

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



<p>SUBMITTAL REQUIREMENTS</p> <p><u>Annexation:</u> Original + 6 copies CD containing all documents as separated .pdf format files</p> <p><u>Waiver:</u> Original + 8 copies CD containing all documents as separated .pdf format files</p>
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1. Jurisdiction Requesting Annexation/Merger: City of Yelm

Responsible Official: Gary Cooper, Planning & Building Manager

Phone: (360) 458-8408

FAX: none

E-mail: garyc@yelmwa.gov

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.14.460

4. Location (address, if assigned): The area comprises roughly 234.84 acres mostly surrounded on the west and east by City of Yelm land. The proposed annexation area is bound to the south by the edge of Yelm’s Urban Growth Area.

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: 234.84

7. Assessed Valuation (attach Assessor's information): \$38,914,800

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.14.460 for territory within urban growth areas.

9. Current Joint Plan Designation:

Moderate Density Residential (R-6), Commercial (C-1) and Low Density Residential (R-4).

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

Sewer Water Neither

If no, specify services desired: Some of the parcels at the northern end of the proposed annexation area are currently served by city sewer and/or water (see map attached). However, the majority of the parcels within the proposed annexation area are not served by city water or sewer. The City of Yelm is not aware of any expressed desire for water or sewer services for parcels within the annexation area that are not currently served by city water or sewer.

If sewer or water desired, include map showing location of nearest lines. A map of nearby water and sewer lines is attached.

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

Upon development, redevelopment, or failure of existing systems within the annexation area, sewer and/or water service would be required to be extended in accordance with the City of Yelm Development Guidelines and Title 13 of the Yelm Municipal Code.

12. Does this proposal affect any other interjurisdictional agreements?

Yes No

If yes, please list these agreements:

N/A

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

Yes, the county-wide planning policies require 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 Yelm and Thurston County Joint Plan (adopted 2023) 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). The fiscal effects of annexation were cooperatively addressed through the City of Yelm-Thurston County Interlocal Agreement to ensure a smooth transition in the provision of services.

14. Other specific Reason(s) for Annexation:

To create more logical municipal boundaries and to provide additional housing capacity for future growth.

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 partially surrounded by Yelm city limits. Surrounding properties include existing subdivisions within city boundaries.

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

The annexation area is bounded to the east and west by existing city land. The southern extent of the proposed annexation area is the edge of Yelm's Urban Growth Area.

c. Creation and preservation of logical service areas:

The annexation will create a more logical service area by annexing a section of land that is partially surrounded by City of Yelm land.

- d. Prevention of abnormally irregular boundaries: .

As mentioned above, the annexation will remove existing abnormal and irregular boundaries by eliminating an unincorporated island that is partially surrounded by City of Yelm land.

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

N/A

- f. Dissolution of inactive special purpose districts:

N/A

- g. Adjustment of impractical boundaries:

The annexation will create a more uniform edge to the city's boundaries by removing an impractical gap/cutout.

- 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 consistently with the requirements of the zoning district that they are located. This annexation is 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 Yelm Urban Growth Area into the City of Yelm.

- i. Protection of agricultural lands:

Consistent with the general goals of the Growth Management Act, the annexation will allow for regional population growth to be focused within the city limits of Yelm, helping to prevent urban sprawl into the outlying lands of unincorporated Thurston County. This

should help preserve the unincorporated Thurston County lands for agricultural uses.

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)

Zone 7

7	22719343000	0.30	LAURANCE, STEPHEN D & VICKI L	19-17-2E .30A SE-SW COM X SELY LINE F	Residential	\$11,400	\$138,400	\$149,800										
7	22719343001	0.27	LAURANCE, STEPHEN D & VICKI L	19-17-2E .27A PT SE4-SW4 COM ELY LN 4	Residential	\$12,900	\$140,900	\$153,800										
7	22719343002	0.33	LAURANCE, STEPHEN D & VICKI L	10248 SE 4TH ST 19-17-2E .33A SE4-SW4 COM E LN 4TH AV	Residential	\$319,200	\$157,800	\$477,000										
7	22719343003	0.55	DEEGAN PROPERTIES LLC	10234 SE 4TH ST 19-17-2E .55A PT SE4-SW4 COM ELY LN 4	Land Only		\$155,600	\$155,600										
7	21725410101	1.52	VAN DEN ELZEN, HARVEY	10803 MILL RD SE Section 25 Township 17 Range 1E Quarter	Residential	\$315,100	\$179,200	\$494,300				1971	Good	1112534	589506			
7	21725410301	0.48	LEE, JOO HO	10807 MILL RD SE 25-17-1E NE-SE BEG AT NE COR SE S ON	Mobile Home	\$31,800	\$141,900	\$173,700	2000-9-13	\$70,000				1112770	589415	3313591		
7	21725410303	2.09	VAN DEN ELZEN, HARVEY	10805 MILL RD SE Section 25 Township 17 Range 1E Quarter	Residential	\$23,400	\$144,600	\$168,000						1112235	589503			

