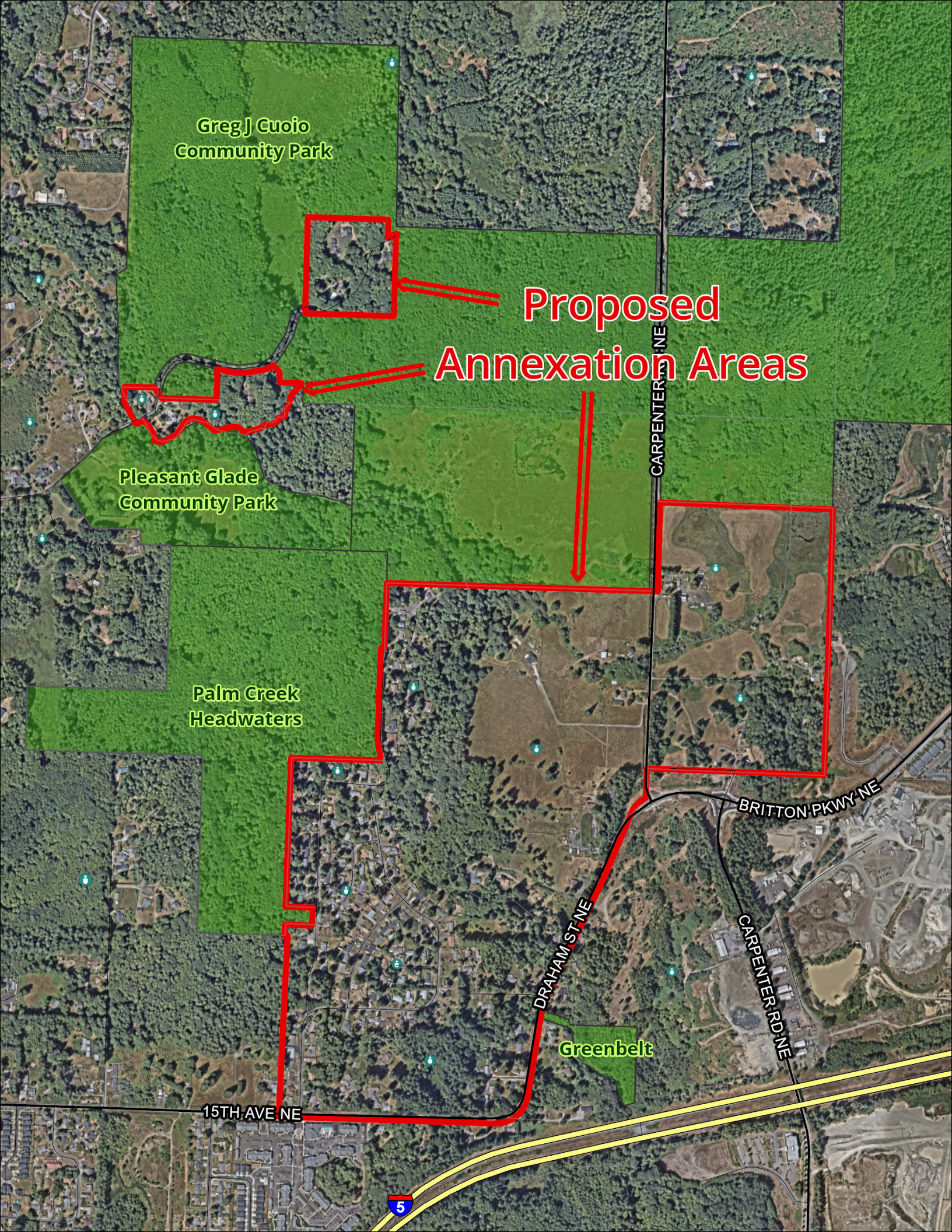
BRITTON PKWY NE

CARPENTER RD NE

DRAHAM ST NE

15TH AVE NE

5



Sewer Mains

Description , Owner

- Force Main, COL
- Gravity Main, COL
- STEP Main, COL
- Force Main, LOTT
- Gravity Main, LOTT
- Force Main, PVT/Other
- Gravity Main, PVT/Other
- STEP Main, PVT/Other

