



MEMO

Date: September 26, 2025

To: Michael Mills, Chief Clerk of the Thurston Boundary Review Board

From: Dana Bowers, Associate Planner

Subject: Notice of Intent for Tumwater Annexation of parcels on 93rd Ave SW near Case Rd SW

The City of Tumwater is required to file and application for a Notice of Intent to annex parcels located on 93rd Ave SW and Case Rd with the Boundary Review Board within 180 days of the date of the City of Tumwater approval which was May 6, 2025.

The Notice of Intent Application for 93 Ave SW and Case Rd SW consists of an electronic copy of the following materials:

Items	Item Description
Exhibit A	Notice of Intent Form
Exhibit B	Initial Public Meeting Notice
Exhibit C	20250506 Minutes for Council Meeting with Vote
Exhibit D	Signed Decision R2025-011
Exhibit E	Affidavit Public Hearing Notice
Exhibit F	Affidavit Public Hearing Sign
Exhibit G	Signed Petition Sufficiency
Exhibit H	Assessor Valuation Waunch 2024
Exhibit I	Assessor Valuation Elwin 2024
Map A	Map – Entire City
Map B	Map – Assessors Map
Map C	Map – Physical Features
Map D	Map – Service Area and Other Boundaries
Map E1	Map – Zoning Map

Items	Item Description
Map E2	Map – Water and Sewer Service Areas

We request a pre-filing review of the attached materials to determine whether a meeting is necessary. A check for \$50 check for filing fees is being mailed separately. Please feel free to contact me if you have any questions or concerns.

Sincerely,

Dana Bowers, Associate Planner

(360) 754-3842, dbowers@ci.tumwater.wa.us

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 Tumwater
Responsible Official: Dana Bowers, Associate Planner
Phone: 360-754-4180
FAX: N/A
E-mail: dbowers@ci.tumwater.wa.us
2. If number of parcels is less than three, please list the owners:
1. Nathan Waunch
2. H. John and Diane Elwin
3. Method used to initiate the proposed action: Direct petition method (Sixty Percent)
RCW 35A.14)
4. Location (address, if assigned): 1. 1020 93rd Avenue SW 2. No address assigned
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): Attached as Exhibit J.25-351 93rd Ave SW Annexation Legal and Exhibit.
6. Size in Acres: 11.80 Acres (Parcel 1: 4.87 acres and Parcel 2: 5.87 acres plus 93rd Ave SW Right of way)
7. Assessed Valuation (attach Assessor's information): \$1,294,500. See Exhibits G and H .

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 annexation is a sixty percent petition filed by the landowners under RCW 35A.14.
The applicant will assume their fair share of the city's indebtedness. The annexation aligns with the Growth Management Act as it supports growth and urban services within the Urban Growth Area.

9. Current Joint Plan Designation:

The current land use designation and zone district is Light Industrial, and a portion of the proposed annexation area is within the Airport Overlay. See Map E-1.

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

Sewer Water Neither

If no, specify services desired: Water and Sewer would be extended to the area.

If sewer or water desired, include map showing location of nearest lines. See Map E-2

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

Currently dependent on development extensions of service.

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, County-wide Planning Policy III: Promotion of Contiguous and Orderly Development, Provision of Urban Services, and Protection of Rural Areas.

14. Other specific Reason(s) for Annexation:

Annexation will allow for more efficient and equitable municipal services, including police and fire protection, code enforcement, public works maintenance, County election services, and

other public services.

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:

There will be no impact on the annexed neighborhoods as the current land use designation and zone district will remain unchanged.

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

93rd Avenue SW is the physical boundary to the south.

c. Creation and preservation of logical service areas:

Annexation of these properties allows for the efficient delivery of services and infrastructure by using the provider that is closest, which is the City of Tumwater.

d. Prevention of abnormally irregular boundaries:

Annexation of these properties extends an existing boundary and does not create irregular boundaries.

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.

g. Adjustment of impractical boundaries:

Not applicable.

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

The annexation incorporates parcels which are surrounded by close proximity to

the City of Tumwater on three sides.

i. Protection of agricultural lands:

No lands currently used or designated for agriculture will be affected as a result of these annexations.

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 RCW 35A.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)



CITY OF
TUMWATER

**GENERAL GOVERNMENT COMMITTEE - SPECIAL
MEETING AGENDA**

**Online via Zoom and In Person at
Tumwater City Hall, Council Conference
Room, 555 Israel Rd. SW, Tumwater, WA
98501**

**Tuesday, April 15, 2025
8:00 AM**

1. Call to Order
2. Roll Call
3. Approval of Minutes: General Government Committee, March 18, 2025 - Special
4. Ordinance No. O2025-003, Planning Commission Composition (Community Development Department)
5. 93rd Avenue SW and Case Road SW 10 Percent Annexation Petitions (TUM-25-0128) (Community Development Department)
6. First Amendment to the Contract with the Washington State Department of Commerce for the 2025 Comprehensive Plan Climate Planning Grant (Community Development Department)
7. First Amendment to the Contract with the Washington State Department of Commerce for the 2025 Comprehensive Plan GMA Periodic Update Grant (Community Development Department)
8. Service Provider Agreement with Bobbie & Amanda's Cleaning Service for Janitorial Services (Parks and Recreation Department)
9. Adjourn

Meeting Information

All committee members will be attending remotely. The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

<https://us02web.zoom.us/j/84744810480?pwd=B3bvtivhdBPgsyDzLDOT08YZHJtXC.1>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 847 4481 0480 and Passcode 196848.

Public Comment

The public may submit comments by sending an email to council@ci.tumwater.wa.us, no later than 5:00 p.m. the day before the meeting. Comments are submitted directly to the Committee members and will not be read individually into the record of the meeting.

Post Meeting

Video of this meeting will be recorded and posted on our City Meeting page: <https://tumwater-wa.municodemeetings.com>.

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City's ADA Coordinator directly, call (360) 754-4129 or email ADACoordinator@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF HYBRID MEETING
MAY 6, 2025 Page 1**

CONVENE: 7:00 p.m.

PRESENT: Mayor Debbie Sullivan and Councilmembers Peter Agabi, Michael Althaus, Joan Cathey, Leatta Dahlhoff, Angela Jefferson, and Eileen Swarthout.

Excused: Councilmember Kelly Von Holtz.

Staff: City Administrator Lisa Parks, City Attorney Karen Kirkpatrick, Finance Department Director Troy Niemeyer, Acting Police Chief Jay Mason, Fire Chief Brian Hurley, Transportation and Engineering Department Director Brandon Hicks, Water Resources and Sustainability Department Director Dan Smith, IT Department Director Lance Inman, Community Development Department Director Michael Matlock, Community Development Department Deputy Director Brad Medrud, Communications Manager Jason Wettstein, Police Lieutenant Carlos Quiles Jr., Housing and Land Use Planner Erika Smith-Erickson, and City Clerk Melody Valiant.

SPECIAL ITEMS:

**PROCLAMATION:
BIKE MONTH, MAY
2025:** Councilmember Swarthout read a proclamation declaring *May 2025 as Bike Month*. The proclamation, in recognition of National Bike Month and Clean Air Month, encourages all residents to put forth their best effort to reduce single-occupant motor vehicle trips to reduce air pollution, energy consumption, and traffic congestion.

Mayor Sullivan presented the proclamation to Duncan Green with Intercity Transit. Mr. Duncan said he represents Intercity Transit and the Thurston County Bicycle Community Challenge (BCC). He thanked the Mayor and the City Council for proclaiming May as Bicycle Month in the City of Tumwater. May is also National Bike Month. The BCC and associated events are free of charge, and everyone is encouraged to participate. Intercity Transit also sponsors the Walk N Roll program of classes, activities, volunteer opportunities, and creative ways for bicycling. The program collaborates with schools, the Cascade Bicycle Club, and several community organizations to provide education, resources, and bikes in a wide variety of settings. The program teaches students and adults how to ride safely and how to maintain and equip bicycles. The 38th Annual Bicycle Commuter Challenge promotes fun, health, and a cleaner and greener community. Registration is available at www.bcc.intercitytransit.com.

**PROCLAMATION:
56TH MUNICIPAL
CLERK'S WEEK,** Councilmember Althaus read a proclamation declaring *May 4-10, 2025 as 56th Municipal Clerk's Week*. The proclamation calls upon the people of the City of Tumwater to celebrate all Municipal Clerks for the vital services they

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MINUTES OF HYBRID MEETING
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MAY 4-10, 2025: perform and for their exemplary dedication to the communities they represent.

Mayor Sullivan presented the proclamation to City Clerk Melody Valiant. She thanked the Mayor and the Council for issuing the proclamation and recognizing her work and service as City Clerk and the work of Deputy City Clerk Tracie Core.

**PROCLAMATION:
EMERGENCY
MEDICAL
SERVICES WEEK,
MAY 18-24, 2025:**

Councilmember Agabi read a proclamation recognizing *May 18-24, 2025 as Emergency Medical Services Week*. The proclamation encourages all people to join in the observance to recognize those who give so much of themselves and consistently rise to the challenge for the safety and health of others.

Fire Chief Hurley thanked the Mayor and the Council for the recognition. The system involves teaching the public on how to administer CPR, calling 911, response from fire and EMS, law enforcement, transporting patients to the hospital, and the support provided by the hospital teams. Tumwater Fire Department receives approximately 6,000 calls each year, of which approximately 75% are for emergency medical service calls. The Tumwater Fire Department is staffed by 59 individuals who are certified either as a paramedic or as an emergency medical technician to provide care. He introduced Paramedic/Firefighters Paul Porter, Joe Williamson, and Jon McLean. Paramedic McLean recently joined the department as part of a group of new employees recently hired to staff a new medic unit.

**JOINT ANIMAL
SERVICES UPDATE:**

Sarah Hock, Executive Director, Joint Animal Services, provided information on 2024 activities. Joint Animal Services received over 5,000 hours of volunteer service by 140 volunteers averaging approximately 40 hours for each volunteer. Washington State values volunteer service at approximately \$40 an hour. Based on the amount of volunteer hours in 2024, the organization received the equivalent of 2.75 full-time equivalent employees saving the organization over \$200,000. Volunteers provide service at the shelter by walking dogs, cleaning kennels, database entry, laundry, participating in events, and assisting in adoptions.

Last year, 350 cats were placed in foster care in addition to 77 dogs and 18 other animals totaling 445 animals receiving foster care. The organization experienced its first court case foster in 2024, a major accomplishment, as there is substantial legal and liability surrounding animals and foster care. Last year, the special case involved a foster willingness to pursue a court case. The organization created a new program for cruelty response for fosters and volunteers to receive extensive training with the organization's field team and partner veterinarian to help support field support officers in the field and fostering after removal of animals from owners.

The organization participated in 25 community events in 2024. The

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organization created the Animal Allies Club with the Timberland Regional Library, a monthly club meeting in the cities of Lacey and Yelm with youths engaging in art projects focused on learning about specific animals.

In 2024, the shelter established a veterinary department offering veterinarian service. This year, the shelter plans to hire a licensed veterinarian tech to support the department. Last year, the two team members were able to complete over 2,000 exams on animals, over 1,200 spay/neuter surgeries, and 64 additional surgical procedures.

Other achievements include animal welfare and field managers elected to serve as members of the Washington Animal Care and Control Association Board of Directors. Ms Hock reported she was elected to serve as a member of the National Animal Care and Control Association Board of Directors.

Animal intake continues to increase each year with a drop occurring during the pandemic with each year slowly increasing in the number of animal intakes. Despite an increase, the shelter has reduced the average length of stay from 11 days in 2023 to seven days in 2024. Animal intakes include strays, owner surrenders, and custody cases totaling 3,305 animals last year. Fewer cats were received in 2023 than in 2024; however, the intake in dogs has progressively increased each year with 2024 resulting in an increase of 27% of dog intakes to the shelter.