Zone	Parcel Number	Acres	Owner Name	Parcel Address	Legal Description	Property Type	Building Value	Land Value	Total Value	Tax Exemption	Last Sale Date	Last Sale Price	Year Built	Residence Condition	X Coord	Y Coord	Deed Auditor File No.
7	21725410400	0.74	THURSTON COUNTY		Section 25 Township 17 Range 1E Quarter	Transportation		\$8,300	\$8,300	Government Property					1112631	589349	
7	21725410600	3.07	KOHLER, ELAINE	15520 FOX HILL RD SE	Section 25 Township 17 Range 1E Quarter	Residential	\$285,800	\$194,200	\$480,000		2024-10-11	\$539,500	1942	Very Good	1111838	589516	5033065
7	22719342402	0.30	SOWARD, DALE SCOTT	10230 SE 4TH AVE	19-17-2E .30A SE4-SW4 COM S4 COR W 1	Residential	\$218,200	\$151,600	\$369,800	Senior/Disabled			1963	Average	1115049	592478	
7	22719342600	1.13	NIX, RANDOLPH E	403 E YELM AVE	19-17-2E 1.14 A SE SW COM S4 SEC COR	Retail	\$108,600	\$387,000	\$495,600						1115237	592531	
7	22730120600	0.43	ROTHROCK, ROBERT & ELSII	10320 CLARK RD SE	30-17-2E NW NE COM NW COR S 220 F E	Residential	\$366,100	\$141,900	\$508,000		2021-12-1	\$505,000	1982	Good	1115797	592053	4902672
7	22730120700	0.39	GRAVER, JOHN T III	10328 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$183,500	\$128,000	\$311,500		2019-3-27	\$230,000	1955	Average	1115826	591918	4676046
7	22730120802	1.16	HOLMES, JEFFREY & KIMBEF	10338 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$633,300	\$168,800	\$802,100		2018-3-5	\$465,000	2008	Average	1115876	591776	4614620
7	22730120803	1.03	LARSON, ROBERT S & MALOI	10402 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$282,000	\$166,800	\$448,800		2005-1-18	\$162,000	1945	Very Good	1115871	591605	3704215
7	22730120900	2.64	NORTH, ALEXANDER J	10510 CLARK RD SE	Section 30 Township 17 Range 2E SW NW	Residential	\$235,600	\$221,400	\$457,000		2019-7-10	\$255,000	1970	Fair	1116031	590952	4693812
7	22730120902	2.64	DEMICH, SCOTT R & CARLA F	10502 CLARK RD SE	Section 30 Township 17 Range 2E SW NW 1	Residential	\$302,600	\$220,900	\$523,500		2020-8-26	\$275,000	1971	Average	1116036	591131	4778451
7	22730120903	2.57	DEMICH, SCOTT R & CARLA	10440 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$625,400	\$214,700	\$840,100				2001	Average	1116042	591308	
7	22730121000	1.83	NUTTER, GLEN L	10422 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$359,100	\$193,900	\$553,000				1933	Good	1116186	591454	
7	22730130200	5.20	CASSADY, CARL B	10524 CLARK RD SE	30-17-2E NW SW NE N OF DITCH	Residential	\$183,200	\$227,800	\$411,000				1930	Average	1116102	590649	
7	22730130300	1.47	ROWLAND, LUANNA L	10606 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$257,200	\$179,700	\$436,900		2021-5-25	\$460,000	1935	Good	1115816	590570	4863530
7	22730130302	1.24	LONGMIRE, DANIEL E		Section 30 Township 17 Range 2E Quarter S	Land Only		\$136,000	\$136,000								
7	22730130303	1.65	LONGMIRE, DANIEL E		Section 30 Township 17 Range 2E Quarter S	Land Only		\$143,200	\$143,200								
7	22730130400	2.20	SHELTON, CHRISTINE	10730 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$497,600	\$233,500	\$731,100		2019-8-8	\$540,000	2001	Good	1115998	589951	4700533
7	22730130401	2.65	PHILLIPS FAMILY TRUST	10706 CLARK RD SE	30-17-2E N2-N2-SW-SW-NE INC N20F S2N	Residential	\$388,900	\$246,500	\$635,400		2016-4-12	\$399,000	1962	Good	1116004	590116	4496938
7	22730130500	4.92	DI LUZIO, MARYELLEN	10744 CLARK RD SE	Section 30 Township 17 Range 2E S2 SW 4	Residential	\$178,000	\$244,300	\$422,300				1932	Average	1115991	589709	
7	22730210100	4.78	STRADER, HERMAN D & VIVI	10335 CLARK RD SE	30-17-2E NE NW COM 300 F N OF SE COR	Residential	\$408,000	\$220,800	\$628,800				1977	Average	1115223	591970	
7	22730210101	1.93	GRANT, ERNIE M & SHAROL I	10325 CLARK RD SE	30-17-2E N2 NE NW N175F OF E500F LES	Residential	\$379,900	\$176,800	\$556,700		1998-9-24	\$144,000	1955	Average	1115467	592109	3182822
7	22730210200	5.13	WALL, JAMES F	10347 CLARK RD SE	30-17-2E NE NW COM N2 SEC COR W 707	Residential	\$180,700	\$228,000	\$408,700				1937	Average	1115279	591713	
7	22730210300	1.36	FOLK, CLINT & CHRISTINA	15825 4TH ST SE	Section 30 Township 17 Range 2E Quarter	Residential	\$290,000	\$178,200	\$468,200		2022-5-25	\$490,000	1972	Average	1114787	592063	4933663
7	22730210401	0.36	LONGMIRE, THOMAS T	15723 MOSMAN AVE SE	Section 30 Township 17 Range 2E Quarter	Land Only		\$117,200	\$117,200						1114563	592163	
7	22730210402	0.73	LONGMIRE FAMILY LLC	15735 MOSMAN AVE SE	Section 30 Township 17 Range 2E Quarter	Residential	\$177,000	\$153,500	\$330,500				1928	Good	1114498	592097	
7	22730210403	3.19	LONGMIRE FAMILY LLC	15737 MOSMAN AVE SE	Section 30 Township 17 Range 2E Quarter	Residential	\$493,900	\$207,000	\$700,900				1972	Average	1114547	591818	
7	22730210404	1.38	LONGMIRE, THOMAS T	15741 MOSMAN AVE SE	Section 30 Township 17 Range 2E Quarter	Residential	\$515,800	\$177,400	\$693,200				1998	Average	1114763	591636	
7	22730210900	2.85	CHURCH OF JESUS CHRIST	10423 CLARK RD SE	30-17-2E PT S2 NE NW LY NELY OF YELM	Service	\$3,348,300	\$250,200	\$3,598,500	DoR Institutional					1115430	591382	
7	22730210901	0.69	EATON, JOSHUA ADAM & TR	10507 CLARK RD SE	30-17-2E NE-NW NELY OF CANAL / SELY C	Residential	\$271,000	\$157,000	\$428,000		2024-3-28	\$455,800	1966	Fair	1115609	591035	5010430