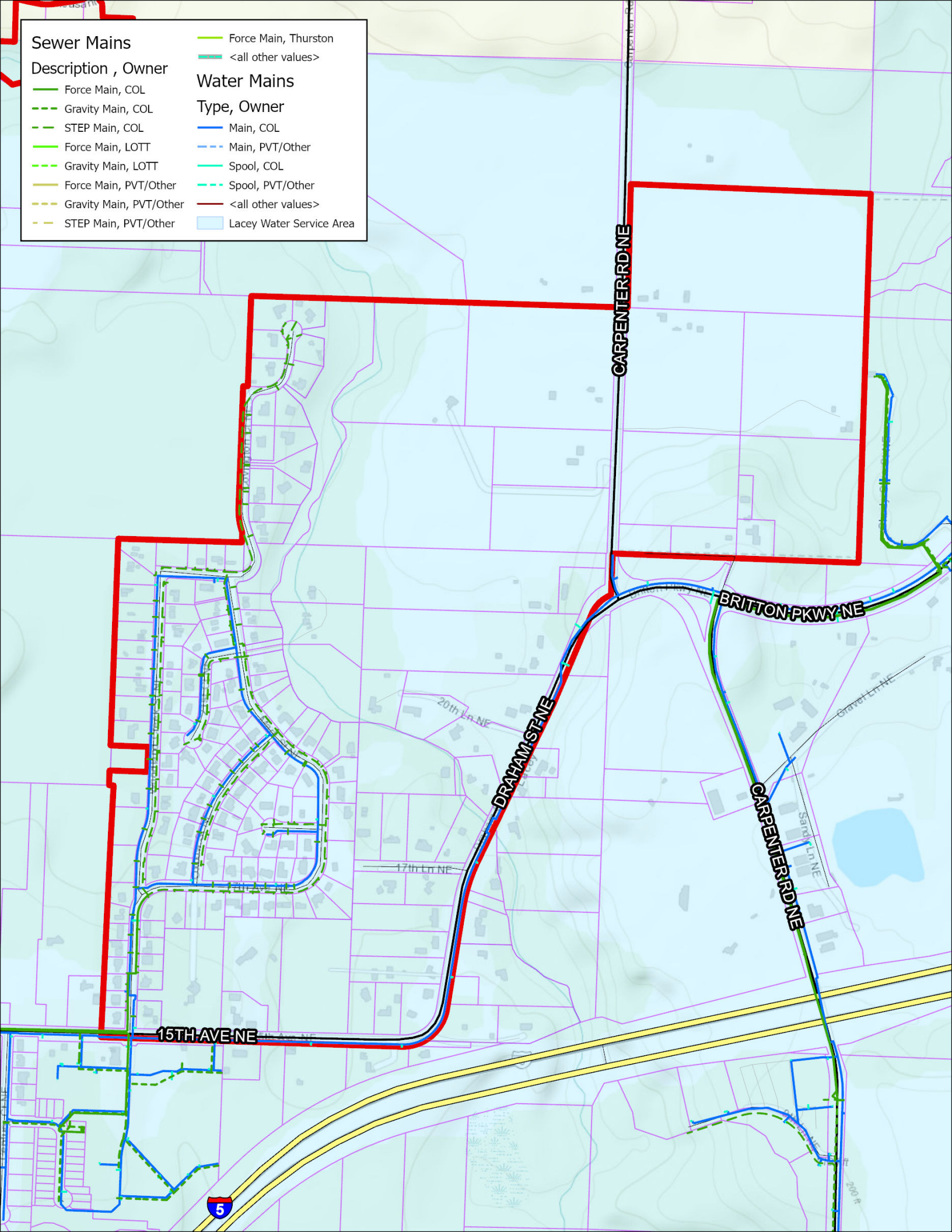
Force Main, Thurston

<all other values>

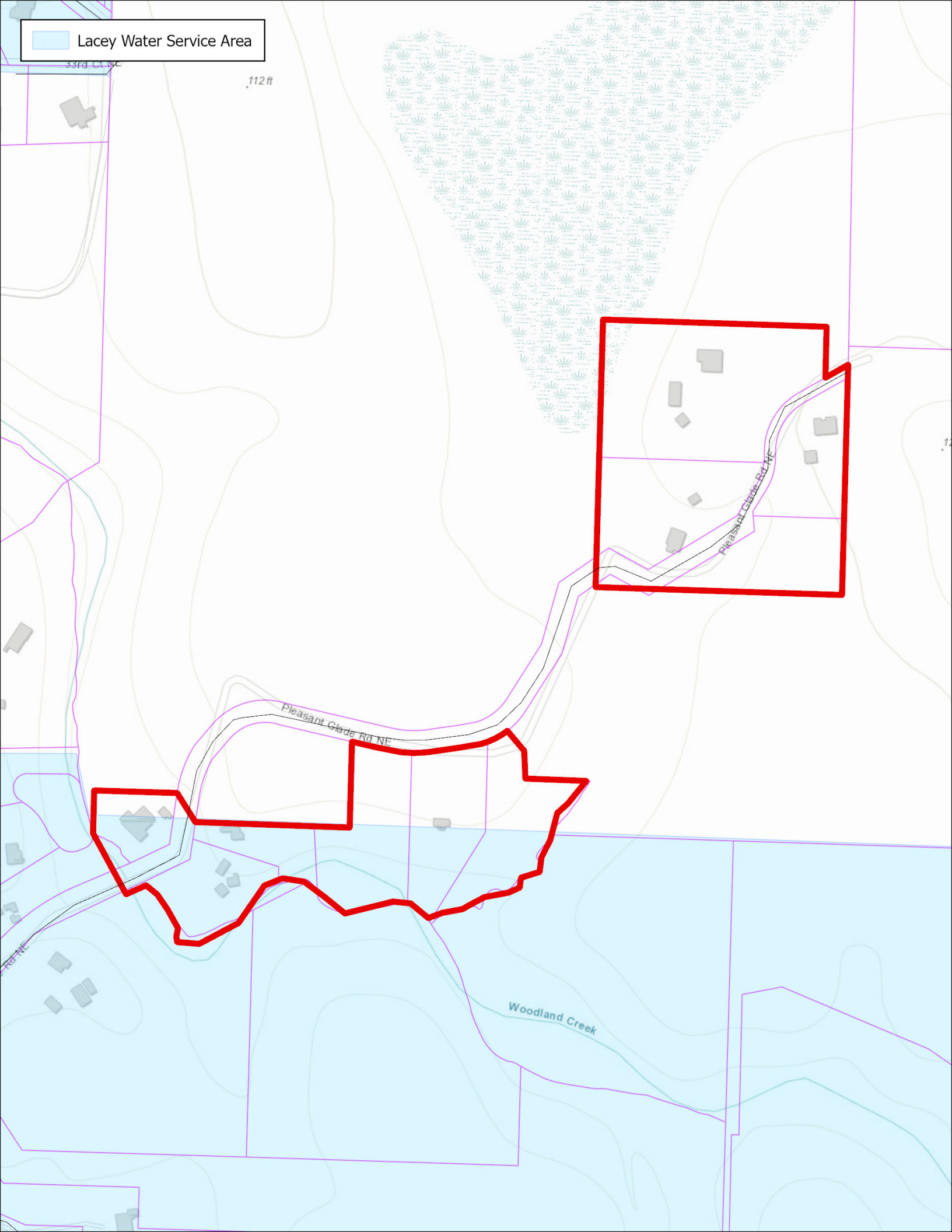
Water Mains

Type, Owner

- Main, COL
- Main, PVT/Other
- Spool, COL
- Spool, PVT/Other
- <all other values>
- Lacey Water Service Area