Ms. Hock shared a breakdown of intakes by the four partner jurisdictions. Positive outcomes reflect an increase in adoptions but a decrease in transfers to partner shelters. Return to owner was static for stray animals returned to owners. The shelter experienced an increase in the Community Cat Program.

Field response continues to increase each year with a majority of the calls in Thurston County followed by the City of Olympia. Last year, the City of Olympia experienced an increase of 11%, the City of Lacey experienced an increase of 21%, and the City of Tumwater experienced an increase in 8% in field calls with Thurston County experiencing an increase in field calls of 23.5%. The shelter averaged approximately 18.6% more field calls in 2024. Field casework also included welfare animal checks to include livestock. The case involving 40 Great Pyrenees dogs was primarily caused by the lack of proper veterinary care. The owner originally purchased eight dogs and did not have the funds to spay or neuter the eight livestock guardian dogs. The dogs did not have adequate shelter. The creative solution included working with the owner to reduce the number of dogs to the original eight animals. In partnership with the owner, the shelter received several dogs each week for neuter or spay surgery. A shelter partner agreed to take some of the puppies for placement in homes leaving the owner with the original eight dogs.

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The organization completed a space need assessment. In 2022, the capital facilities plan completed with the City of Lacey labeled the shelter as the second worst building in the City of Olympia. The capital facilities plan completed in 2022 did not include funds for site acquisition or development. The plan included an estimate of \$30 million to construct a 27,000 square-foot building. Following the contract with Animal Arts, the initial needs concept called for 30,000 square feet of space. The organization reviewed the concept to ensure fiscal responsibility while ensuring the building would meet needs. A second concept was completed. The proposed revised value engineered concept is for a building of less than 20,000 square feet. Ms. Hock reviewed the programming elements of the building concept. The design is estimated to cost approximately \$33 million to \$41.5 million. The variant of the cost is associated with the cost of site acquisition and site development.

Considerations by partner agencies include the veterinary services area and potential revenue sources the shelter could assess to assist in constructing the building, the financial model, and the financial tools to use to achieve the objective of a new facility. The state allocated \$1 million for design services. The shelter estimates receiving \$500,000 in grants from private foundations. The sale of the existing property would also contribute to the cost of the new building, as well as consideration of local donations, leaving a balance ranging from \$26 million to \$34 million for a new facility. Additional partner considerations include the financing model to use, such as a levy, a bond, or establishing an animal control district to help create a funding mechanism. Currently, the interlocal agreement addresses the cost of any loan repayment as based on a per capita basis of each partner jurisdiction.

Councilmember Althaus asked about the structure of an animal control district. Ms. Hock advised that more work is necessary in the legislature. Representative Parsley is interested in pursuing a bill. The proposal would entail formation of a district, similar to a water district or a transportation benefit district. Any city or county could elect to form the district. Exploration continues on ways to create the district as to whether it would only entail councilmanic action or voter approval. More research is underway with constituents about the framework of the option. Other jurisdictions in the state have indicated support for the option. Should the organization pursue the option, the animal shelter would be one of the first ones in the country to form a district for funding municipal animal services that are historically underfunded. Partner jurisdictions would have the option to enact an animal control district as a funding mechanism.

Ms. Hock addressed questions about volunteer assignments. The organization offers volunteers options for volunteering for specific tasks as

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well as encouraging volunteers to assist in areas that need additional support. The greatest need of the animal shelter is fostering either short-term or long-term, cat litter, and adult and kitten food and formula at this time of year. Dog food (dry preferred) is always welcome as well as sturdy toys.

Councilmember Agabi asked about the potential cost for each jurisdiction for a new facility. Ms. Hock responded that a meeting was held with all partner jurisdictions to discuss financial options surrounding a new facility. Those conversations are continuing. The meeting was an initial meeting with staff from each jurisdiction to begin discussions on the financial obligation of each jurisdiction as some of the contributions from jurisdictions could potentially change dependent on revenue obtained from other sources. Many revenue tools and financial mechanisms and sources are available to consider.

PUBLIC COMMENT: **Cortini Holthaus, 5606 22nd Avenue SE, Olympia, 98503**, said she filed a federal complaint against the Tumwater Police Department, Washington Department of Corrections, St. Peter’s Hospital, and Multicare Lacey Emergency because she has received ongoing retaliation after speaking up against the organizations about harm. She has been followed, denied assistance, mislabeled medically, and digitally harassed. She lives like a fugitive not because she did anything wrong, but because she told the truth and she would like everyone to know that she is dedicated to justice and the truth.

CONSENT CALENDAR:

- a. Approval of Minutes: City Council Work Session, March 25, 2025
- b. Approval of Minutes: City Council, April 15, 2025
- c. Approval of Minutes: City Council Special Joint Port of Olympia, April 29, 2025
- d. Payment of Vouchers
- e. Grant Agreement Amendment No. 1 with Washington Recreation & Conservation Office for the Percival Creek Project
- f. Award of Bid for 2025 Pavement Maintenance project, with Lakeside Industries
- g. Ansten Sewer Project, Contract Award, with A&D Enterprises, LLC

MOTION: **Councilmember Althaus, moved, seconded by Councilmember Swarthout, to approve the Consent Calendar as published. A voice vote approved the motion unanimously.**

Mayor Sullivan reviewed the items approved on the Consent Calendar.

**COUNCIL
CONSIDERATIONS:**

ORDINANCE NO. Deputy Director Medrud reported the proposed ordinance reduces the size of

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**O2025-003,
PLANNING
COMMISSION
COMPOSITION:**

the Planning Commission from nine to seven members. State law allows a membership from three to twelve members. In 1984, the City Council established the Commission's membership as nine members and in 1993 adjusted the ordinance to include one member representing the City's urban growth area. The proposal is the first change in over 30 years because of the difficulty associated with recruitment of applicants to fill nine positions primarily because of the numerous volunteer opportunities available both at the City and throughout the community.

The General Government Committee recommended the Council approve the proposal.

Councilmember Althauser reviewed the reasons for the committee's support of the proposal.

Deputy Director Medrud addressed questions about recruitment efforts by the City and the challenges encountered when more than one member resigns because of relocation or other reasons.

MOTION:

Councilmember Althauser moved, seconded by Councilmember Cathey, to adopt Ordinance No. O2025-003, Planning Commission Composition, as recommended by the General Government Committee at their April 15, 2025, meeting. A voice vote approved the motion unanimously.

**93RD AVENUE SW
AND CASE ROAD
SW 10 PERCENT
ANNEXATION
PETITIONS:**

Deputy Director Medrud reported the City received separate 10 percent annexation petitions from two adjacent property owners. The proposal combines the petitions into one request for annexation. Concurrently, the owners submitted 60 percent petitions for both parcels.

The two properties are located off 93rd Avenue within the City's urban growth area. The properties are adjacent to the southwest corner of the Olympia Regional Airport off 93rd Avenue. The owners filed the petitions in February 2025. The petitions were deemed complete in March following payment of fees. As both owners own all the property within the boundary of the annexation area, both owners filed petitions for the 60% requirement.

The applications are subject to the 60-day rule for consideration by the Council. The Council is under no obligation to accept an annexation petition. The timeline affords time for the Council to ask questions and discuss the process with staff, as well as with the applicants about the desire to annex to the City. Both property owners indicated willingness to assume a fair share of City indebtedness if annexed, as well as accepting existing land use designations and zone districts for the properties. Staff is unaware of any other pending applications before Thurston County for the properties or any development proposals for the properties.

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The combined parcels are approximately 10+ acres in size and are designated as Light Industrial zoning with an Airport Overlay adjacent to the properties. The properties are undeveloped with the exception of an existing house and outbuildings on one parcel.

The first application is for property of approximately 4.87 acres located at 1020 93rd Avenue SW owned by Nathan Waunch. The second property is located between the first property and City boundaries. That property lacks an address as no development of the property has occurred. The property is owned by H. John and Diane Elwin and is approximately 5.87 acres in size.

The initial request is the 10% annexation petition. The request is whether the City Council is willing to accept, reject, or modify the annexation proposal.

Assumption of the City's indebtedness includes a pro rata share of the annexed city's outstanding indebtedness that has been approved by voters, contracted, or occurred prior to the date of annexation. Essentially, the obligations include the Tumwater Metropolitan Park District and general government obligations through the City.

Deputy Director Medrud reviewed a flowchart of the annexation process. If the Council accepts the petition, the 60% petitions would be considered following a legal review of the petition to confirm all signatures. The Council would then consider the annexation during a public hearing, affording the public an opportunity to comment on the proposal. Following the public hearing, if the Council approves the proposed annexation, the annexation is forwarded to the Thurston County Boundary Review Board for a separate review and an opportunity for the public, other districts, and agencies to comment on the proposed annexation. If the annexation is approved by the Boundary Review Board, the annexation is returned to the City for adoption of an ordinance formally recognizing the annexed area to the City.

The General Government Committee recommended placement of the 10 Percent Annexation Petitions with no modification for consideration of the proposed annexation and whether the City Council will require the assumption of existing City indebtedness by the area to be annexed.

Councilmember Althauser questioned the proposal's impact on the existing work plan approved by the Council earlier in the year and its impact on work items approved to move forward by the Council. Deputy Director Medrud advised that the work plan included some time in the likelihood of the City receiving annexation petitions.

Councilmember Swarthout asked whether the parcels are currently

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connected to City water and sewer. Deputy Director Medrud advised that the properties are not connected to City services; however, if development occurs on the property under either the county or City's jurisdiction, the development would be responsible for the extension of public services to serve the property. The City's utility's comprehensive plan anticipates serving the area; however, any development application would trigger an extension of services.

Councilmember Swarthout inquired as to whether the proposal would create a county island. Deputy Director Medrud advised that no county island would be created from the annexation.

Councilmember Cathey asked about any other requirements since the property is located near the airport. Deputy Director Medrud said the regulations under the airport overlay are the same regardless if the owners develop under the City or under Thurston County. Thurston County's last update of the Joint Plan expanded its Airport Overlay to match the City's Airport Overlay. Development occurring in the urban growth area must meet City requirements.

Councilmember Cathey asked about the location of any residential properties near or adjacent to the properties. Deputy Director Medrud advised of a potential large lot residential development to the north of the property, which would be guided by existing zoning and land use overlay. Those types of issues are addressed during a development review of a proposed development application regardless of whether the property is annexed.

PUBLIC COMMENT: **Ryan Haddock** said he has been working with the property owners on future development options for the properties since 2015. They discovered through outreach that many businesses that want to locate within the Light Industrial zone require additional City services beyond sewer and water, to include fire and police protection. That is one of the reasons the property owners desire annexation to the City as it would enable accelerated development of both properties.

MOTION: **Councilmember Althaus** moved, seconded by **Councilmember Swarthout**, to accept the proposed annexation petitions and initiate the annexation process for the 93rd Avenue SW and Case Road SW annexation (TUM-25-0128). A voice vote approved the motion unanimously.

**COMMITTEE
REPORTS:**

**PUBLIC HEALTH &
SAFETY:**

The next meeting is scheduled on May 13, 2025 to receive updates on the Crisis Response and FDCARES Program and Thurston County District

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Peter Agabi

Court.

**GENERAL
GOVERNMENT:**
Michael Althaus

The next meeting on May 14, 2025 includes consideration of:

- 2025 Comprehensive Plan Periodic Update – Lands for Public Purposes and Utilities
- 5901 Black Lake-Belmore SW 10 Percent Annexation Petition (TUM-25-0453)
- Food System Plan – Development Update
- 2025 Comprehensive Plan Middle Housing Grant with the Department of Commerce Amendment No. 1

PUBLIC WORKS:
Eileen Swarthout

The next meeting on May 8, 2025 includes consideration of:

- Small Government Enterprise Agreement Renewal with Esri
- Annual Barnes Lake Management District (BLMD) Work Plan and Budget Review

**BUDGET AND
FINANCE:**
Debbie Sullivan

The last meeting on April 25, 2025 included a monthly financial update and an update on the Community Human Resources Program for 2025 funding proposals. The committee is scheduled to review applications in June. An ordinance on the execution of contracts and other legal documents was also reviewed.