7	22730210902	0.95	BAKER, THOMAS DANIEL & K	10441 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$320,600	\$162,800	\$483,400		2008-7-7	\$294,950	1992	Average	1115506	591179	4022359
7	22730211000	0.50	LONGMIRE FAMILY LLC		30-17-2E N2 NE NW S 35 F OF NE NE NW .	Land Only		\$118,400	\$118,400								
7	22730220101	0.60	ARNESEN, WILLIAM M	15715 MOSMAN AVE SE	30-17-2E NW-NW COM 270F S OF NE COR	Residential	\$229,400	\$156,800	\$386,200		2013-2-27	\$143,000	1972	Average	1114324	592020	4321604
7	22730220200	0.29	MASON, PETER S	10240 3RD AVE SE	30-17-2E NW NW COM NE COR S 120 F W	Mobile Home	\$115,500	\$122,500	\$238,000	Senior/Disabled					1114344	592163	
7	22730240100	3.66	JORGENSEN, KELLY W & ELI	15939 105TH WAY SE	30-17-2E E2 NE SE NW LESS E 25 F CO RI	Residential	\$279,800	\$217,100	\$496,900				1945	Good	1115502	590600	
7	22730240200	0.93	ANDERSON JR, RUSSELL D	10643 CLARK RD SE	30-17-2E E2 NE SE NW S 1 A LESS .05 A	Residential	\$281,200	\$170,600	\$451,800	Senior/Disabled	2002-9-25	\$135,000	1936	Good	1115492	590281	3465294
7	22730240301	3.08	HARRISON, WALTER & NANC	10739 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$748,100	\$207,000	\$955,100		2003-7-22	\$359,000	1933	Good	1115328	589666	3556939
7	22730240302	1.57	LOMSDALE, RICHARD D & SH	10725 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$754,200	\$195,900	\$950,100		2021-12-2	\$915,000	2003	Average	1115479	589888	4901640
7	22730240303	1.54	WOLF, DIANA	10707 CLARK RD SE	Section 30 Township 17 Range 2E Quarter S	Land Only		\$157,200	\$157,200								
7	22730240400	3.81	LOVETTE, MARY K	15823 SE 105TH WAY	30-17-2E W2-E2-SE-NW BAP 330F W OF A	Residential	\$201,500	\$219,100	\$420,600	Senior/Disabled	1995-11-9	\$134,950	1957	Poor	1115182	590608	3000746
7	22730240401	4.44	BRACKETT, MICHAEL W & KIF	15921 105TH WAY SE	Section 30 Township 17 Range 2E PT SE 1	Residential	\$365,300	\$225,900	\$591,200		2007-9-11	\$386,000	2002	Average	1115158	590056	3959347
7	22730240600	1.75	PHELAN ADAMS, ANNA	15821 SE 105TH WAY	Section 30 Township 17 Range 2E Quarter	Residential	\$162,400	\$178,900	\$341,300		2005-7-5	\$172,900	1932	Good	1114918	590557	3746980
7	22730240601	0.45	HELEAN, MARTIN	15825 SE 105TH WAY	30-17-2E SE4-NW4 E 74F OF N 300 F OF W	Residential	\$160,500	\$144,900	\$305,400		1995-6-6	\$70,000	1928	Good	1114986	590735	24140426
7	22730240602	3.04	JACKSON, BRETT J & BECKY	15731 105TH WAY SE	Section 30 Township 17 Range 2E Quarter	Residential	\$909,700	\$205,700	\$1,115,400				2005	Average	1114826	589771	
7	22730240700	1.44	HOUX, RANOR	15809 SE 105TH WAY	Section 30 Township 17 Range 2E Quarter S	Land Only		\$171,700	\$171,700								
7	22730240701	6.18	CHEN, XIU QING	15727 105TH WAY SE	Section 30 Township 17 Range 2E Quarter	Residential	\$407,300	\$240,000	\$647,300		2019-12-26	\$555,000	1972	Good	1114673	590176	4732813
7	22730240800	3.08	JACKSON, BRETT JESSE & BI	15733 105TH WAY SE	Section 30 Township 17 Range 2E Quarter	Land Only		\$142,600	\$142,600						1114489	589777	
7	22730310000	9.93	BRIM, BRADLEY L		Section 30 Township 17 Range 2E Quarter	Land Only		\$194,900	\$194,900						1114638	589256	
7	22730310100	9.81	TELFER, SONYA ANN	15737 109TH AVE SE	Section 30 Township 17 Range 2E Quarter	Residential	\$787,700	\$268,500	\$1,056,200		2011-5-13	\$544,000	1998	Average	1114613	588576	4210918
7	22730310200	4.91	LEVINE, ROBERT H & DENISE	15839 109TH AVE SE	Section 30 Township 17 Range 2E W2 SE N	Residential	\$686,500	\$228,200	\$914,700		2019-10-7	\$660,000	1987	Good	1115113	588563	4712318
7	22730310300	4.91	ARTHUR, KATHRYN MICHELL	15935 SE 109TH AVE	30-17-2E E2 SE NE SW LESS .15 A RD	Residential	\$96,000	\$228,200	\$324,200		2018-7-17	\$245,000	1930	Average	1115446	588554	4638212
7	22730310500	4.85	JOHNSON, SCOTT D	10809 CLARK RD SE	30-17-2E N2 NE NE SW LESS RD ON E & S	Residential	\$167,100	\$227,600	\$394,700				1940	Average	1115300	589395	
7	22730310501	4.56	BRIM, BRADLEY L		Section 30 Township 17 Range 2E S2 NE4	Land Only		\$160,800	\$160,800						1115290	589074	
7	22730320000	4.79	KOWALSKI, DANIEL P & LORI	15640 SE 109TH AVE	Section 30 Township 17 Range 2E Quarter	Residential	\$433,400	\$228,000	\$661,400		2016-8-30	\$330,000	1995	Average	1113806	589292	4521287
7	22730320100	4.85	XU, MAODE	15708 SE 109TH AV	30-17-2E N2 NW SW E 330 F LESS S 20 F I	Residential	\$405,200	\$228,200	\$633,400		2021-2-10	\$520,000	1901	Average	1114136	589270	4829315
7	22730320200	6.03	NERI, ROGER & DIANE L	15511 109TH AVE SE	Section 30 Township 17 Range 2E NW SW E	Residential	\$319,200	\$239,800	\$559,000		1996-11-26	\$146,500	1976	Average	1113103	588615	3063704
7	22730320202	1.99	MAC AULEY, MICHAEL & PAM	15685 109TH AVE SE	Section 30 Township 17 Range 2E Quarter	Residential	\$358,700	\$188,100	\$546,800				1991	Average	1114060	588646	
7	22730320203	5.00	MCELROY, LANCE & CASSAN	15545 109TH AVE SE	Section 30 Township 17 Range 2E Quarter	Residential	\$311,300	\$228,400	\$539,700		2024-11-21	\$650,000	1965	Average	1113480	588600	5038428
7	22730320204	5.12	MAC AULEY JR, KENNETH	15639 109TH AVE SE	Section 30 Township 17 Range 2E Quarter	Land Only											