Lacey Water Service Area



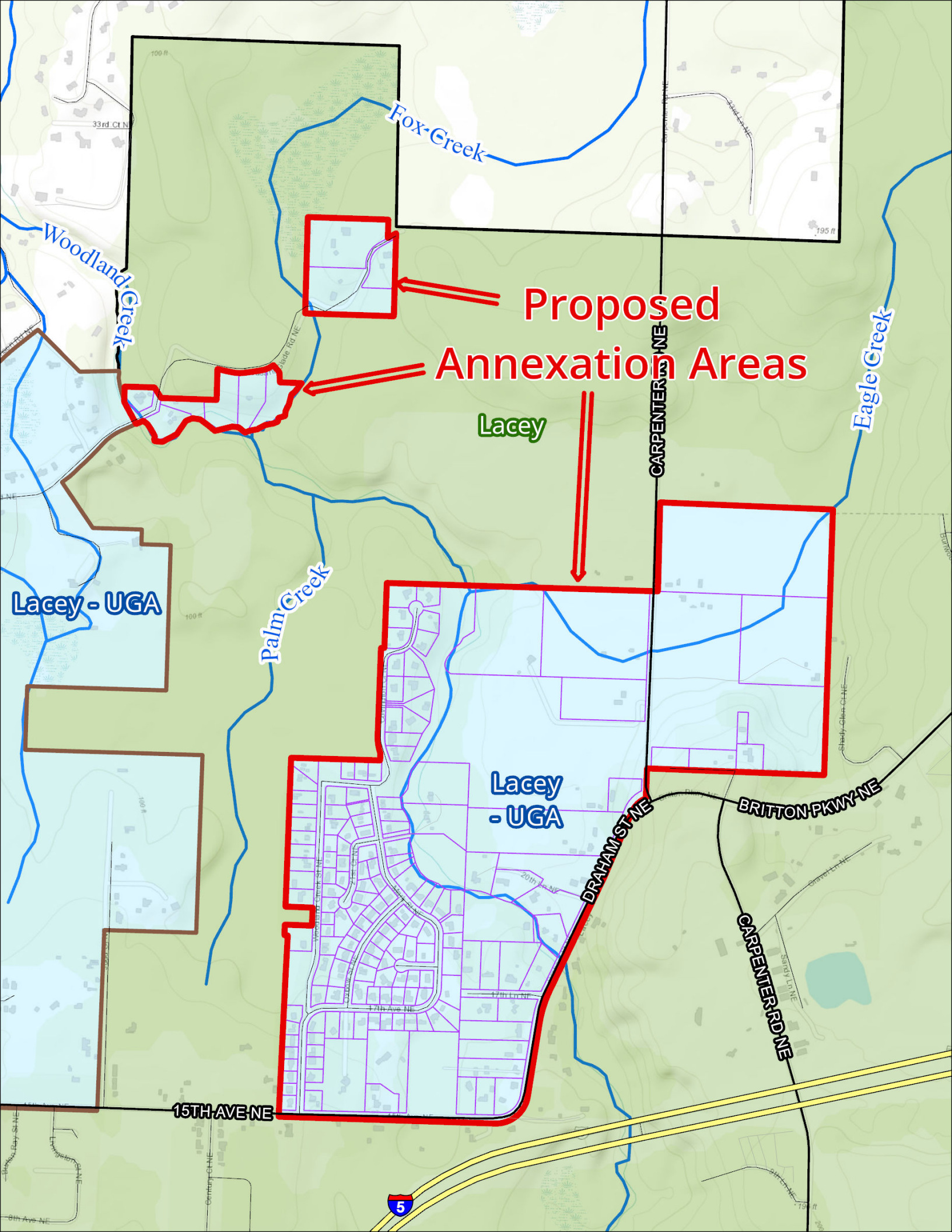
112 ft

33rd CLM

Pleasant Glade Rd NE

Pleasant Glade Rd NE

Woodland Creek



**Proposed
Annexation Areas**

Lacey

Lacey - UGA

Lacey
- UGA

15TH AVE NE

DRAHAM ST NE

BRITTON PKWY NE

CARPENTER RD NE

CARPENTER ST NE

5



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
18685	588218	Print Legal Ad-IPL01918770 - IPL0191877		\$501.50	2	57L

Attention: Elissa Fontaine

CITY OF LACEY
 420 COLLEGE ST SE
 ATTN: ACCOUNTS PAYABLE
 LACEY, WA 985031238
 efontain@ci.lacey.wa.us

**NOTICE OF AVAILABILITY OF THE INTERLOCAL AGREEMENT
 REGARDING ANNEXATION OF UNINCORPORATED TERRITORY
 BETWEEN
 THE CITY OF LACEY
 AND
 THURSTON COUNTY**

NOTICE IS HEREBY GIVEN that the City of Lacey and Thurston County are making available a draft Interlocal Agreement between the City and County for public review and comment related to the annexation of County islands located within the surrounding jurisdiction of the City. An open house will be held virtually on September 19, 2024. A joint public hearing will be scheduled for October 1, 2024 with the City Council and Board of County Commissioners. A public notice will be published prior to the hearing. Please see the website below on how to join the open house or provide public comment.

The provision of services by the County to islands that are surrounded by the City results in an inefficient use of City and County resources. There are currently two areas of unincorporated County islands located within the boundaries of the City included in the Interlocal Agreement.

The City and the County want to facilitate an orderly transition of services associated with the islands proposed to be annexed, including, but not limited to emergency services, public works, and permit processing. The annexation of these two areas of County islands will provide greater efficiency of City and County services.

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Written comments may be submitted on the draft Interlocal Agreement through an online comment form, by mail, or by email no later than October 1, 2024 by 12:00 PM. Comments can be submitted online by visiting <https://www.surveymonkey.com/r/XDZ6J3X>. Mailed comments can be sent to either Ryan Andrews, Community Planning Manager, City of Lacey Community and Economic Development Department, Lacey City Hall 420 College Street SE, Lacey, WA 98503, or Andrew Boughan, Interim Operations Manager, Thurston County Community Planning and Economic Development Dept., 3000 Pacific Ave SW, STE. 100, Olympia, Washington, 98501.

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PUBLISHED:
 Thursday, August 30, 2024
 Thursday, September 6, 2024
 Thursday, September 13, 2024
 Thursday, September 20, 2024

IPL0191877
 Aug 30 2024

Mary Castro, being duly sworn, deposes and says: That she is the Principal Clerk of The Olympian, a daily newspaper printed and published at Olympia, Thurston County, State of Washington, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Olympian in accordance with RCW 65.16.020 and RCW 63.16.040, as amended, for:

1 insertion(s) published on:
 08/30/24

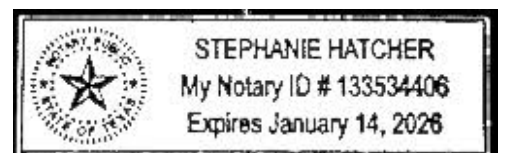
Mary Castro

Principal Clerk

Sworn to and subscribed before me this 30th day of August in the year of 2024 before me, a Notary Public, personally appeared before me Mary Castro known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
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 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
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 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

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 Friday, September 13, 2024
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 IPL0191878
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1 insertion(s) published on:
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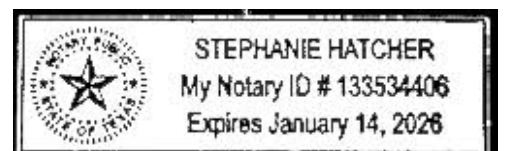
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Notary Public in and for the state of Texas, residing in Dallas County