**MAYOR/CITY
ADMINISTRATOR'S
REPORT:**

City Administrator Parks reviewed dates of the Saturday sessions of the Council's Strategic Planning process. The three dates include Saturday, June 7, 2025 from 9 a.m. to 4 p.m., Saturday, June 28, 2025 from 9 a.m. to 4 p.m., and Saturday, September 20, 2025 from 9 a.m. to 4 p.m. The meetings are scheduled at the Fire Training Room at the Tumwater Headquarters Fire Department.

Voters approved extending the Transportation Benefit District with the election results certified by the Thurston County Auditor's Office based on the 30% voter turnout. The measure was supported by approximately 77% of City voters. She acknowledged the Council for their leadership throughout the process and the work of the advocacy committee members of Councilmember Swarthout and former Mayor Pete Kmet. She thanked staff for their efforts on transportation projects completed over the last ten years that served to demonstrate the benefits of the Transportation Benefit District to the community. She thanked Communications staff for their outreach to the community.

The City received approval of the Habitat Conservation Plan and the Incidental Take Permit from U.S. Fish and Wildlife Service for the Operations and Maintenance Facility proposed for construction off 79th Avenue on City property. The Council will receive an update on the project during a work session.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF HYBRID MEETING
MAY 6, 2025 Page 10**

The Council recently received an invitation from the Methodist Church for an orchard dedication on May 18, 2025 at 11:45 a.m. as an addition to the community garden. The orchard will include 40 apple trees. The project was funded through the Metropolitan Park District.

Future events include Thurston Forward on May 10, 2025, a local DEIB event sponsored by the League of Women Voters from 9 a.m. to 3 p.m. at the South Puget Sound Community College campus in Lacey. Registration is required through the League of Women Voters. Communications Manager Wettstein has been representing the City.

The City's statistically valid survey has been released. The random survey is being conducted by DHM Research on behalf of the City. Concurrently, Communications staff is developing outreach strategy for the Community Engagement Survey for release to the entire community following the close of the statistically valid survey.

The Parks and Recreation Department recently moved to its new location at 821 Airport Court SE. The temporary location frees up space for the Police Department to expand at City Hall to accommodate the Body-Worn Camera Program.

Mayor Sullivan attended the Thurston Economic Development Council meeting on April 23, 2025. Members received a presentation on the Bright Night project, a large battery storage facility for backup power for utilities powered through Puget Sound Energy located south of the Town of Bucoda. The site is over 80 acres in size with the development comprised of only 12 acres. The remaining acreage will retain existing trees as a buffer to the facility. Members received a presentation on the Scale-Up Program involving funding sponsored by the Washington State Department of Commerce for the new biennium for start-up businesses and entrepreneurial.

Mayor Sullivan announced that Community Development Department Director Mike Matlock is scheduled to retire at the end of May. Director Matlock has served as an amazing Community Development Director. Based on his retirement, the next Director has been selected. Deputy Director Brad Medrud has been with the City for many years, led the Council through many projects, and was selected as the Director of the Community Development Department.

**COUNCILMEMBER
REPORTS:**

Peter Agabi:

Marc Daily, the Executive Director of the Thurston Regional Planning Council has announced his departure from the organization at the end of

**TUMWATER CITY COUNCIL MEETING
MINUTES OF HYBRID MEETING
MAY 6, 2025 Page 11**

June.

Michael Althaus: The Regional Housing Council is scheduled to meet at the end of May.

The Deschutes Estuary Work Group has not held a recent meeting; however, the Legislature transferred the authority of the project from the Department of Enterprise Services to the Department of Ecology.

Councilmember Althaus congratulated Deputy Director Medrud on his promotion.

Eileen Swarthout: Members of the TRPC recently received an email announcing the departure of Mr. Daily, who accepted a position with South Puget Sound Regional Council. At the last TRPC meeting, members discussed equity language in the Regional Transportation Plan. The Transportation Policy Board requested modification of some language consistent with recent federal Executive Orders and priorities. After feedback from many individuals and groups, TRPC members did not accept the Policy Board's proposal to revise the language.

Leatta Dahlhoff: Councilmember Dahlhoff congratulated Deputy Director Medrud on his promotion and Director Matlock on his well deserved retirement.

The Opioid Abatement Council meeting was cancelled. The next meeting of the TCOMM 911 Administration Board is on Wednesday, May 7, 2025 followed by meetings of General Government Committee, Public Health and Safety Committee, LOTT Clean Water Alliance Board, and a meeting on World Relief.

Angela Jefferson: There were no meetings and no report.

Joan Cathey: The Thurston County Solid Waste Advisory Committee cancelled its meeting. The next meeting of the Olympic Region Clean Air Authority (ORCAA) is scheduled next week in addition to the General Government Committee meeting on Wednesday, May 14, 2025.

ADJOURNMENT: **With there being no further business, Mayor Sullivan adjourned the meeting at 8:38 p.m.**

Prepared by Valerie L. Gow, Recording Secretary/President
Puget Sound Meeting Services, psmsoly@earthlink.net

RESOLUTION NO. R2025-011

A RESOLUTION of the City Council of the City of Tumwater, Washington, establishing intent to annex certain contiguous property located adjacent to 93rd Avenue SW and Case Road SW in Thurston County, Washington, to the City of Tumwater.

WHEREAS, on March 18, 2025, pursuant to RCW 35A.14.120, Nathan Waunch and H. John and Diane Elwin, the owner of not less than ten percent (10%) in value according to the assessed valuation for general taxation of the property hereinafter described, notified the Tumwater City Council of their intent to commence proceedings for the annexation to the City of Tumwater of said property; and

WHEREAS, on April 15, 2025, the General Government Committee was briefed on the request for annexation and scheduled and placed the ten percent annexation petitions on the May 6, 2025, City Council consideration calendar; and

WHEREAS, on May 6, 2025, at a regularly scheduled meeting, the City Council met with the initiating parties and accepted the proposal to annex, determined the proposed annexation boundaries, and determined that properties within the newly annexed area will assume a proportionate share of indebtedness; and

WHEREAS, on June 3, 2025, the Thurston County Assessor certified that the petition to annex meets the sufficiency requirements of RCW 35A.01.040, including the requirement that it be signed by owners of more than sixty percent (60%) in value according to the assessed valuation for general taxation of said property; and

WHEREAS, on July 9, 2025, said petition was thereafter filed with the City Council; and

WHEREAS, on July 9, 2025, the General Government Committee scheduled a public hearing with the City Council on the proposed annexation for August 19, 2025; and

WHEREAS, the Tumwater City Clerk caused Notice of Public Hearing on the petition for annexation to be posted and published in the manner provided by law; and

WHEREAS, the annexation is consistent with the City of Tumwater adopted annexation policies, the County-wide Planning Policies, and the Joint Plan adopted by Thurston County and the City of Tumwater; and

WHEREAS, on August 19, 2025, a public hearing on said petition for annexation was held in the City Council Chambers of the City Hall; and the City Council, having determined that the annexation of the hereinafter described property to the City of Tumwater would be in the public interest and for the public welfare and in the best interest of the City of Tumwater and the residents thereof;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUMWATER AS FOLLOWS:

Section 1. The Tumwater City Council hereby declares its intent to annex the property described in Exhibit A and depicted in Exhibit B attached hereto and by this reference incorporated herein as if fully set forth,

Section 2. It is hereby further declared that upon annexation, the property described in Section 1 above shall be subject to existing indebtedness of the City of Tumwater. Zoning and land use designations shall be applied which are consistent with the Tumwater Comprehensive Plan. The Airport Overlay Zone shall be applied pursuant to the Tumwater Municipal Code and the Tumwater Comprehensive Plan. The Aquifer Protection Overlay Zone shall also be applied to the property described in Section 1 above.

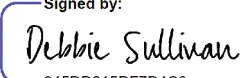
Section 3. Upon the Thurston County Boundary Review Board's approval of this annexation, the city attorney is directed to prepare an ordinance for council consideration annexing said property to the City of Tumwater.

Section 4. Severability. The provisions of this Resolution are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Resolution or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the Resolution, or the validity of its application to other persons or circumstances.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption and signature as provided by law.

RESOLVED this 19th day of August, 2025.

CITY OF TUMWATER

Signed by:

945DD615DF7D4C0...

Debbie Sullivan, Mayor

ATTEST:

DocuSigned by:

C727D66D755A4FB...

Melody Valiant, City Clerk

APPROVED AS TO FORM:

DocuSigned by:

5011BA3DE4C345C...

Karen Kirkpatrick, City Attorney

93rd AVE SW
ANNEXATION DESCRIPTION

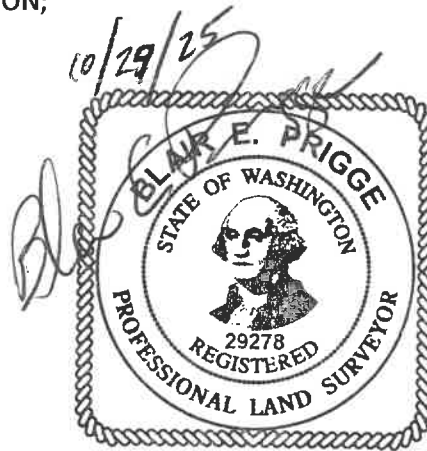
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 17 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

THE SOUTH 726.00 FEET OF THE WEST 300.00 FEET OF SAID SUBDIVISION AND TRACT 1 OF THAT
SURVEY RECORDED MARCH 20, 1979 UNDER AUDITOR'S FILE NUMBER 1071074, RECORDS OF
THURSTON COUNTY, WASHINGTON;

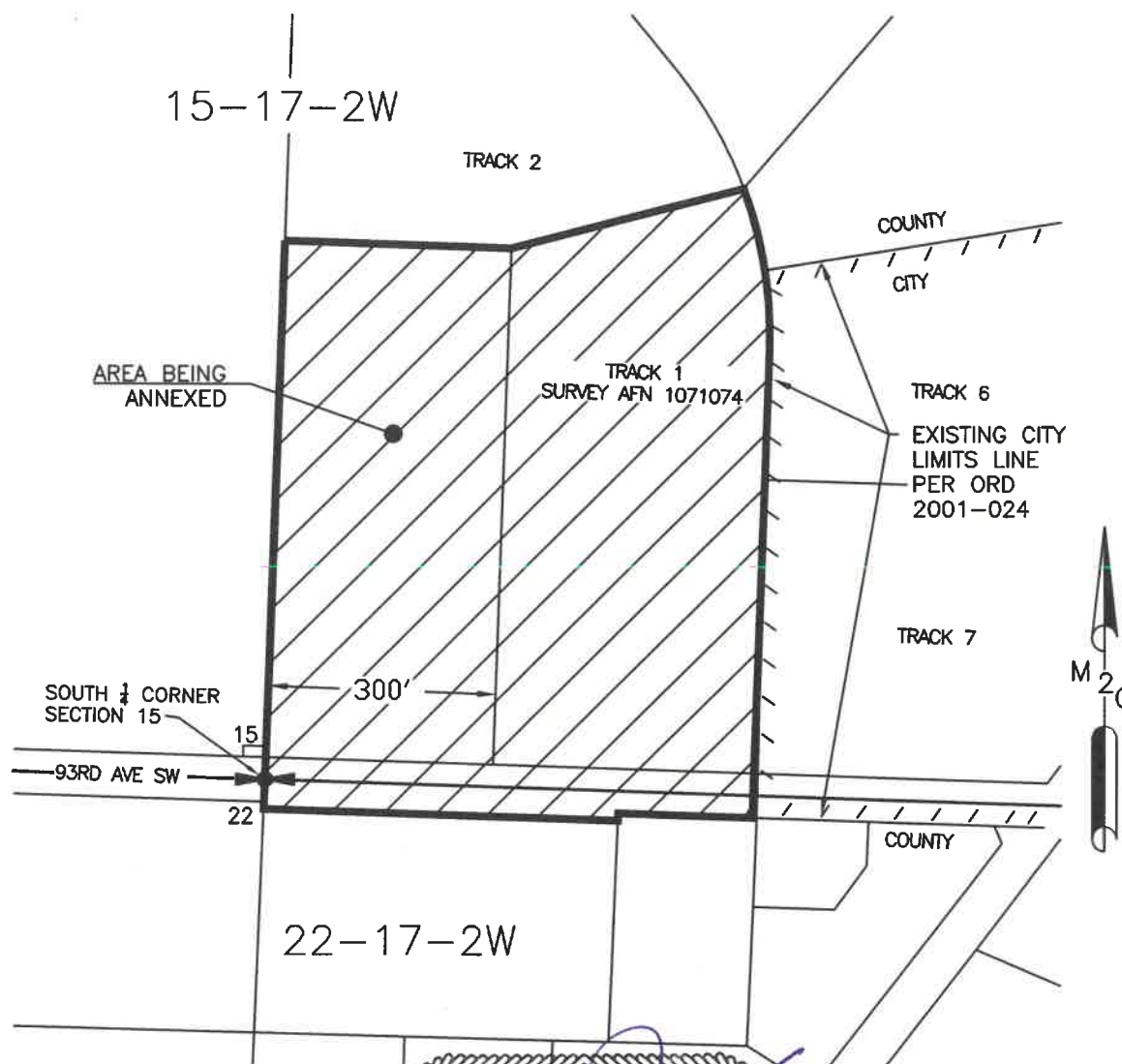
TOGETHER WITH THAT PORTION OF 93RD AVE SW RIGHT-OF-WAY LYING ADJACENT TO SAID WEST
300.00 FEET AND SAID TRACT 1 ON THE SOUTH; A PORTION OF SAID RIGHT-OF-WAY LIES IN THE
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 2
WEST, WM;