Zone	Parcel Number	Acres	Owner Name	Parcel Address	Legal Description	Property Type	Building Value	Land Value	Total Value	Tax Exemption	Last Sale Date	Last Sale Price	Year Built	Residence Condition	X Coord	Y Coord	Deed Auditor File No.
7	22730320700	2.36	COMPTON, KYLE JAMES & K/	15542 109TH AVE SE	Section 30 Township 17 Range 2E Quarter	Residential	\$437,400	\$202,300	\$639,700		2023-10-19	\$540,000	2020	Average	1113443	589473	4996028
7	22730410400	10.09	FLOWERS, DUSTIN D & SIMO	11002 SE VANCIL RD	Section 30 Township 17 Range 2E Quarter	Residential	\$423,300	\$270,000	\$693,300				2014	Average	1117267	588515	
7	22730420100	4.91	CAMPBELL, BRENDA I	10945 SE VANCIL RD	Section 30 Township 17 Range 2E S2 NE I	Residential	\$142,800	\$228,300	\$371,100		2011-4-13	\$101,900	1921	Average	1116614	589030	4207008
7	22730420200	8.79	FLOWERS, RYAN & MACHELL	10812 CLARK RD SE	30-17-2E NW NW SE LESS 1.37 A	Residential	\$221,200	\$277,900	\$499,100		2016-5-25	\$230,000	1961	Fair	1116000	589236	4504878
7	22730420300	0.95	HUGHES, JACOB & SHIRLEY	10848 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$284,500	\$189,000	\$473,500		2022-6-15	\$594,000	1950	Average	1115747	588990	4940329
7	22730420400	1.00	SCHARPF, DALE DUANE & RE	10912 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Residential	\$277,800	\$172,300	\$450,100		2007-3-23	\$255,900	1950	Average	1115721	588729	3914185
7	22730420401	9.04	RILEY PARK LLC	10924 CLARK RD SE	Section 30 Township 17 Range 2E Quarter	Recreation	\$104,200	\$692,100	\$796,300		2003-10-28	\$457,000			1115969	588531	3591504
7	22730420500	5.03	KIRKHAM, TAMI	11001 SE VANCIL RD	Section 30 Township 17 Range 2E Quarter	Residential	\$251,700	\$228,400	\$480,100		1998-12-11	\$142,900	1978	Average	1116771	588529	3198896
7	22730420700	5.03	DILEONARDO, GREGORY A &	11025 SE VANCIL RD	Section 30 Township 17 Range 2E W2-SE-	Mobile Home	\$220,500	\$228,400	\$448,900		2009-4-21	\$224,950			1116440	588538	4076631
7	99800365300		JARMAN, AARON	10924 CLARK RD SE UNIT 8	GREENFIELD SILVERCREST 77 60/24 OSC	Mobile Home	\$195,800		\$195,800								
7	99800402600		ECKENRODE, SHANNON M	16009 CLARK RD SE UNIT 3	GREENFIELD RIDGEWOOD 78 52/14	Mobile Home	\$36,900		\$36,900								
7	99800635000		SANTOS, DONALD ALAN	10335 CLARK RD SE	METAMORA 79 48/24	Mobile Home	\$25,400		\$25,400								
7	99800852500		BRACKETT, MICHAEL W & KIF	15921 105TH WAY SE	SKYLINE 64 47/20	Mobile Home	\$9,600		\$9,600								
7	99801359900		LOPEZ, ISAAC MICHAEL	10924 CLARK RD SE UNIT 7	GREENFIELD HILLCREST 82 52/24 #02910	Mobile Home	\$92,500		\$92,500								
7	99801468400		HOUX, SANDY & RANOR	15809 SE 105TH WAY	NEW MOON 86 66/28	Mobile Home	\$141,000		\$141,000								
7	99900437300		HOLIDY, DIANA L	10924 CLARK RD SE UNIT 4	GREENFIELD SKYLINE 83 56/14	Mobile Home	\$57,500		\$57,500								
7	99900559900		BALLENGER, SANDRA K	10924 CLARK RD SE UNIT 6	ARDMORE 91 40/24	Mobile Home	\$119,300		\$119,300								
7	99900561900		PHILLIPS FAMILY TRUST	10706 CLARK RD SE	CANDLEWOOD 90 48/24	Mobile Home	\$89,900		\$89,900								
7	99900694600		GRANEY, MARY LOU	10924 CLARK RD SE UNIT 2	GREENFIELD CORINTHIAN 76 56/14 #9196	Mobile Home	\$36,400		\$36,400								
7	99900949700		CHASEZ, MARK & RHONDA	10924 CLARK RD SE	REDMAN 97 64/42	Mobile Home	\$252,700		\$252,700								
7	99901246500		GRANILLO-RAMIR, SARAH EL	10924 CLARK RD SE UNIT 5	GREENFIELD BELMONT 1979 66/14	Mobile Home	\$49,000		\$49,000								
7	99901291500		STILLWELL, TAD	10802 MILL RD SE	2020 PALM HARBOR RIVERS EDGE 46/27	Mobile Home	\$79,800		\$79,800								
7	99901323300		COMPTON, GARY & DIANE	15536 109TH AVE SE	2024 SKYLINE 42/27 FMU	Mobile Home	\$79,500		\$79,500								
7*	22719342400																
7*	22719342700																
7*	22719342800																
7*	22719342900																
7*	22719342901																