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 Sep 13 2024

Mary Castro, being duly sworn, deposes and says: That she is the Principal Clerk of The Olympian, a daily newspaper printed and published at Olympia, Thurston County, State of Washington, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Olympian in accordance with RCW 65.16.020 and RCW 63.16.040, as amended, for:

1 insertion(s) published on:
 09/13/24

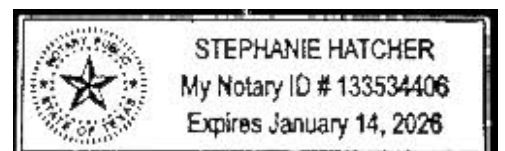
Mary Castro

Principal Clerk

Sworn to and subscribed before me this 13th day of September in the year of 2024 before me, a Notary Public, personally appeared before me Mary Castro known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
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 Idaho Statesman
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Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
18685	588224	Print Legal Ad-IPL01918800 - IPL0191880		\$493.65	2	56 L

Attention: Elissa Fontaine

CITY OF LACEY
 420 COLLEGE ST SE
 ATTN: ACCOUNTS PAYABLE
 LACEY, WA 985031238
 efontain@ci.lacey.wa.us

**NOTICE OF AVAILABILITY OF THE INTERLOCAL AGREEMENT
 REGARDING ANNEXATION OF UNINCORPORATED TERRITORY
 BETWEEN
 THE CITY OF LACEY
 AND
 THURSTON COUNTY**

NOTICE IS HEREBY GIVEN that the City of Lacey and Thurston County are making available a draft Interlocal Agreement between the City and County for public review and comment related to the annexation of County islands located within the surrounding jurisdiction of the City. An open house will be held virtually on September 19, 2024. A joint public hearing will be scheduled for October 1, 2024 with the City Council and Board of County Commissioners. A public notice will be published prior to the hearing. Please see the website below on how to join the open house or provide public comment.

The provision of services by the County to islands that are surrounded by the City results in an inefficient use of City and County resources. There are currently two areas of unincorporated County islands located within the boundaries of the City included in the Interlocal Agreement.

The City and the County want to facilitate an orderly transition of services associated with the islands proposed to be annexed, including, but not limited to emergency services, public works, and permit processing. The annexation of these two areas of County islands will provide greater efficiency of City and County services.

Copies of the draft Interlocal Agreement between the City and County are available at the above locations during regular business hours, and online at the City of Lacey Community and Economic Development Department Website: <https://cityoflacey.org/annexation/>

or the Thurston County Community Planning Division Website: www.thurston-planning.org.

Written comments may be submitted on the draft Interlocal Agreement through an online comment form, by mail, or by email no later than October 1, 2024 by 12:00 P.M. Comments can be submitted online by visiting <https://www.surveymonkey.com/r/XDZ6J3X>. Mailed comments can be sent to either Ryan Andrews, Community Planning Manager, City of Lacey Community and Economic Development Department, Lacey City Hall 420 College Street SE, Lacey, WA 98503, or Andrew Boughan, Interim Operations Manager, Thurston County Community Planning and Economic Development Dept., 3000 Pacific Ave SW, STE. 100, Olympia, Washington, 98501.

If you have any questions, please contact City of Lacey Community Planning Manager Ryan Andrews at (360) 412-3190 or by email to ryan.andrews@cityoflacey.org, or Thurston County Interim Operations Manager Andrew Boughan at (360) 522-0553 or by email to andrew.boughan@co.thurston.wa.us.

PUBLISHED:
 Friday, August 30, 2024
 Friday, September 6, 2024
 Friday, September 13, 2024
 Friday, September 20, 2024
 IPL0191880
 Sep 20 2024

Mary Castro, being duly sworn, deposes and says: That she is the Principal Clerk of The Olympian, a daily newspaper printed and published at Olympia, Thurston County, State of Washington, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Olympian in accordance with RCW 65.16.020 and RCW 63.16.040, as amended, for:

1 insertion(s) published on:
 09/20/24

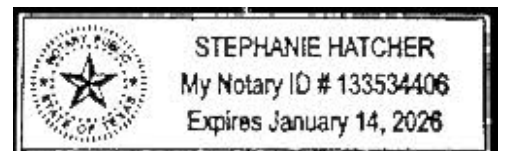
Mary Castro

Principal Clerk

Sworn to and subscribed before me this 20th day of September in the year of 2024 before me, a Notary Public, personally appeared before me Mary Castro known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



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 The Sun News - Myrtle Beach
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 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
18685	593102	Print Legal Ad-IPL01943820 - IPL0194382		\$570.93	2	66 L

Attention: Elissa Fontaine

CITY OF LACEY
 420 COLLEGE ST SE
 ATTN: ACCOUNTS PAYABLE
 LACEY, WA 985031238
 efontain@ci.lacey.wa.us

**CITY OF LACEY
 NOTICE OF JOINT PUBLIC HEARING
 ANNEXATION OF UNINCORPORATED TERRITORY**

NOTICE IS HEREBY GIVEN that the Lacey City Council and Thurston County Board of Commissioners have scheduled a Joint Public Hearing to receive testimony regarding the annexation of unincorporated territory between the City of Lacey and Thurston County on October 1, 2024, at 6:00 p.m. The hearing will be conducted in-person and remotely. The public may watch the meeting live on the City's website, Facebook, YouTube, or Channel 77.