SITUATE IN THURSTON COUNTY, WASHINGTON;

CONTAINING 11.80 ACRES, MORE OR LESS.



93RD AVE SW



10/29/25
Blair E. Prigge



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

TUMWATER ANNEXATION
DATE: 10/28/2025
SCALE: 1"=250'
M2C PROJ NO.: 25-351
SHEET NO. 1 OF 1

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
48209	IPL0256723	Legal Ad - IPL0256723	Notice of Public Hearing, R2025-011, 08-19-2025	1.0	54.0L

ATTENTION: CITY OF TUMWATER IP
 555 ISRAEL RD SW
 OLYMPIA, WA 98501-6515
 clerksoffice@ci.tumwater.wa.us;dhackney@citumwater.wa.us

**City of Tumwater
 Notice of Public Hearing
 City Council**

Notice is hereby given that the Tumwater City Council will hold a public hearing at or about 7:00 p.m., on Tuesday, August 19, 2025, for the purpose of considering approval of Resolution No. R2025-011, 93rd Avenue SW and Case Road SW Annexation. The meeting and public hearing will be held remotely online via Zoom and in person at Tumwater City Hall, Council Chambers, 555 Israel Rd. SW, Tumwater, WA 98501.

The public is invited to attend this public hearing remotely or in person to give comments in favor of or in opposition to Resolution No. R2025-011.

Public Comment – In Person:
 Tumwater City Hall
 Council Chambers
 555 Israel Road SW
 Tumwater, WA 98501

Public Comment via Zoom - Register in advance for this webinar:
https://us02web.zoom.us/join/register/WN_uHvv_VeiR2q7SBdcN-WmWKA

Public Comment – via email:
 Prior to the meeting, send an email to: council@ci.tumwater.wa.us no later than 5:00 p.m. on Tuesday, August 19, 2025. Comments submitted via email are received by the Mayor and City Councilmembers and will not be read individually into the record of the meeting.

For more information, contact the Clerk's Office, (360) 754-4139 or email the clerksoffice@ci.tumwater.wa.us.

City of Tumwater
 Tracie Core, Deputy City Clerk
 IPL0256723
 Jul 25 2025

the undersigned, 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:

1.0 insertion(s) published on:
 07/25/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

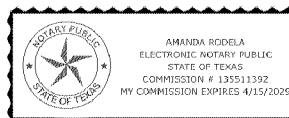


Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before me on Jul 25, 2025, 10:16 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**City of Tumwater
Notice of Public Hearing
City Council**

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The public is invited to attend this public hearing remotely or in person to give comments in favor of or in opposition to Resolution No. R2025-011.

Public Comment – In Person:
Tumwater City Hall
Council Chambers
555 Israel Road SW
Tumwater, WA 98501

Public Comment via Zoom - Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_uHvV_VeiR2q7SBdcN-WmWkA

Public Comment – via email:
Prior to the meeting, send an email to: council@ci.tumwater.wa.us no later than 5:00 p.m. on Tuesday, August 19, 2025. Comments submitted via email are received by the Mayor and City Councilmembers and will not be read individually into the record of the meeting.

For more information, contact the Clerk's Office, (360) 754-4139 or email the clerksoffice@ci.tumwater.wa.us.

City of Tumwater
Tracie Core, Deputy City Clerk
IPL0256723
Jul 25 2025

AFFIDAVIT OF POSTING
NOTICE OF APPLICATION

Application #: TUM-25-0128

Application Type: Request for Annexation

Project Name: 93 Avenue SW and Case Road SW Annexation

Applicant: H. John and Diane Elwin and Nathan Waunch

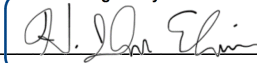
I, John Elwin, applicant/agent for the above-referenced project, state that on the 23rd day of July, 2025, posted a 4'x4' sign bearing the (water proof) public notice relating to the above-referenced project at the site in a location that complies with City of Tumwater requirements.

Description of location of the sign: Facing 93rd Ave on the south side of the property close to Case Rd. intersection.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signed on September 22, 2025,
DATE

at City of Tumwater
LOCATION

DocuSigned by:

70CBA09705414B8...

Name

John Elwin

9/22/2025



STEVEN J. DREW
Assessor

OFFICE OF THE ASSESSOR
Service, Integrity, Fairness,
Internationally Recognized for Excellence



DECLARATION OF PETITION SUFFICIENCY

I, **Cyndi Ross**, do hereby certify, pursuant to RCW 35A.01.040, the petition for annexation to the **City of Tumwater** submitted to this office by **Brad Medrud** on **05/07/2025**, bears the names and purported signatures of persons who are owners or part owners of parcels of real property lying within the proposed annexation area collectively of not less than **sixty percent** of the assessed value of the total proposed annexation area.

The undersigned cannot certify the authenticity of the signatures of such named owners, because authenticated signatures of such owners are not required to be kept in the records of Thurston County for such real property.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated this **June 3, 2025** in Olympia, Washington.

Cyndi Ross
Property Administration Manager
Thurston County Assessor's Office

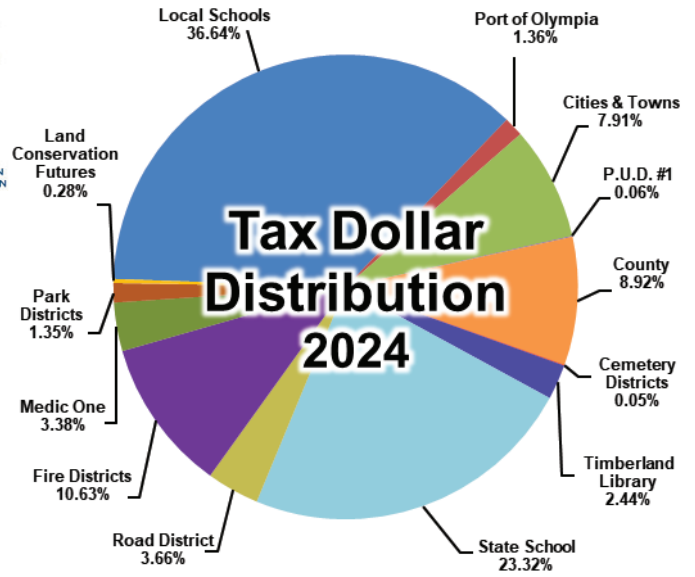


STEVEN J. DREW
 Thurston County Assessor
 3000 Pacific Ave SE
 Olympia, WA 98501-2043



Service, Integrity, Fairness, Internationally Recognized for Excellence
OFFICIAL PROPERTY VALUE CHANGE NOTICE

78736*148**G50**0.67**1/4*****AUTO**MIXED AADC 852
 WAUNCH PROPERTIES LLC
 3513 COUNTY ROAD 38
 HANCEVILLE AL 35077-2920



THIS IS A GENERAL TAX DISTRIBUTION GRAPHIC.
 FOR A MORE ACCURATE DEPICTION OF WHERE **YOUR** TAX DOLLARS ARE SPENT,
 GO TO www.Thurstoncountywa.gov/departments/assessor
 AND CLICK ON THE "PROPERTY TAX ANALYSIS TOOL"

Properties Listed:3

Parcel Number: 12715420203				APPEAL DEADLINE 10/28/2024	
Property Location: Section 15 Township 17 Range 2W Quarter W2 SW SE W300F OF S726					
Property Address: 1020 93RD AVE SW OLYMPIA WA 98501				Open Space Current Use Values	
Market Value as of January 1st	2022	2023	2024		
Land	158,700	195,500	210,000		
Structures	620,600	610,800	563,700		
TOTAL VALUE	779,300	806,300	773,700		
For Taxes Due in	2023	2024	2025		
Senior Citizen/Disabled Persons Exemption Frozen Value:					

Message from Assessor Steven J. Drew

By law, we are to set property values as of the 1st of January each year. This means changes in your value reflect the changes in the real estate market between 1/1/2023 and 1/1/2024, excluding new construction. Over this period, the county wide median change in residential values excluding new construction rose approximately 5%.

As you review your value change notice, it is important to note that excluding new construction, fluctuation in your property value has only a minor effect on your next tax bill. In the state of Washington, all property taxes are budget based. This means that each taxing district (schools, cities, fire departments, the county, and others) decides how much money to levy or budget each year for their regular levies, voter approved levies, or both. Regular levies are limited to a 1% increase each year without a vote of the people, other limitations also apply. Once budgets are adopted, the tax to be collected for each district is divided by the total assessed value within the district and multiplied by 1000 to equal the levy rate. This levy rate multiplied by your assessed value divided by 1000 determines the tax you owe. So, unless you have further developed your property (added buildings, improved buildings, or developed a building site) in the last year, majority of change in your tax bill results from the budgets approved by taxing districts and from voter approved bonds and levies.

Our professional staff and appraisal methodology are highly regarded for the quality and equity of the assessed values we produce every year. Still, we embrace direct dialogue with property owners concerned about their value. If after reading this notice you remain concerned about your assessed value, we recommend that you review your property's characteristics available on our website (A+ Parcel Search). If our characteristics do not accurately reflect your parcel, please contact our office to have it updated. Additionally, review the cost valuation report we have prepared for your property and sales used to determine your market value. If you still have a concern, contact our office for a review well before the appeal deadline. Then, if your concern has not been resolved, file a petition with the Board of Equalization. See the back of this notice for the Board of Equalization's contact information.

Throughout the Spring of 2022 in my capacity as Legislative Committee Chair for our State's Assessors, I successfully led our effort to update the qualification thresholds for the Senior and Disabled Persons Exemption program. Here in Thurston County these changes increased each of the qualification thresholds by approximately \$10,000 which kept pace with the cost of living. Please read the "Senior and Disables Exemption Programs" section on the back of this notice to see if you may qualify.