* = partial

Total Parcel Areas =	226.37 Acres	Parcel Count = 97	\$38,914,800
Total ROW Area =	8.47 Acres		
Total Zone 7 Area =	234.84 Acres		

Legal Description – Zone 7

That portion of the southeast quarter of the southwest quarter of Section 19, Township 17 North, Range 2 East of the Willamette Meridian now lying outside of the Yelm city limits, **together with** that portion of the north half of Section 30 now lying outside of the Yelm city limits, **together with** the southwest quarter of the northeast quarter of the southeast quarter of Section 30, **together with** that portion of the northwest quarter of the southeast quarter of Section 30 now lying outside of the Yelm city limits, **together with** the north half of the southwest quarter of Section 30, **together with** the north half of the north half of the northeast quarter of the southeast quarter of Section 25 Township 17 North, Range 1 East of the Willamette Meridian, including the private right-of-way known as Fox Hill Rd SE, all being contiguous with the City of Yelm. Situated in the County of Thurston, State of Washington.

Proposed Annexation



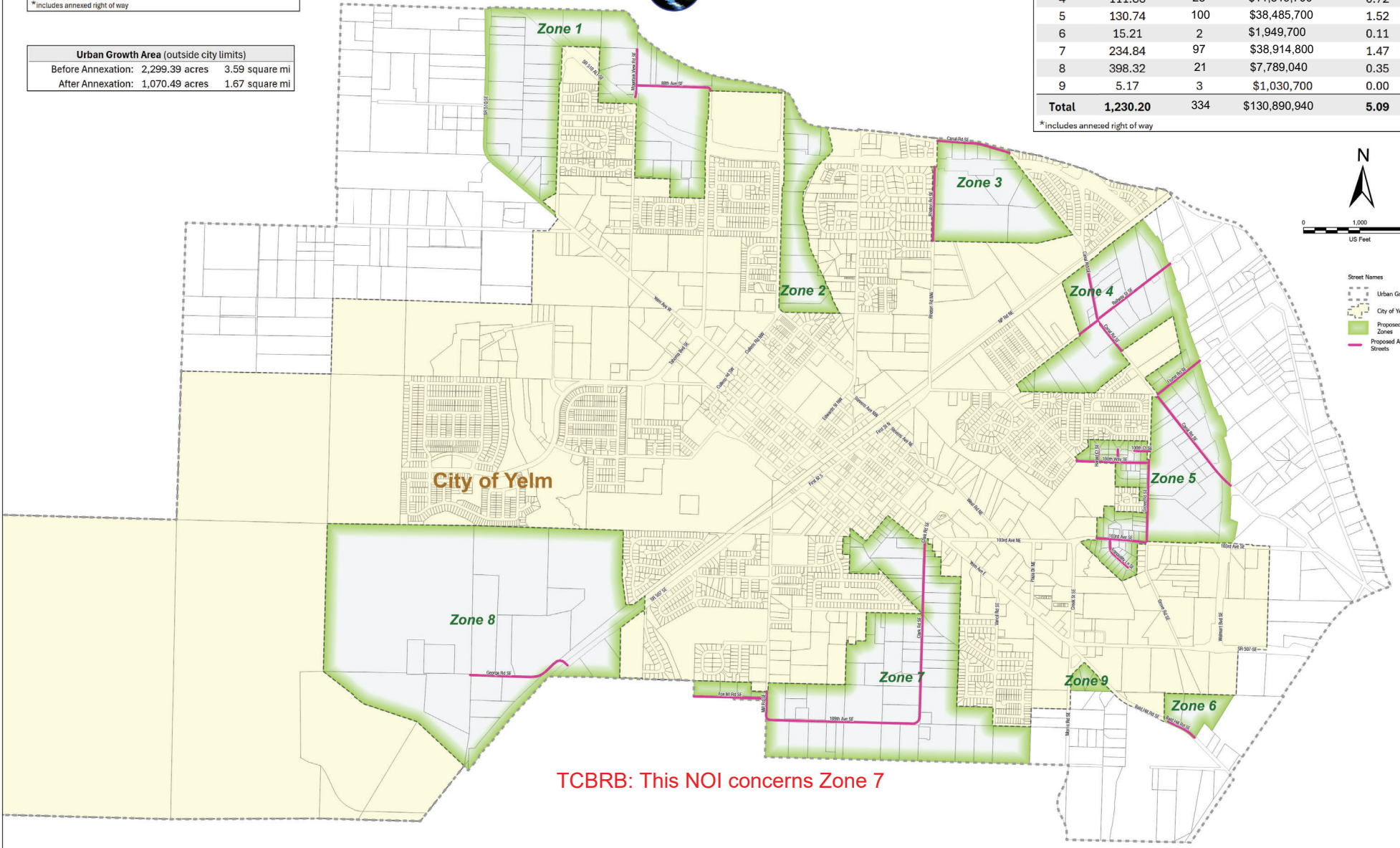
City Limit Area	
Current:	3,722.87 acres 5.82 square mi
Proposed annex area:	1,224.61 acres 1.91 square mi
Total new area:	4,947.48 acres 7.73 square mi
Increase in Area: 32.9%	

* includes annexed right of way

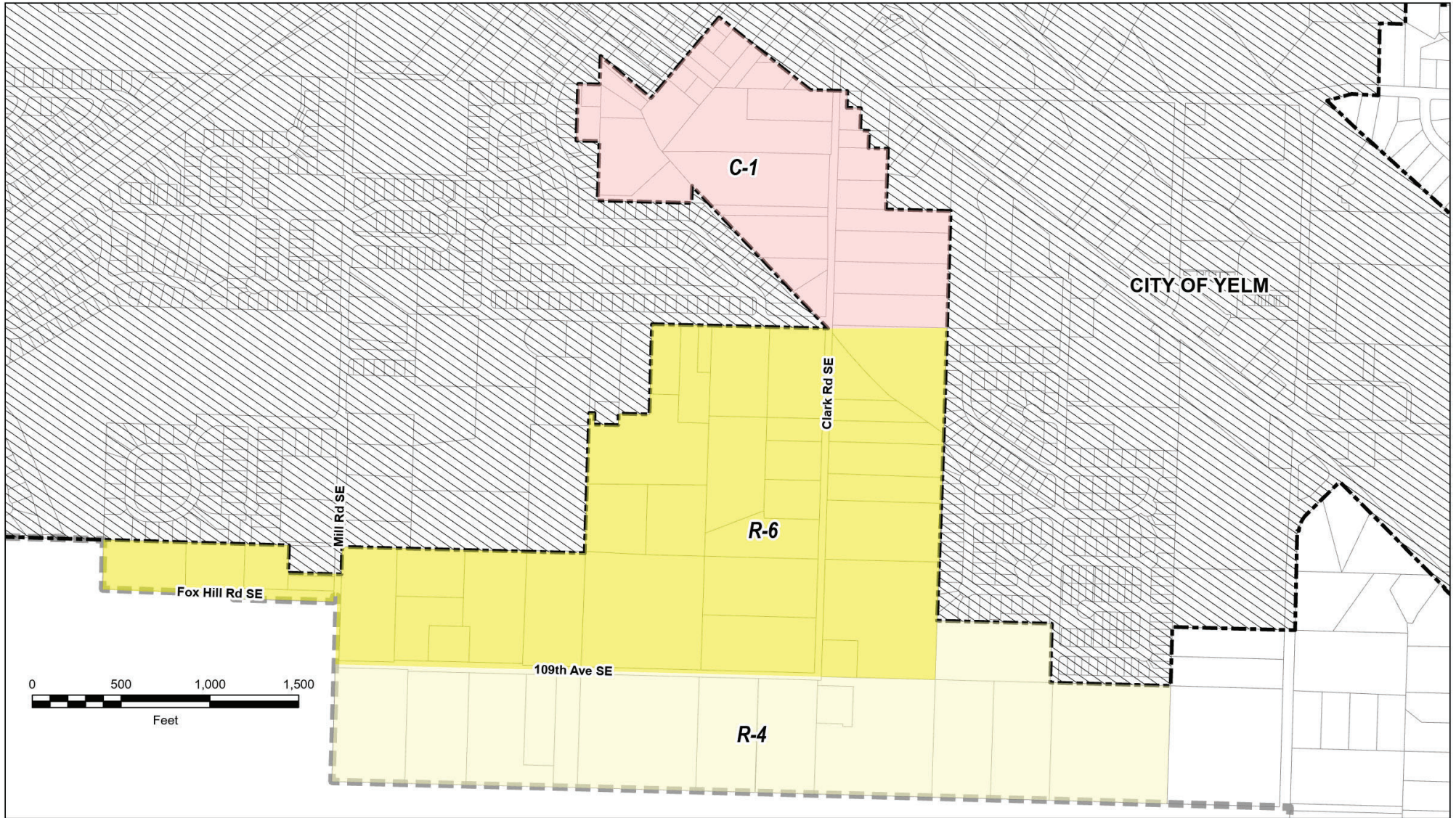
Urban Growth Area (outside city limits)	
Before Annexation:	2,299.39 acres 3.59 square mi
After Annexation:	1,070.49 acres 1.67 square mi