This annexation is part of an interlocal agreement between Lacey and Thurston County involving three separate areas surrounded by the city limits, referred to as unincorporated islands.

The first island was created with approval of the Draham Road Annexation. This area contains approximately 253 acres and runs north of 15th Avenue NE/Draham Road NE from the eastern boundary of the Draham Road annexation area east past Carpenter Road. This area contains the Woodland Creek Estates subdivision and a number of larger lots. The second and third islands were created with the Cuoio Park annexation and total approximately 19 acres.

Information on the annexation and the proposed interlocal agreement are available on the City of Lacey's website: <https://cityoflacey.org/annexation/>

The public may attend the meeting in the Council Chambers at Lacey City Hall, 420 College Street SE, Lacey, Washington, or attend the meeting by using one of the following platforms:

Watch live on Cable Channel 77, or one of the following platforms:
 Website: <https://cityoflacey.org/government/public-meetings/>
 Facebook: <https://www.facebook.com/cityoflacey>
 YouTube: <https://www.youtube.com/watch?v=nEIRGxPQmXg>
 Zoom: https://us02web.zoom.us/webinar/register/WN_SmZhSNfpQJyv7Q8A2wmcEg
 Phone: Dial toll-free (888) 788-0099 - Webinar ID 821 2145 3237

Persons wishing to testify at the hearing may do so in person or by Zoom:

In Person: Use the sign-up sheet located in the Council Chambers
 Zoom: Preregister using the following Zoom link no later than 4:00 p.m. on https://us02web.zoom.us/webinar/register/WN_SmZhSNfpQJyv7Q8A2wmcEg

Instructions and access details will be provided once registration is complete.

Persons wishing to provide written testimony may do so online or through the mail. Written comments can be submitted online by visiting <https://www.surveymonkey.com/r/XDZ6J3X>.

Additionally, written comments can be mailed to either Ryan Andrews, Community Planning Manager, City of Lacey Community and Economic Development Department, Lacey City Hall 420 College Street SE, Lacey, WA 98503, or Andrew Boughan, Interim Operations Manager, Thurston County Community Planning and Economic Development Dept., 3000 Pacific Ave SW, STE. 100, Olympia, Washington, 98501. Written testimony will be provided to the City Council and Board of County Commissioners and made part of the public record.

The City of Lacey provides reasonable accommodations to persons with disabilities. We invite any person with special needs to contact the City Clerk's office at (360) 491-3214 at least seventy-two (72) hours before the meeting to discuss any special accommodations which may be necessary.

Elissa Fontaine, City Clerk
 City of Lacey
 IPL0194382
 Sep 17 2024

Mary Castro, being duly sworn, deposes and says: That she is the Principal Clerk of E-Edition, a daily newspaper printed and published at Olympia, Thurston County, State of Washington, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in E-Edition in accordance with RCW 65.16.020 and RCW 63.16.040, as amended, for:

1 insertion(s) published on:
 09/17/24

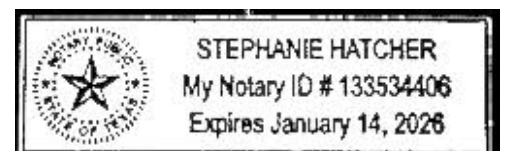
Mary Castro

Principal Clerk

Sworn to and subscribed before me this 17th day of September in the year of 2024 before me, a Notary Public, personally appeared before me Mary Castro known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



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LACEY CITY COUNCIL WORKSESSION

October 1, 2024

SUBJECT: Draham Road and Cuoio Park North Island Annexations
Public Hearing

RECOMMENDATION: The Lacey City Council and Thurston County Board of Commissioners will conduct a joint public hearing on the Draham Road and Cuoio Park North Island Annexations. At the Council (or Board of County Commissioners) option, each may move to approve the interlocal agreement under separate actions by each elective body. Or, defer the decision to a future public meeting.

STAFF CONTACT: Rick Walk, City Manager *RW*
Vanessa Dolbee, Community & Economic Development Director
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: Community & Economic Development

ATTACHMENTS:

1. Maps
2. Draft Interlocal Agreement
3. Exhibits A & B (Maps and Legal Description)
4. Annexation Timeline
5. Letter from Rick Walk, January 18, 2024

FISCAL NOTE: It is expected that the expenditures to serve the annexed areas will exceed the revenue generated.