<p>OUR CURRENT OFFICE 3000 Pacific Avenue SE, Olympia, WA 98501-2043 Monday—Friday 8:00am to 5:00pm OFFICE (360) 867-2200 FAX (360) 867-2201 TTY: 7-1-1 or 1-800-833-6388 valueinquiry@co.thurston.wa.us</p>	<p>County offices, including the Assessor are now located at:</p> <p>3000 Pacific Ave SE Olympia, WA 98501-2043</p> <p>SCAN ME </p> <p>Check website for updates and details www.Thurstoncountywa.gov/departments/assessor</p>
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ASSESSOR STEVEN J. DREW

Service, Integrity, Fairness, Internationally Recognized for Excellence

2024-2025 INSPECTIONS WILL BEGIN THIS FALL AND CONCLUDE BY NEXT SUMMER

State law requires that all real property in the County be physically inspected at least once every six years. Our dedicated appraisers inspect thousands of parcels each year to verify/update property characteristics to ensure accuracy & consistency with assessments. The residential inspection areas for 2024/2025 are Regions 6 & 15. This area is within the City of Lacey and its Urban Growth Area (UGA). The Southern section is north of 66th Ave to Ruddell Rd. then north of Mullen Rd. and the Amtrak Line. The Northern section is north of I5, located east of Marvin Rd, and west of Meridian Dr. Visit the A+ Parcel Search on our website to see when your parcel's next revaluation inspection is scheduled.



To conduct these inspections, we will visit your property in a clearly marked white county vehicle with a yellow light bar. Staff will be wearing one of these uniforms and their county photo ID as depicted in the photo. We may knock on your door to introduce ourselves and then proceed to conduct the inspection. We measure and photograph the exterior of structures including buildings and decks as required. You may see staff working in their vehicle as they are required to verify/update property characteristics on their computers. Our staff will always be kind and respectful and we request that you show them the same courtesy as they carry out their required duties.



SENIOR AND DISABLED EXEMPTION PROGRAMS

Property Owners meeting the following three requirements may be eligible for a property tax exemption:

1. Age or Disability (Must meet at least one of the following)
 - 61 years or older
 - Disabled and unable to pursue gainful employment
 - Veteran with an 80% or greater Service Connected Disability Rating
2. Own and occupy the property more than 6-months of the calendar year
3. Total household income of \$59,000 or less

To Apply bring the following items to the Thurston County Assessor's Office:

- Complete Federal Income Tax Return with all Schedules and Attachments, including Social Security 1099, other 1099s, W-2, etc.
- Washington ID or Driver's License
- Proof of any allowable deductions (Receipts, EOB, Etc.)
- Proof of disability, if applicable
- Any other income documents

New for 2024 Tax Year: The Legislature raised the income limits to \$59,000 (Level C), \$51,000 (Level B), \$42,000 (Level A)

2022 Tax Year Forward: The Legislature expanded deductions when calculating income for the exemption program. Common additional deductions include—Medicare Supplemental Insurance premiums, Long Term Care Insurance premiums, cost-sharing amounts (co-pays, amount paid toward deductible, etc.), out of pocket expenses for prosthetic devices & mobility enhancing equipment. Contact our office or see our website for details.

OTHER EXEMPTION PROGRAMS

Residential Remodel Exemption – Substantial remodels, additions, or constructing accessory dwelling units may qualify for a three-year property tax exemption. Applications must be received before work is completed.

Destroyed Property – If all or a portion of your property has been destroyed, you may qualify for a reduction of value or refund of taxes.

Improvement to Historic Building – Improvement made to a historic property may qualify for a ten-year exemption. The cost of rehabilitation must be greater than 25% of the assessed value of the structure prior to rehabilitation.

Land Use Programs: Land used for commercial farming, preservation of open spaces or growing forest products may qualify for assessment based on the land's current use rather than its market value.

Senior Citizen or Low Income Property Tax Deferral Programs: The State pays the deferred tax amount on behalf of the qualifying individual. That amount, plus interest, becomes a lien on the property until repaid.

For additional information on any exemption, deferral, or current use program please visit our website or call the office.

Consider contacting our office through valueinquiry@co.thurston.wa.us or 360-867-2200 prior to beginning the appeal process.

If you decide to file an appeal, you must do so before the appeal deadline **10/28/2024**

To obtain or file a Petition with the Board of Equalization visit their website at

www.Thurstoncountywa.gov/departments/board-equalization.

To contact the Board of Equalization

email Ruth Elder at ruth.elder@co.thurston.wa.us or call the office at 360-786-5135.

OUR CURRENT OFFICE

3000 Pacific Avenue SE, Olympia, WA 98501-2043
Monday—Friday 8:00am to 5:00pm
OFFICE (360) 867-2200 FAX (360) 867-2201 TTY: 7-1-1
or 1-800-833-6388
valueinquiry@co.thurston.wa.us


County offices, including the Assessor are now located at:


3000 Pacific Ave SE
Olympia, WA 98501-2043

SCAN
ME



Check website for updates and details
www.Thurstoncountywa.gov/departments/assessor

Parcel Number: 12722340000 				APPEAL DEADLINE 10/28/2024	
Property Location: 22-17-2W SE-SW LESS RD LESS W330F Property Address: 1335 101ST AVE SW OLYMPIA WA 98512				Open Space Current Use Values	
Market Value as of January 1st	2022	2023	2024	Prior Value	New Value
Land	255,100	293,500	294,200		
Structures	531,300	483,400	549,400		
TOTAL VALUE	786,400	776,900	843,600		
For Taxes Due in	2023	2024	2025		
Senior Citizen/Disabled Persons Exemption Frozen Value:					

Parcel Number: 12727210100 				APPEAL DEADLINE 10/28/2024	
Property Location: 27-17-2W N2-NE-NW LESS W330F Property Address: 1335 101ST AVE SW OLYMPIA WA 98512				Open Space Current Use Values	
Market Value as of January 1st	2022	2023	2024	Prior Value	New Value
Land	158,700	183,200	185,100		
Structures	0	0	0		
TOTAL VALUE	158,700	183,200	185,100		
For Taxes Due in	2023	2024	2025		
Senior Citizen/Disabled Persons Exemption Frozen Value:					



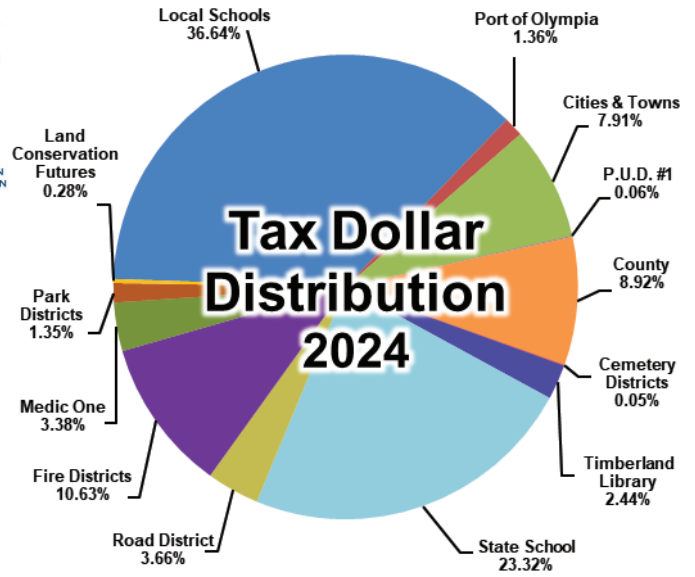


STEVEN J. DREW
 Thurston County Assessor
 3000 Pacific Ave SE
 Olympia, WA 98501-2043



Service, Integrity, Fairness, Internationally Recognized for Excellence
OFFICIAL PROPERTY VALUE CHANGE NOTICE

54101*101**G50**0.43**1/2*****AUTO**5-DIGIT 98503
 DIANE & H JOHN ELWIN
 5802 25TH AVE SE
 LACEY WA 98503-3420



THIS IS A GENERAL TAX DISTRIBUTION GRAPHIC.
 FOR A MORE ACCURATE DEPICTION OF WHERE **YOUR** TAX DOLLARS ARE SPENT,
 GO TO www.Thurstoncountywa.gov/departments/assessor
 AND CLICK ON THE "PROPERTY TAX ANALYSIS TOOL"

Properties Listed:1

Parcel Number: 12715430400				APPEAL DEADLINE 10/28/2024	
Property Location: Section 15 Township 17 Range 2W Quarter SW SE LT 1 Docume					
Property Address: WA				Open Space Current Use Values	
Market Value as of January 1st					
	2022	2023	2024	Prior Value	New Value
Land	337,700	447,400	520,800		
Structures	0	0	0		
TOTAL VALUE	337,700	447,400	520,800		
For Taxes Due in	2023	2024	2025		
Senior Citizen/Disabled Persons Exemption Frozen Value:					

Message from Assessor Steven J. Drew

By law, we are to set property values as of the 1st of January each year. This means changes in your value reflect the changes in the real estate market between 1/1/2023 and 1/1/2024, excluding new construction. Over this period, the county wide median change in residential values excluding new construction rose approximately 5%.

As you review your value change notice, it is important to note that excluding new construction, fluctuation in your property value has only a minor effect on your next tax bill. In the state of Washington, all property taxes are budget based. This means that each taxing district (schools, cities, fire departments, the county, and others) decides how much money to levy or budget each year for their regular levies, voter approved levies, or both. Regular levies are limited to a 1% increase each year without a vote of the people, other limitations also apply. Once budgets are adopted, the tax to be collected for each district is divided by the total assessed value within the district and multiplied by 1000 to equal the levy rate. This levy rate multiplied by your assessed value divided by 1000 determines the tax you owe. So, unless you have further developed your property (added buildings, improved buildings, or developed a building site) in the last year, majority of change in your tax bill results from the budgets approved by taxing districts and from voter approved bonds and levies.

Our professional staff and appraisal methodology are highly regarded for the quality and equity of the assessed values we produce every year. Still, we embrace direct dialogue with property owners concerned about their value. If after reading this notice you remain concerned about your assessed value, we recommend that you review your property's characteristics available on our website (A+ Parcel Search). If our characteristics do not accurately reflect your parcel, please contact our office to have it updated. Additionally, review the cost valuation report we have prepared for your property and sales used to determine your market value. If you still have a concern, contact our office for a review well before the appeal deadline. Then, if your concern has not been resolved, file a petition with the Board of Equalization. See the back of this notice for the Board of Equalization's contact information.

Throughout the Spring of 2022 in my capacity as Legislative Committee Chair for our State's Assessors, I successfully led our effort to update the qualification thresholds for the Senior and Disabled Persons Exemption program. Here in Thurston County these changes increased each of the qualification thresholds by approximately \$10,000 which kept pace with the cost of living. Please read the "Senior and Disables Exemption Programs" section on the back of this notice to see if you may qualify.

<p>OUR CURRENT OFFICE 3000 Pacific Avenue SE, Olympia, WA 98501-2043 Monday—Friday 8:00am to 5:00pm OFFICE (360) 867-2200 FAX (360) 867-2201 TTY: 7-1-1 or 1-800-833-6388 valueinquiry@co.thurston.wa.us</p>	<p>County offices, including the Assessor are now located at:</p> <p>3000 Pacific Ave SE Olympia, WA 98501-2043</p> <p>SCAN ME </p> <p>Check website for updates and details www.Thurstoncountywa.gov/departments/assessor</p>
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ASSESSOR STEVEN J. DREW

Service, Integrity, Fairness, Internationally Recognized for Excellence

2024-2025 INSPECTIONS WILL BEGIN THIS FALL AND CONCLUDE BY NEXT SUMMER

State law requires that all real property in the County be physically inspected at least once every six years. Our dedicated appraisers inspect thousands of parcels each year to verify/update property characteristics to ensure accuracy & consistency with assessments. The residential inspection areas for 2024/2025 are Regions 6 & 15. This area is within the City of Lacey and its Urban Growth Area (UGA). The Southern section is north of 66th Ave to Ruddell Rd. then north of Mullen Rd. and the Amtrak Line. The Northern section is north of I5, located east of Marvin Rd, and west of Meridian Dr. Visit the A+ Parcel Search on our website to see when your parcel's next revaluation inspection is scheduled.