Zone	Zone Area (acres)*	# Parcels Added	Total Assessed Value (\$)	Streets Added (c.l. miles)
1	205.75	55	\$21,805,800	0.42
2	51.94	16	\$4,379,300	0.00
3	76.36	12	\$4,716,200	0.50
4	111.86	28	\$11,819,700	0.72
5	130.74	100	\$38,485,700	1.52
6	15.21	2	\$1,949,700	0.11
7	234.84	97	\$38,914,800	1.47
8	398.32	21	\$7,789,040	0.35
9	5.17	3	\$1,030,700	0.00
Total	1,230.20	334	\$130,890,940	5.09

* includes annexed right of way

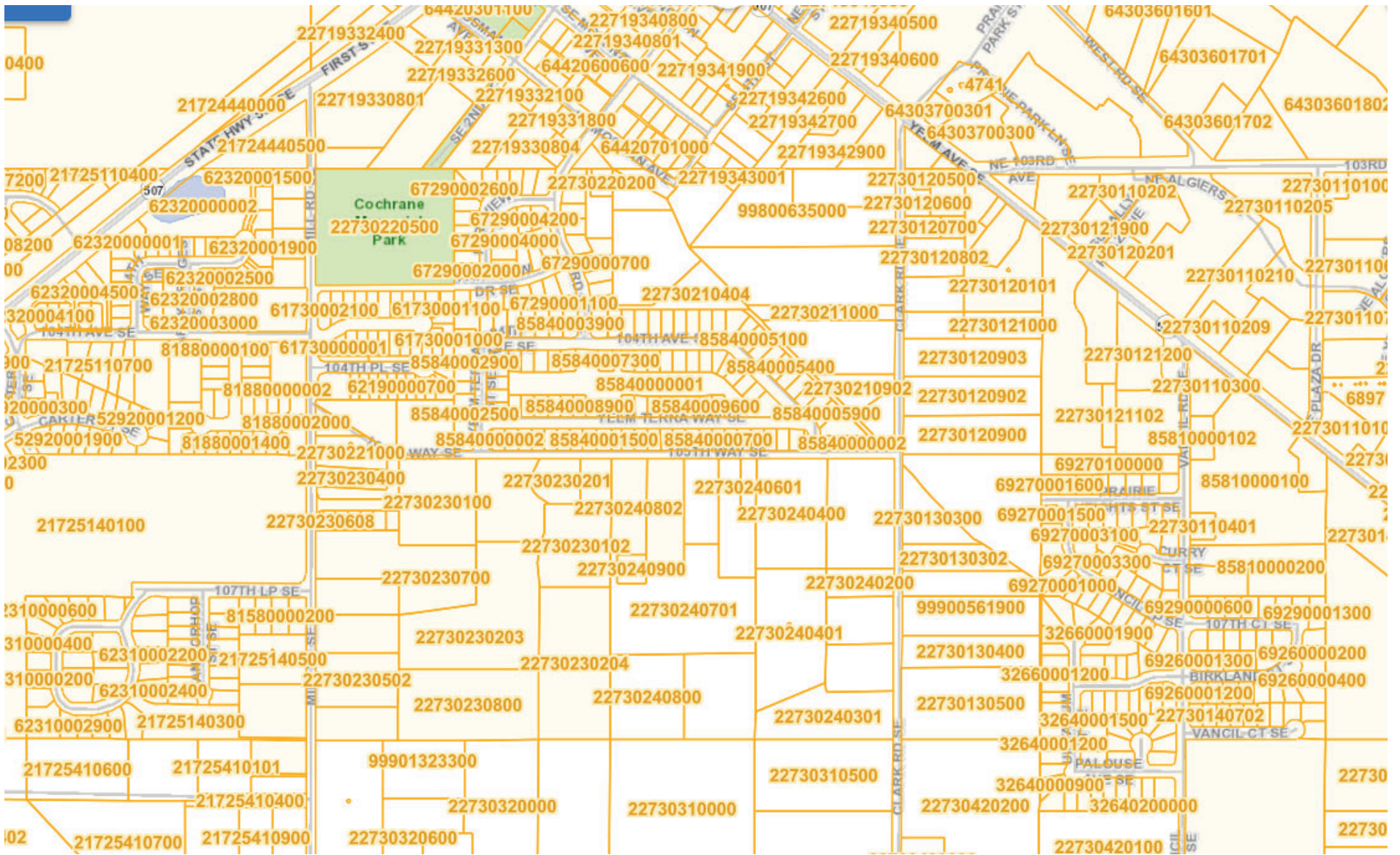


TCBRB: This NOI concerns Zone 7



Annexion Zone 7



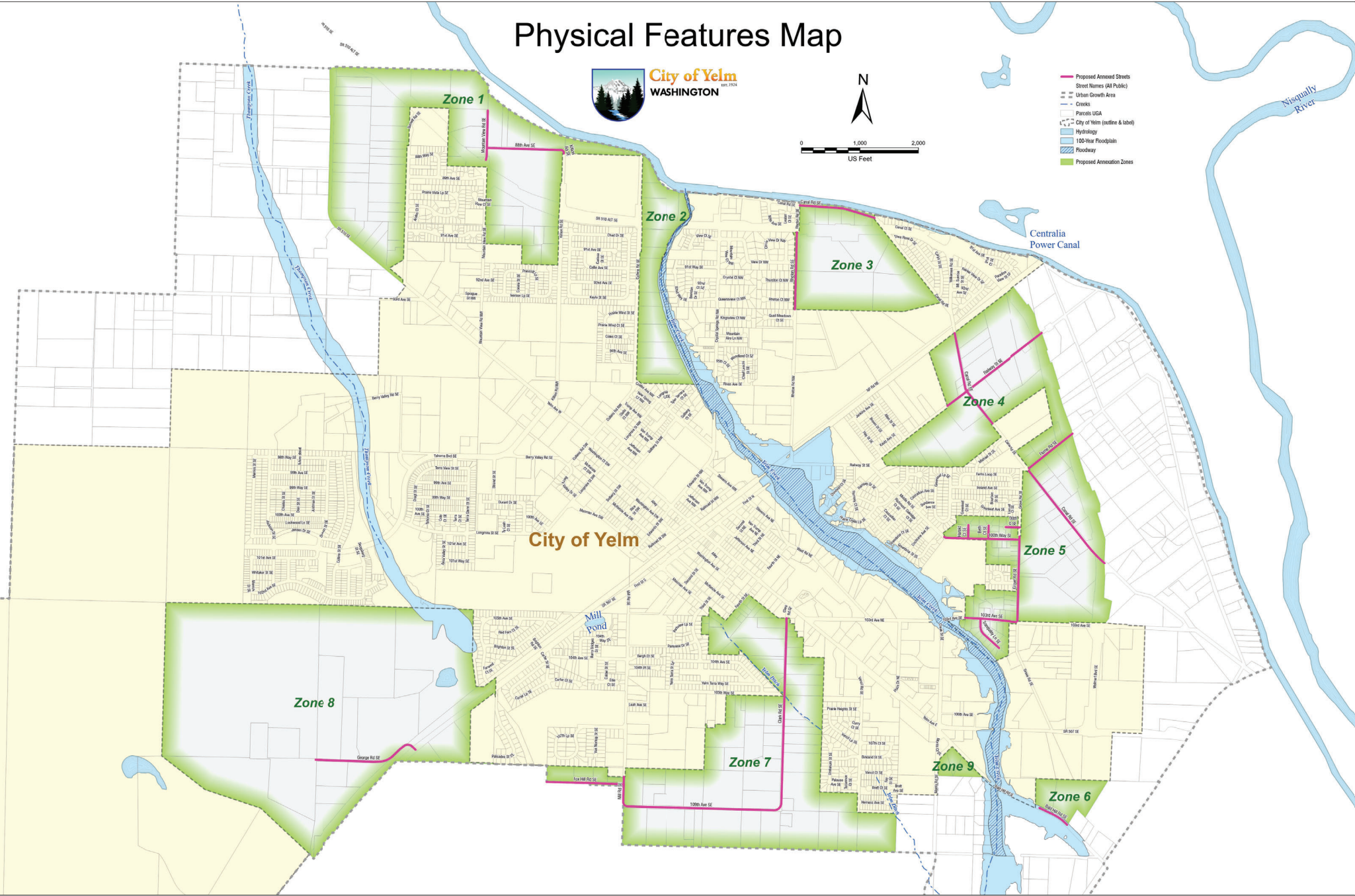


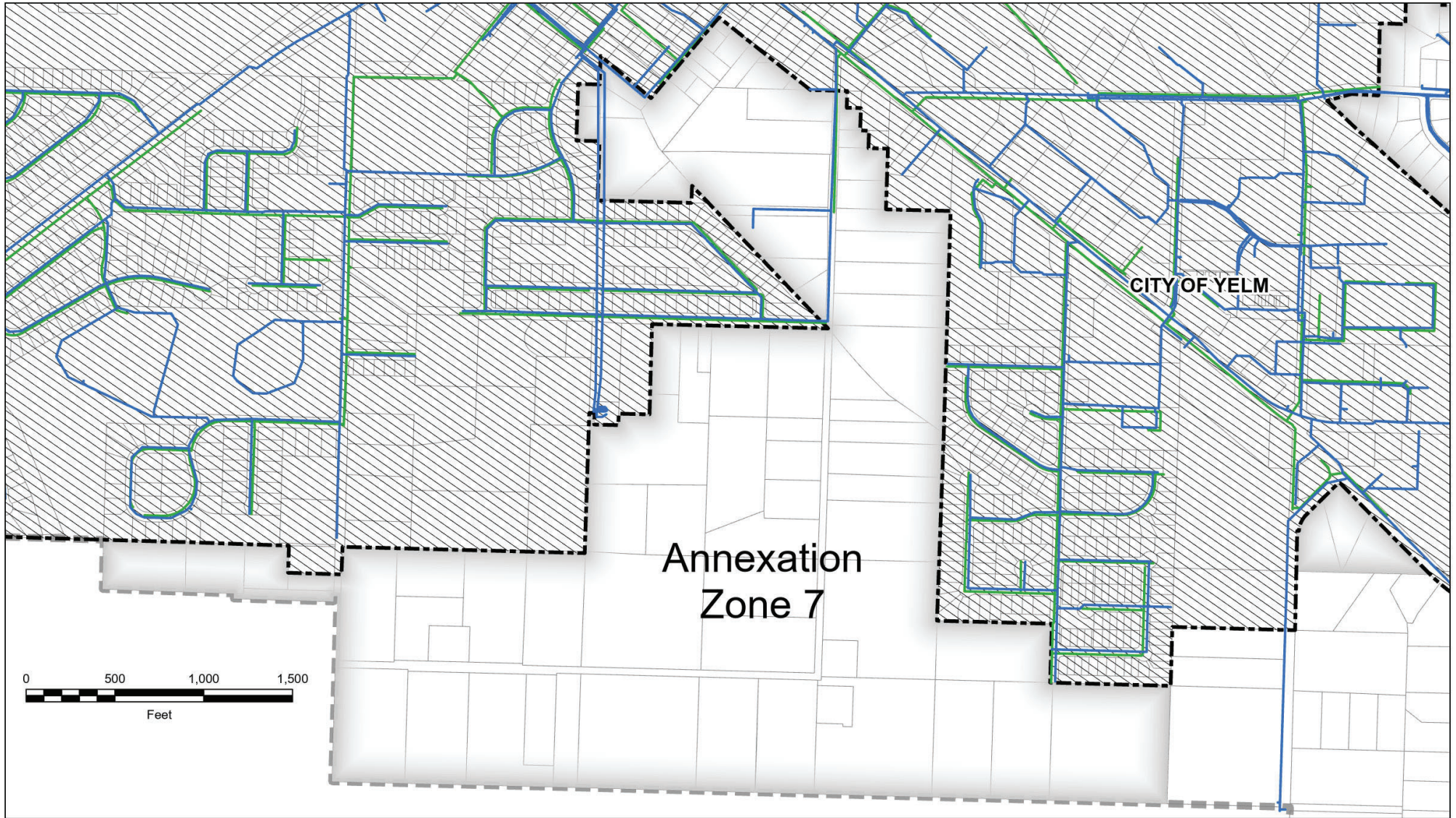
Zone 7 - Assessor's Tax Parcel Number Map

Physical Features Map



- Proposed Annexed Streets
- Street Names (All Public)
- Urban Growth Area
- Creeks
- Parcels UGA
- City of Yelm (outline & label)
- Hydrology
- 100-Year Floodplain
- Floodway
- Proposed Annexation Zones





Water and Sewer Locations

City of Yelm water lines in blue
City of Yelm sewer lines in green



INVOICE

CT Publishing LLC
215 N Pearl St
Centralia, WA 98531-4321

accounting@chronline.com
+1 (360) 736-3311
www.chronline.com



Bill to
City of Yelm
106 2ND ST SE
Yelm, WA 98597

Ship to
City of Yelm
106 2ND ST SE
Yelm, WA 98597

Invoice details

Invoice no.: 306284
Terms: Net 30
Invoice date: 11/12/2025
Due date: 11/30/2025

Customer No.: 100180
Ad #: 135575

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/20/2025	Legal Advertising	Notice of Public Hearing Runs 11/20 & 11/27 AD#135575	1	\$216.42	\$216.42

Total **\$216.42**

Overdue 11/30/2025

Ways to pay



Note to customer

Notice of Public Hearing
Runs 11/20 & 11/27
AD#135575

[View and pay](#)

Notice of Public Hearing

Subject: Annexation of Unincorporated Areas into the City of Yelm

Jurisdictions involved:
Yelm and Thurston County

Date: December 9, 2025

Time: 6 p.m.