WORK PLAN GOAL AND STRATEGY: Coordinated and Collaborative Planning - (A)(8)

PRIOR REVIEW: July 23, 2024: City Council Work Session

The Interlocal Agreement method of annexation (RCW 35A.14.460) requires a public hearing held either separately or jointly by the City and the County. The purpose of this meeting is to hold a joint public hearing to take testimony on the proposed annexation. After the public hearing, both the Lacey City Council and Thurston County Board of Commissioners would approve the final interlocal agreement which could occur at this meeting or a future meeting. If the interlocal agreement is approved at this meeting, it

would need to be approved separately by each elective body. After execution of the interlocal agreement, the Lacey City Council would then consider adopting the final ordinance approving the annexation at a future meeting.

Background:

On March 5 and June 4, 2024, the City Council adopted ordinances which approved the Draham Road and Cuoio Park North Annexations. Both annexations created islands of unincorporated property. Islands are generally defined as areas surrounded on all or most sides by existing incorporated areas. Under RCW 35A.14.460, a code city may initiate an annexation process for unincorporated islands through an interlocal agreement as provided in RCW 39.34 between the city and the county. The territory for annexation is required to be located within an urban growth area and at least 60 percent of the boundaries for the annexation area be contiguous to the city limits. The islands addressed within the draft interlocal agreement, attachment 2, meet these criteria.

The Thurston County Board of Commissioners reviewed the Draham Road annexation during the review period for the Boundary Review Board (BRB) for Thurston County. At that point, the Thurston County Board of Commissioners did not request that the BRB assert jurisdiction over the annexation provided that the City of Lacey annex the remaining island after completion of the Draham Road Annexation. Attachment 5 is a letter from the Lacey City Manager committing to entering conversations to annex the unincorporated island created by the Draham Road annexation through an interlocal agreement. The Board of Commissioners did not review the Cuoio Park annexation as it was completed under the Municipal Purposes procedures in RCW 35A.14.220.

There are three separate islands associated with the interlocal agreement. The first is the island created with approval of the Draham Road Annexation. This area contains approximately 253 acres and runs north of 15th Avenue NE/Draham Road NE from the eastern boundary of the Draham Road annexation area east past Carpenter Road. This area contains the Woodland Creek Estates subdivision and a number of larger lots that are not connected to city utilities. The other two islands were created with the Cuoio Park annexation and total approximately 19 acres. The properties are larger residential lots and are not connected to city utilities. The total estimated population associated with these islands is 400 residents.

Lacey staff has coordinated with Thurston County staff on the development of a draft interlocal agreement to incorporate these islands. The draft interlocal agreement addresses previous interlocal agreements specific to the area. Particular attention is given to the extension of sewer service to Woodland Creek Estates. Thurston County was issued a loan to complete the project which has not yet been paid off. The draft ILA specifies that ownership of the sewer project will not transfer to the City until the loan is paid off by Thurston County. The interlocal agreement also generally addresses transfer of records, open permits, timing of transition of stormwater fees, and the transfer of unspent SEPA transportation mitigation fees.

The City Council has reviewed the draft interlocal agreement at a meeting on July 23, 2024. Concurrently with the review by the City Council, the Thurston County Board of Commissioners completed their review. After those initial reviews, the next step in the process was to begin notification to fire protection and other special purpose districts providing service in the proposed areas for annexation. According to RCW 52.08.025, any future annexations into a city that has annexed into a fire district shall also be annexed into that fire district. Since Lacey annexed into Fire District 3 several years ago, any future annexations not currently within Fire District 3 (including 12 parcels within this annexation area primarily located within the Cuoio Park island) are also annexed into Fire District 3. Staff has been in contact with both chiefs from Fire Districts 3 and 8 and are generally supportive of the parcels being annexed into Fire District 3.

Public outreach has occurred which provided notice to the residents in the area regarding the proposed annexations which culminated in a public open house conducted September 19th. Notice of the open house was mailed to all property owners in the proposed annexation areas as well as put on the City's website: <https://cityoflacey.org/annexation/>. The notice for the open house also included a frequently asked questions (FAQ) document that outlined the tax, service, and other potential impacts of the annexation. The open house was conducted through Zoom with an option to attend in person at Lacey City Hall. 18 people attended on Zoom and two residents attended in person. The open house is available as a video under the City's YouTube page. Concerns raised included address changes, zoning changes, and recreational fires.

NEXT STEP: The City Council and Board of County Commissioners will conduct a joint public hearing to take testimony on the proposed annexation. At the Council (or Board of County Commissioners) option, each may move to approve the interlocal agreement as drafted. Staff is recommending adoption of the ILA.