To conduct these inspections, we will visit your property in a clearly marked white county vehicle with a yellow light bar. Staff will be wearing one of these uniforms and their county photo ID as depicted in the photo. We may knock on your door to introduce ourselves and then proceed to conduct the inspection. We measure and photograph the exterior of structures including buildings and decks as required. You may see staff working in their vehicle as they are required to verify/update property characteristics on their computers. Our staff will always be kind and respectful and we request that you show them the same courtesy as they carry out their required duties.



SENIOR AND DISABLED EXEMPTION PROGRAMS

Property Owners meeting the following three requirements may be eligible for a property tax exemption:

- Age or Disability (Must meet at least one of the following)
 - 61 years or older
 - Disabled and unable to pursue gainful employment
 - Veteran with an 80% or greater Service Connected Disability Rating
- Own and occupy the property more than 6-months of the calendar year
- Total household income of \$59,000 or less

To Apply bring the following items to the Thurston County Assessor's Office:

- Complete Federal Income Tax Return with all Schedules and Attachments, including Social Security 1099, other 1099s, W-2, etc.
- Washington ID or Driver's License
- Proof of any allowable deductions (Receipts, EOB, Etc.)
- Proof of disability, if applicable
- Any other income documents

New for 2024 Tax Year: The Legislature raised the income limits to \$59,000 (Level C), \$51,000 (Level B), \$42,000 (Level A)

2022 Tax Year Forward: The Legislature expanded deductions when calculating income for the exemption program. Common additional deductions include—Medicare Supplemental Insurance premiums, Long Term Care Insurance premiums, cost-sharing amounts (co-pays, amount paid toward deductible, etc.), out of pocket expenses for prosthetic devices & mobility enhancing equipment. Contact our office or see our website for details.

OTHER EXEMPTION PROGRAMS

Residential Remodel Exemption – Substantial remodels, additions, or constructing accessory dwelling units may qualify for a three-year property tax exemption. Applications must be received before work is completed.

Destroyed Property – If all or a portion of your property has been destroyed, you may qualify for a reduction of value or refund of taxes.

Improvement to Historic Building – Improvement made to a historic property may qualify for a ten-year exemption. The cost of rehabilitation must be greater than 25% of the assessed value of the structure prior to rehabilitation.

Land Use Programs: Land used for commercial farming, preservation of open spaces or growing forest products may qualify for assessment based on the land's current use rather than its market value.

Senior Citizen or Low Income Property Tax Deferral Programs: The State pays the deferred tax amount on behalf of the qualifying individual. That amount, plus interest, becomes a lien on the property until repaid.

For additional information on any exemption, deferral, or current use program please visit our website or call the office.

Consider contacting our office through valueinquiry@co.thurston.wa.us or 360-867-2200 prior to beginning the appeal process.

If you decide to file an appeal, you must do so before the appeal deadline **10/28/2024**

To obtain or file a Petition with the Board of Equalization visit their website at

www.Thurstoncountywa.gov/departments/board-equalization.

To contact the Board of Equalization

email Ruth Elder at ruth.elder@co.thurston.wa.us or call the office at 360-786-5135.

OUR CURRENT OFFICE

3000 Pacific Avenue SE, Olympia, WA 98501-2043
Monday—Friday 8:00am to 5:00pm
OFFICE (360) 867-2200 FAX (360) 867-2201 TTY: 7-1-1
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County offices, including the Assessor are now located at:

3000 Pacific Ave SE
Olympia, WA 98501-2043

SCAN ME



Check website for updates and details
www.Thurstoncountywa.gov/departments/assessor

93rd AVE SW
ANNEXATION DESCRIPTION

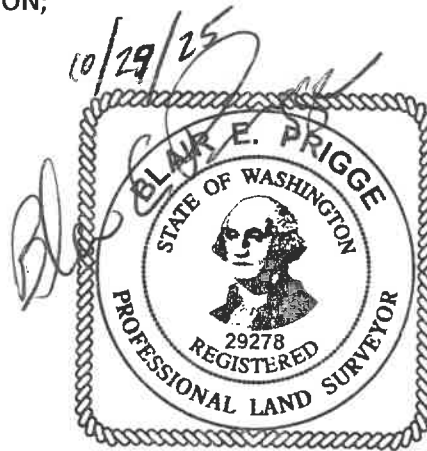
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 17 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

THE SOUTH 726.00 FEET OF THE WEST 300.00 FEET OF SAID SUBDIVISION AND TRACT 1 OF THAT
SURVEY RECORDED MARCH 20, 1979 UNDER AUDITOR'S FILE NUMBER 1071074, RECORDS OF
THURSTON COUNTY, WASHINGTON;

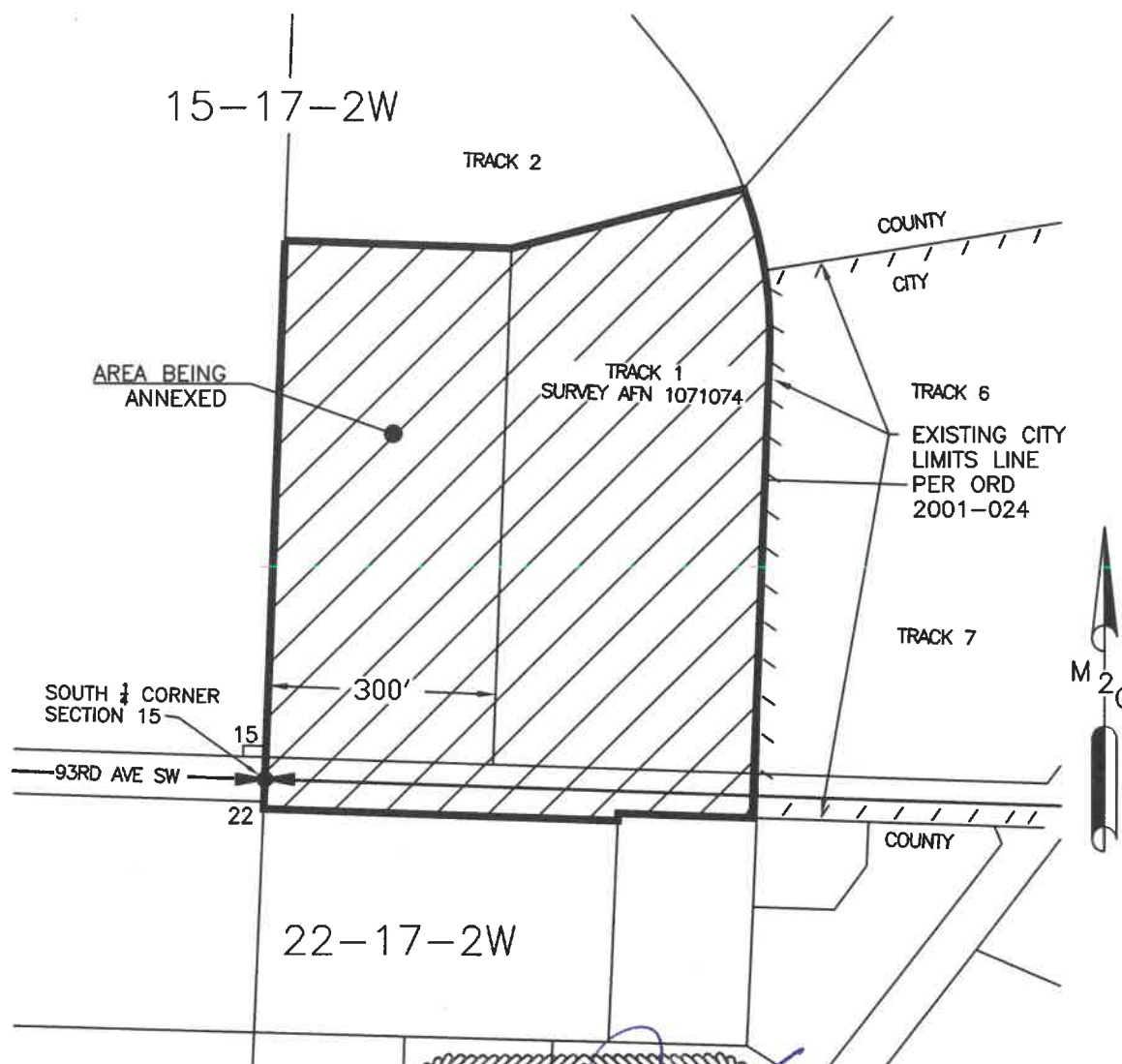
TOGETHER WITH THAT PORTION OF 93RD AVE SW RIGHT-OF-WAY LYING ADJACENT TO SAID WEST
300.00 FEET AND SAID TRACT 1 ON THE SOUTH; A PORTION OF SAID RIGHT-OF-WAY LIES IN THE
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 2
WEST, WM;

SITUATE IN THURSTON COUNTY, WASHINGTON;

CONTAINING 11.80 ACRES, MORE OR LESS.



93RD AVE SW

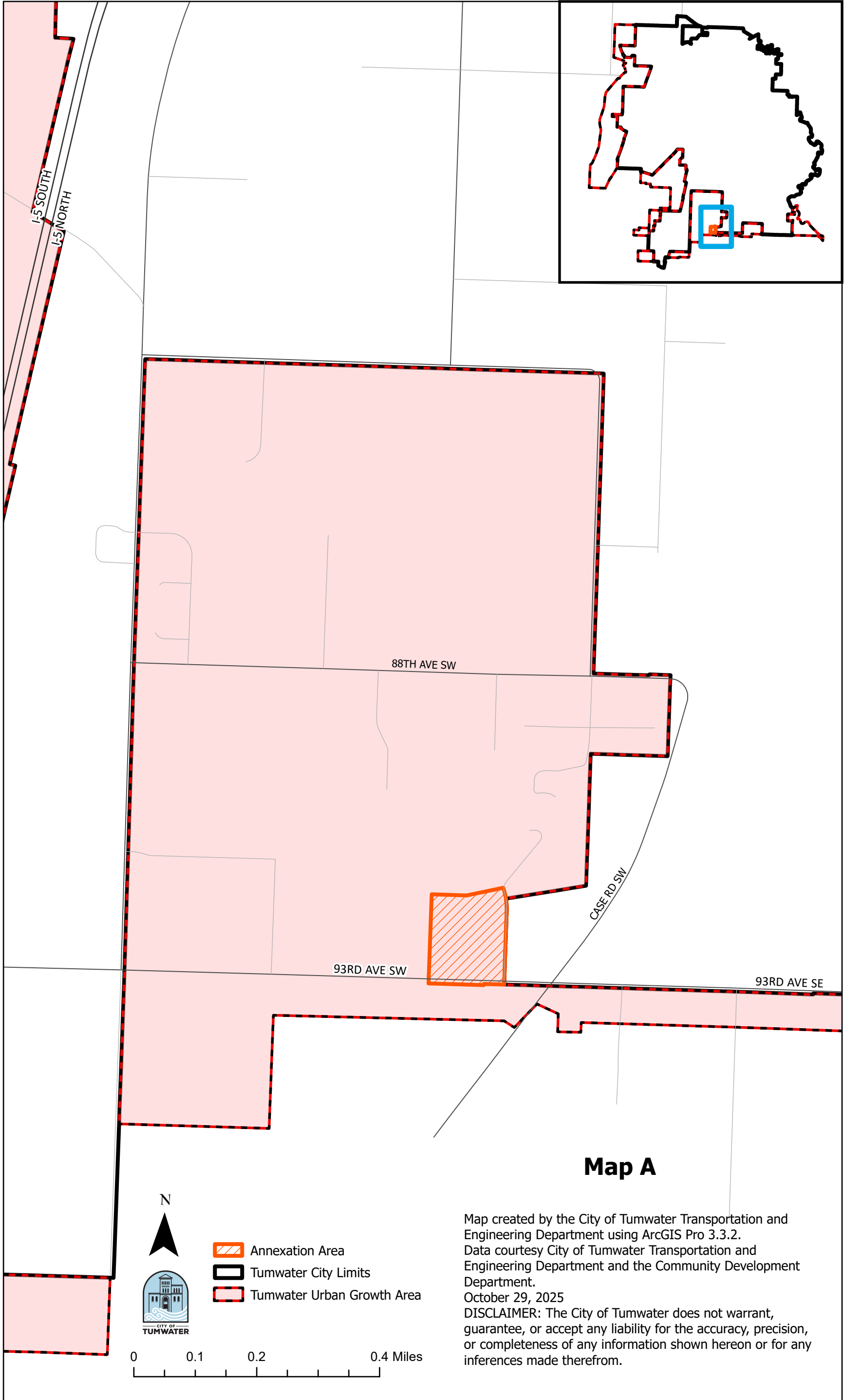


10/29/25
Blair E. Prigge



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949




TUMWATER ANNEXATION
DATE: 10/28/2025
SCALE: 1"=250'
M2C PROJ NO.: 25-351
SHEET NO. 1 OF 1



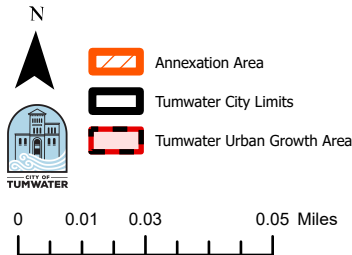
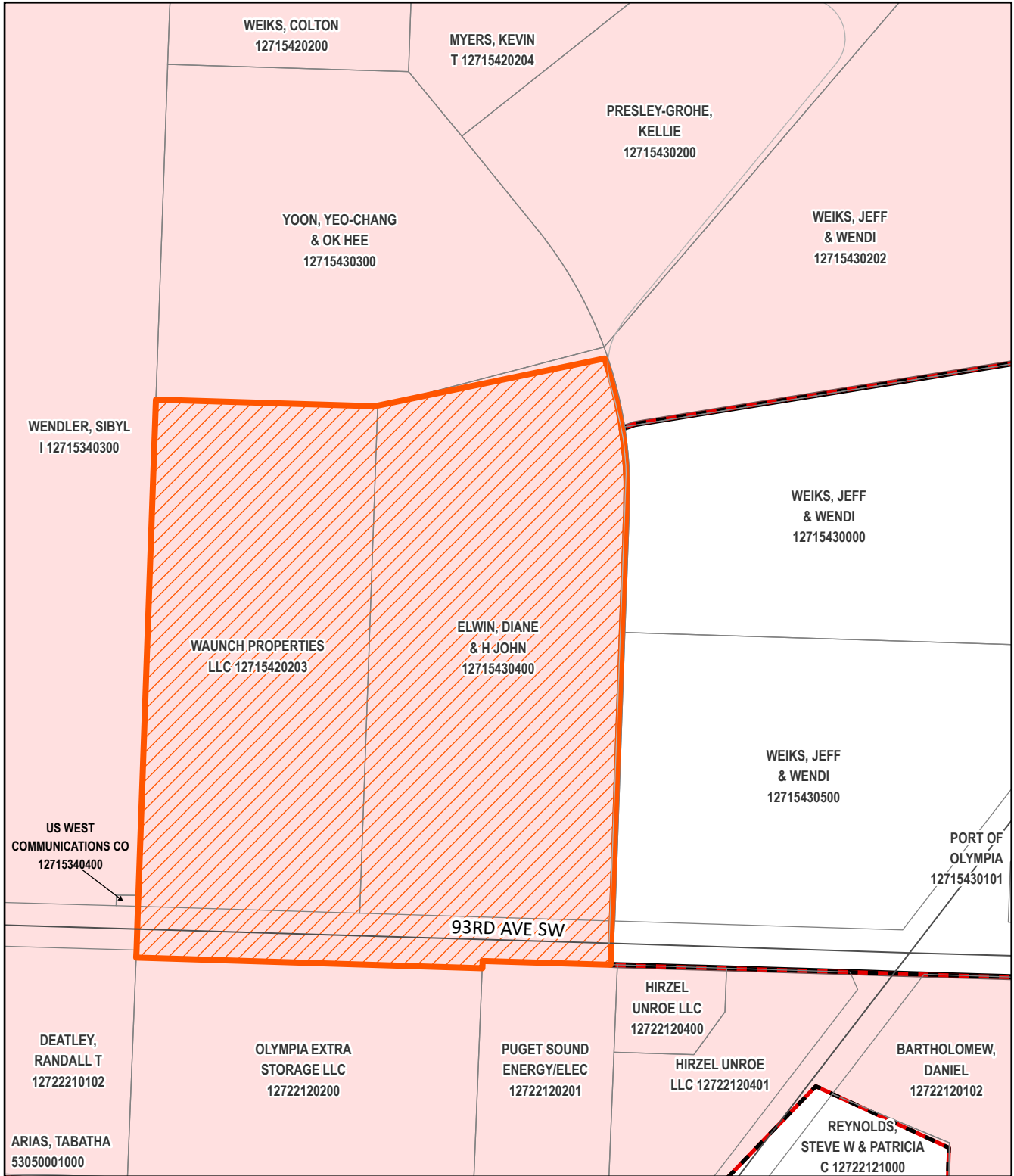
Map A

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.3.2.
 Data courtesy City of Tumwater Transportation and Engineering Department and the Community Development Department.
 October 29, 2025
 DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.



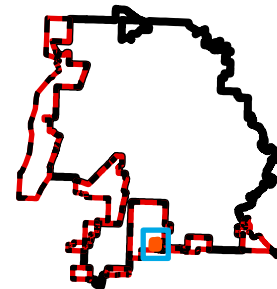
-  Annexation Area
-  Tumwater City Limits
-  Tumwater Urban Growth Area

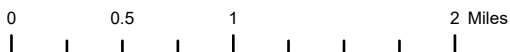
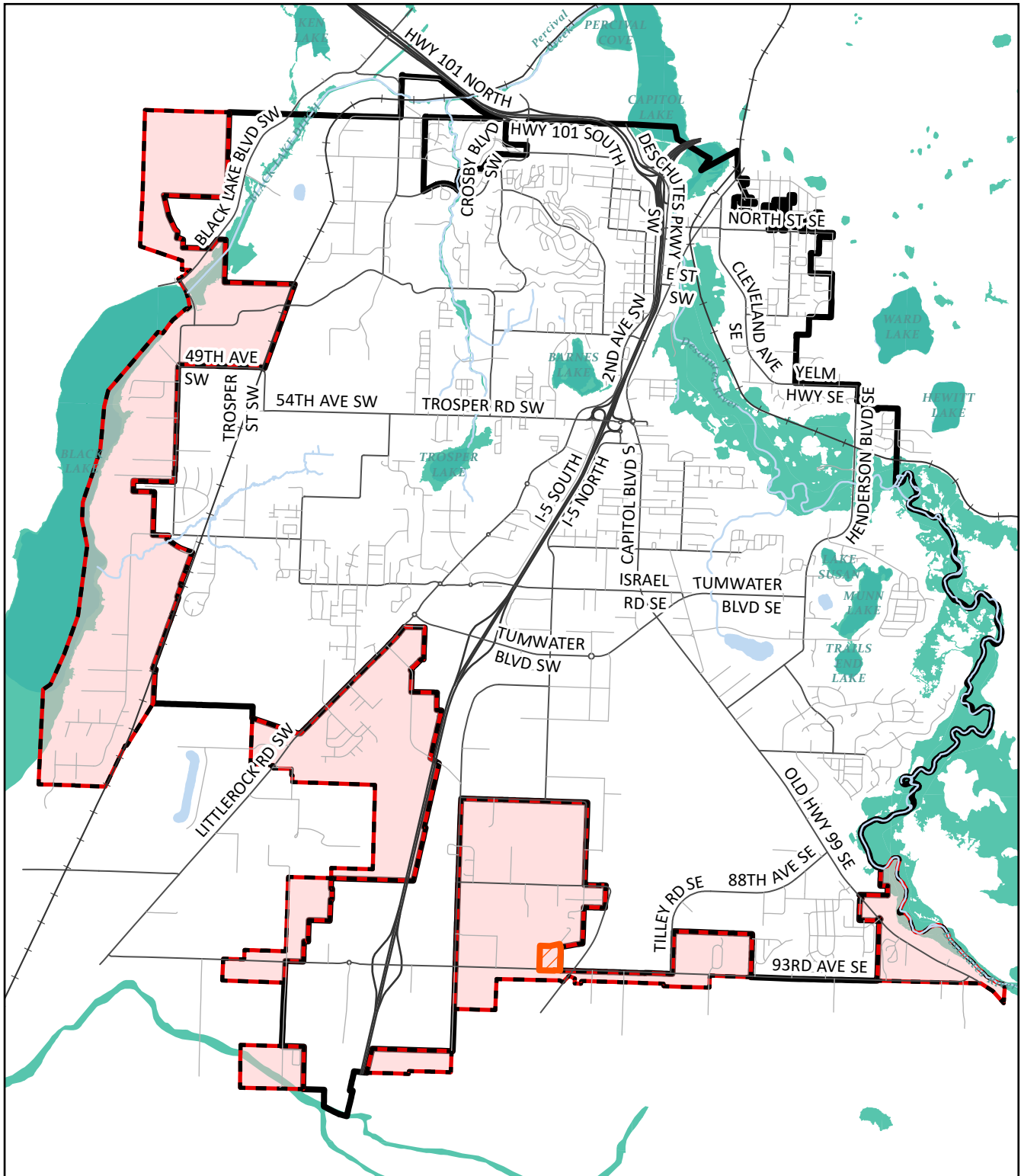
0 0.1 0.2 0.4 Miles



Map B

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.3.2.
 Data courtesy City of Tumwater Transportation and Engineering Department & Community Development Department, Thurston County.
 October 29, 2025
 DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.