**Lacey City Council and
Thurston County Board of County Commissioners
Approved Joint Meeting Minutes
Tuesday, October 1, 2024 - Council Chambers and Online**

1. Call to Order

Mayor Andy Ryder called the meeting to order at 6:00 p.m.

2. Roll Call

Council Present

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Councilmember Lenny Greenstein
Councilmember Michael Steadman
Councilmember Carolyn Cox
Councilmember Robin Vazquez
Councilmember Nicolas Dunning

Commissioners Present

Chair Tye Menser
Vice Chair Wayne Fournier
Commissioner Carolina Mejia
Commissioner Gary Edwards
Commissioner Emily Clouse (remote, present after 6:18 p.m.)

County Staff Present

Leonard Hernandez, County Manager
Jeremy Davis, Operations Manager
Amy Davis, Clerk of the Board

City Staff Present

Rick Walk, City Manager
Vanessa Dolbee, Community and Economic Development Director
Dave Schneider, City Attorney
Ryan Andrews, Planning Manager
Elissa Fontaine, City Clerk

3. Approval of Agenda and Consent Agenda Items

Councilmember Greenstein moved to approve the agenda. Commissioner Fournier seconded. The motion carried unanimously.

4. Public Comment

Verbal Public Comment

No one signed up to speak at the meeting, and no one registered to speak via Zoom.

Written Public Comment

One (1) written public comment was received.

5. Agenda Items

A. **Welcome and Introductions**

Andy Ryder, Mayor, City of Lacey

Tye Menser, Chair, Board of County Commissioners

Mayor Ryder welcomed everybody to the joint meeting with Lacey City Council and Board of County Commissioners. Participants introduced themselves during roll call.

B. **Reception of Minsk-Mazowiecki, Poland, Sister City Delegation**

Dr. Mike Beehler

Paul Perz

Perz provided a history of the sister city association and the City of Lacey's relationship with Minsk-Mazowiecki, Poland. Mayor Ryder presented the delegation and band members with gifts honoring the friendship between the two cities. Representatives of Minsk-Mazowiecki presented comments and gifts to Mayor Ryder and the Lacey City Council.

Cynthia Pratt, Lacey Poet Laureate, presented a poem composed for the occasion.

C. **Public Hearing: Draham Road - Cuoio Park Island Annexation**

Ryan Andrews, Planning Manager, City of Lacey

Jeremy Davis, Operations Manager, Thurston County

Mayor Ryder opened the joint public hearing at 6:27 p.m.

Andrews and Davis presented on the Draham Road and Cuoio Park North Island Annexations. Previously adopted ordinances approving Draham Road and Cuoio



Park North annexations created islands of unincorporated property. Under RCW 35A.14.460, a code city may initiate an annexation process for unincorporated islands through an interlocal agreement (ILA) as provided in Chapter 39.34 RCW between the city and county. There are three separate islands associated with the draft interlocal agreement.

The Lacey City Council and Thurston County Board of County Commissioners conducted a joint public hearing to take testimony on the proposed annexation. Staff highlighted the annexation timeline and next steps.

Verbal Public Testimony

Two (2) people signed up to speak during the hearing.

- Cheryl, property owner, provided testimony.
- John Mauger, property owner, provided testimony.
- Michelle Rose, property owner, did not sign up but provided testimony.

No one registered to speak via Zoom.

Written Public Testimony

No written public testimony was received.

Discussion ensued.

Mayor Ryder closed the public hearing at 6:47 p.m.

Commissioner Fournier moved the Board of County Commissioners approve the draft ILA. Commissioner Edwards seconded. The motion carried unanimously.

Councilmember Greenstein moved the City of Lacey approve the draft ILA and authorize the City Manager to sign it. Councilmember Dunning seconded. The motion carried unanimously.

D. Council-Commissioner Updates

Mayor Ryder

Councilmember Greenstein and Leonard Hernandez, County Manager, provided an update on the National Opioid Settlement Status.

Rick Walk, City Manager, and Vanessa Dolbee, Community and Economic Development Director, provided an update on the City Annexation Study. Once the



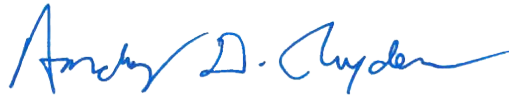
deliverables are received from consultants, staff will share them with the County. The study incorporates staffing, potential growth, utilities, and cost benefit analysis of the entire boundary as it exists.

Discussion ensued regarding the Martin Way Corridor Plan and an update on the County Courthouse Building.

6. Adjourn

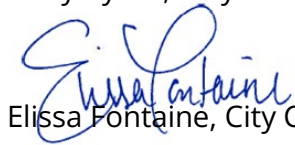
Mayor Ryder adjourned the meeting at 7:22 p.m.

MAYOR:



Andy Ryder, Mayor

ATTEST:



Elissa Fontaine, City Clerk

APPROVED: October 15, 2024