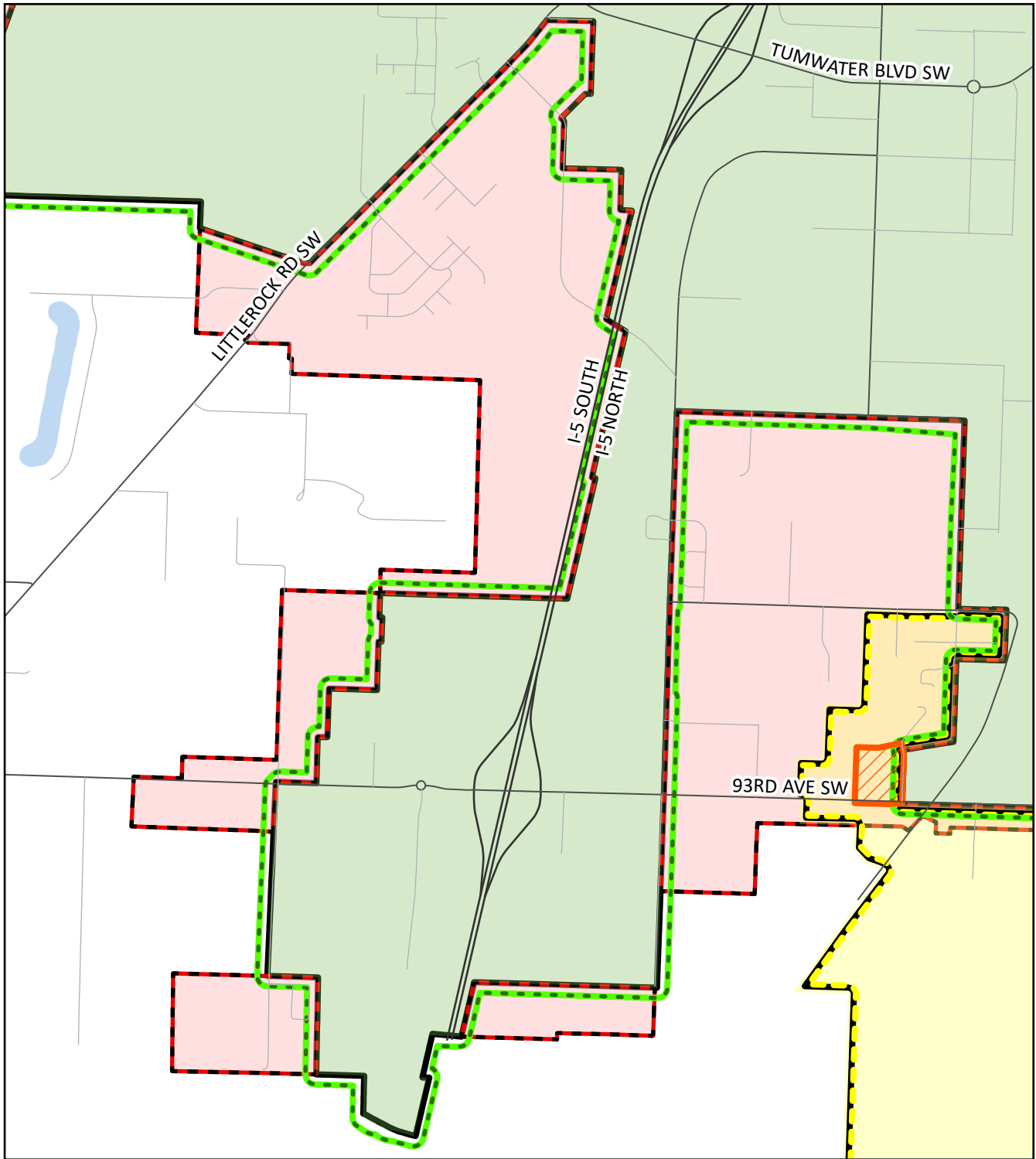




- +— Railroads
- Annexation Area
- 100 Year Flood Zone
- Tumwater Urban Growth Area
- Tumwater City Limits

Map C

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.3.2.
 Data courtesy City of Tumwater Transportation and Engineering Department & Community Development Department, FEMA.
 October 29, 2025
 DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.



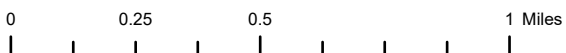
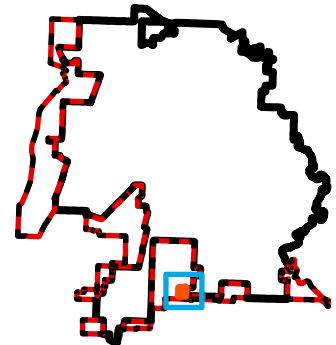
Map D

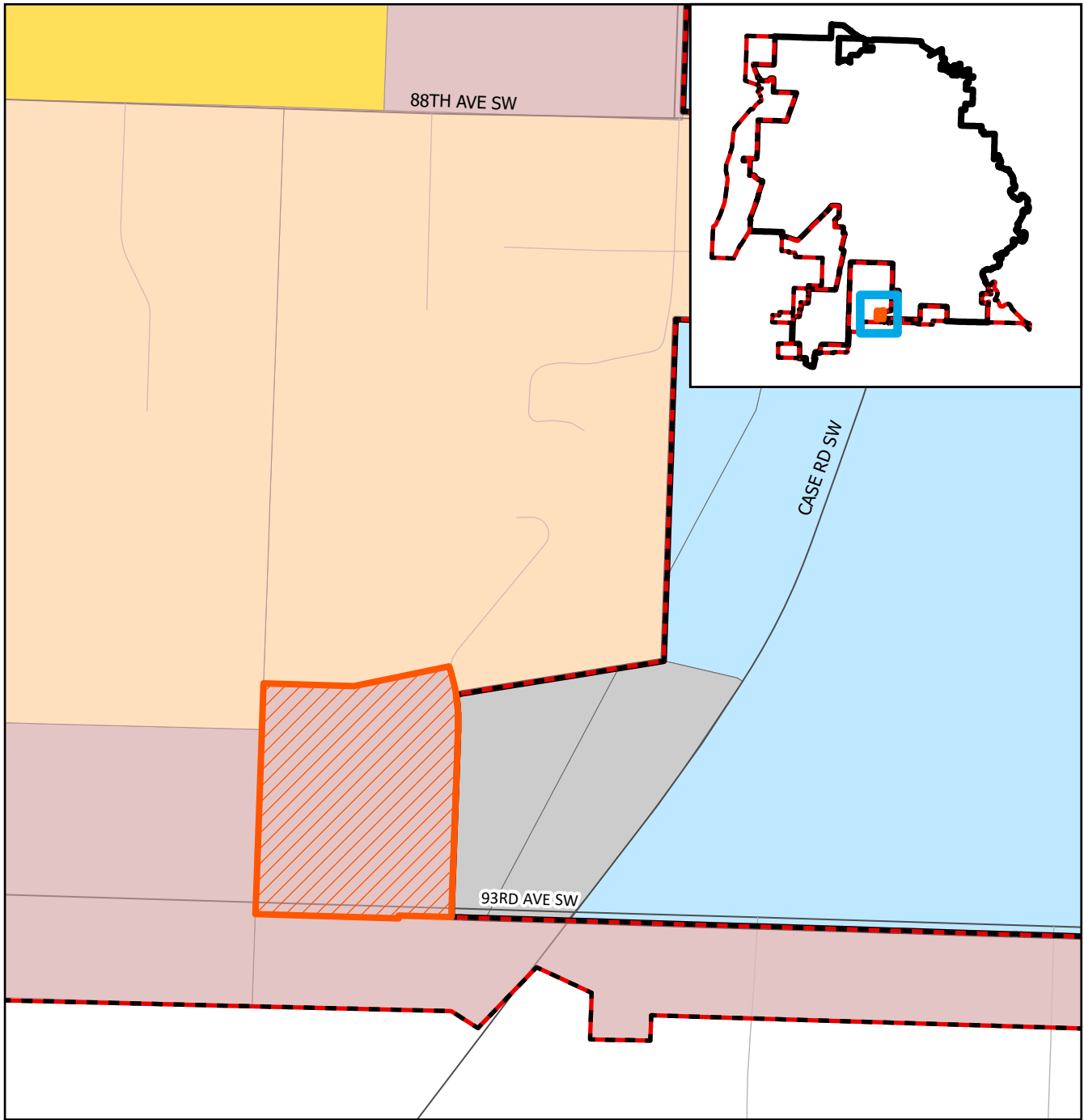
- N
-  Annexation Area
 -  Tumwater Urban Growth Area
 -  Tumwater City Limits
- Fire Districts**
-  East Olympia
 -  Tumwater
- 

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.3.2. Data courtesy City of Tumwater Transportation and Engineering Department and the Community Development Department.

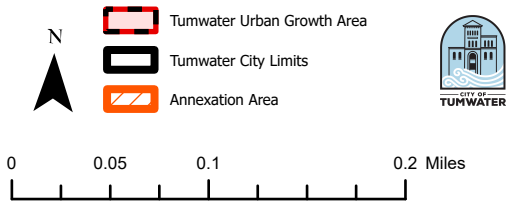
October 29, 2025

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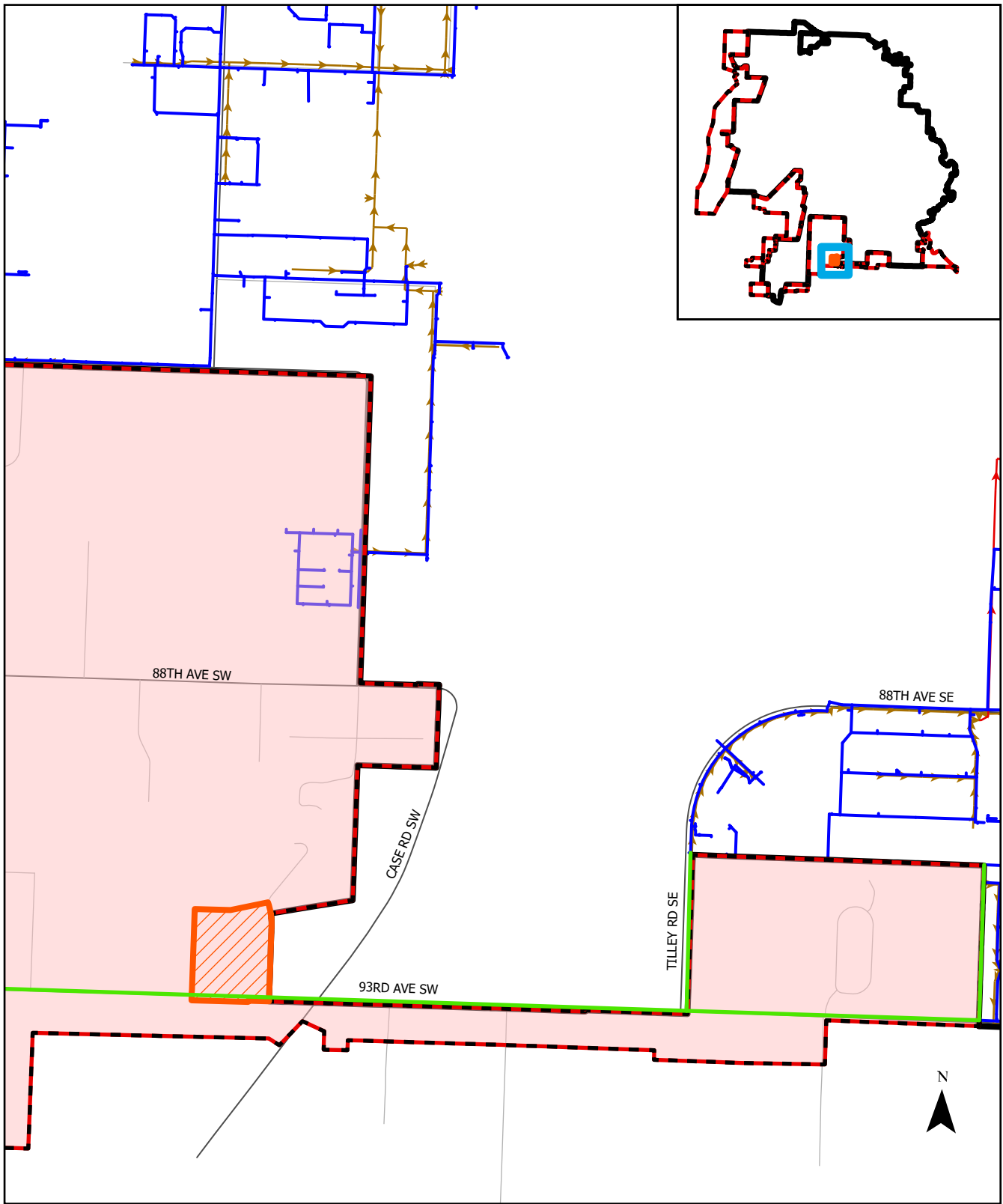


Map E-1



Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.3.2.
 Data courtesy City of Tumwater Transportation and Engineering Department and the Community Development Department.
 October 29, 2025
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- Tumwater Zoning**
- Airport Related Industrial
 - Mixed Use
 - Brewery District
 - Multi-Family High Density
 - Capitol Boulevard Community
 - Multi-Family Medium Density
 - Community Services
 - Neighborhood Commercial
 - General Commercial
 - Open Space
 - Green Belt
 - Residential/Sensitive Resource
 - Heavy Industrial
 - Single Family Low Density
 - Historic Commercial
 - Single Family Medium Density
 - Light Industrial
 - Town Center
 - Manufactured Home Park
 - Annexation Area



Map E-2

Map created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.3.2.
 Data courtesy City of Tumwater Transportation and Engineering Department and the Community Development Department.
 October 29, 2025

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- Future Water Main
- Water Main
- Gravity Sewer Main
- Force Sewer Main
- Annexation Area
- Tumwater Urban Growth Area
- Tumwater City Limits