Location: 106 2nd St. SE
Yelm, WA 98597

The City of Yelm will hold a public hearing to either approve or deny a proposed interlocal agreement to establish the roles and responsibilities of Thurston County and the City of Yelm if the City moves forward with the annexation of approximately 1,200 acres of unincorporated Thurston County into the City of Yelm. This process is in accordance with Chapter 39.34 RCW and relevant provisions of the Growth Management Act (RCW 36.70A).

The public hearing provides an opportunity for community members and stakeholders to learn about the proposed annexation, ask questions, and provide input prior to the adoption of the annexation ordinance.

**For more information,
please contact:**

Gary Cooper, Building &
Planning Manager
360.458.8408
GaryC@yelmwa.gov

**INTERLOCAL AGREEMENT BETWEEN
THE CITY OF YELM AND THURSTON COUNTY, RELATED TO THE ANNEXATION OF AN
UNINCORPORATED AREAS SURROUNDING JURISDICTION OF THE CITY OF YELM**

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into pursuant to the authority of Chapter 39.34 RCW in duplicate originals between the City of Yelm, 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, the County designated an Urban Growth Area for the City as required by the Growth Management Act (GMA) and codified as RCW 36.70A; and

WHEREAS, RCW 36.70A.110(7) states, "An urban growth area designated in accordance with this section may include within its boundaries...potential annexation areas designated for specific cities and towns in the county."; and

WHEREAS, the City is a non-charter code city incorporated under the Optional Municipal Code, codified as RCW 35A. and has authority under RCW 35A.14 to annex property within its urban growth area; and

WHEREAS, the City desires to annex the designated Yelm Annexation Area (hereinafter referred to as "YAA") into the City utilizing the annexation method provided in RCW 35A.14.460. The YAA is depicted for illustration purposes on Exhibit A attached hereto; and

WHEREAS, RCW 35A.14.460 allows the City of Yelm and Thurston County to enter into an Interlocal Agreement to annex the City's affiliated YAA when at least sixty percent (60%) of the boundary of the area to be annexed are contiguous to the corporate boundary of the City and the area is within the City's YAA; and

WHEREAS, **WHEREAS**, the City Council passed Resolution 660 on July 8, 2025, directing City staff to negotiate an Interlocal Agreement with Thurston County to annex the YAA subject to this Agreement as required by RCW 35A.14.460(1); and

WHEREAS, annexation of the YAA subject to this Agreement is exempt from compliance with the requirements of the State Environmental Policy Act pursuant to RCW 43.21C.222; and

WHEREAS, the Annexation ordinances provided for in RCW 35A.14.460 are subject to potential referendum within forty-five (45) days after adoption; and

WHEREAS, after the expiration of the forty-fifth day from, but excluding the date of adoption of the annexation ordinance, if no timely and sufficient referendum petition has been filed, the area annexed shall become a part of the City of Yelm; and

WHEREAS, the City will publish notice of the proposed effective date of the annexation (“Annexation Date”), together with a description of the property to be annexed as required by RCW 35A.14.460(4); and

WHEREAS, the Thurston County Board of County Commissioners held a public hearing pursuant to RCW 35A.14.460(3) on December 17, 2025; and

WHEREAS, the Yelm City Council held a public hearing pursuant to RCW 35A.14.460(3) on January 13, 2026 and

WHEREAS, the Yelm City Council found that the proposed annexation is consistent with the City of Yelm’s Comprehensive Plan; and

NOW, THEREFORE, it is hereby agreed as follows:

1. Area to be Annexed.

The Jurisdictions agree that the City shall annex the unincorporated areas contiguous to the city borders as depicted on Exhibit A (Annexation Map) attached to and incorporated into this agreement in one annexation process. The Jurisdiction agree that the boundaries of the annexation area shall be as described and depicted in the attached Exhibit B (Annexation Legal Description). The boundaries of the areas referred to as the “Yelm Annexation Area” is described and depicted on the attached Exhibits.

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. Yelm 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 Interlocal Agreement on December 17, 2013 to make the most efficient use of their resources by enabling them to cooperate by furnishing each other with labor, equipment, and materials when available on a reimbursable basis for roadway maintenance activities.

The City and County entered into an Interlocal Agreement on August 18, 2021 for Thurston County Solid Waste Management, Solid Waste Management Plan, and Hazardous Waste Plan Updates.

The City and County entered into an Interlocal Agreement on November 26, 2024 for County to provide Anit-Icing Materials for road operations.

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 area.

4. Stormwater Fees and Maintenance.

The County will retain any stormwater utility funding collected within the annexation area for services in 2025 and agrees to continue to provide services to the annexation area as required under its Municipal Stormwater Permit until December 31, 2025. The City of Yelm will begin invoicing parcels within this annexation area for storm and surface water utility charges as outlined in Chapter 13.70 in the Yelm Municipal Code beginning January 1, 2026.

5. Records.

Thurston County will provide the City of Yelm 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 Yelm 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, 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 area, 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 area 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, that are active within the proposed annexation area. Upon annexation, any existing development bonds will be transferred to the City for administration in accordance with the terms of the bond.

9. Public Outreach.

Pursuant to RCW 35A.14.460, the City and County shall each hold separate public hearings on the proposed annexation agreement. The City hearing is scheduled for January 27, 2026 and the County hearing is scheduled for December 16, 2025. Each legislative body shall provide legal notice by publication at least once a week for two consecutive weeks in one or more newspapers of general circulation within the City and the territory proposed for annexation. The City and County separately issued notices that were published in the Nisqually Valley News on December 25, 2025 and January 1, 2026 and November 20, 2025 and November 27, 2025. Each notice shall include a description of the annexation area and the date, time, and location of the hearing. The County shall attend the City hearing in a supporting role.

10. 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.

11. 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.

12. 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.

13. 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.

14. Termination.

This Agreement may only be terminated prior to annexation of the area 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.

15. 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.

16. 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 Yelm, c/o City Administrator, 106 Second St. SE, Yelm, WA 98503

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

17. 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.

18. 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.

19. 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.

20. 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.

21. 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 Yelm



Leonard Hernandez, County Manager



Joe DePinto, City of Yelm Mayor

December 16, 2025
Date

2-3-26
Date

Approved as to form:
Travis Burns, Deputy Prosecuting Attorney

Approved as to form:
Brent Dille, City Attorney

By: 

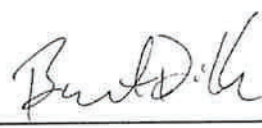
By: 

Exhibit A

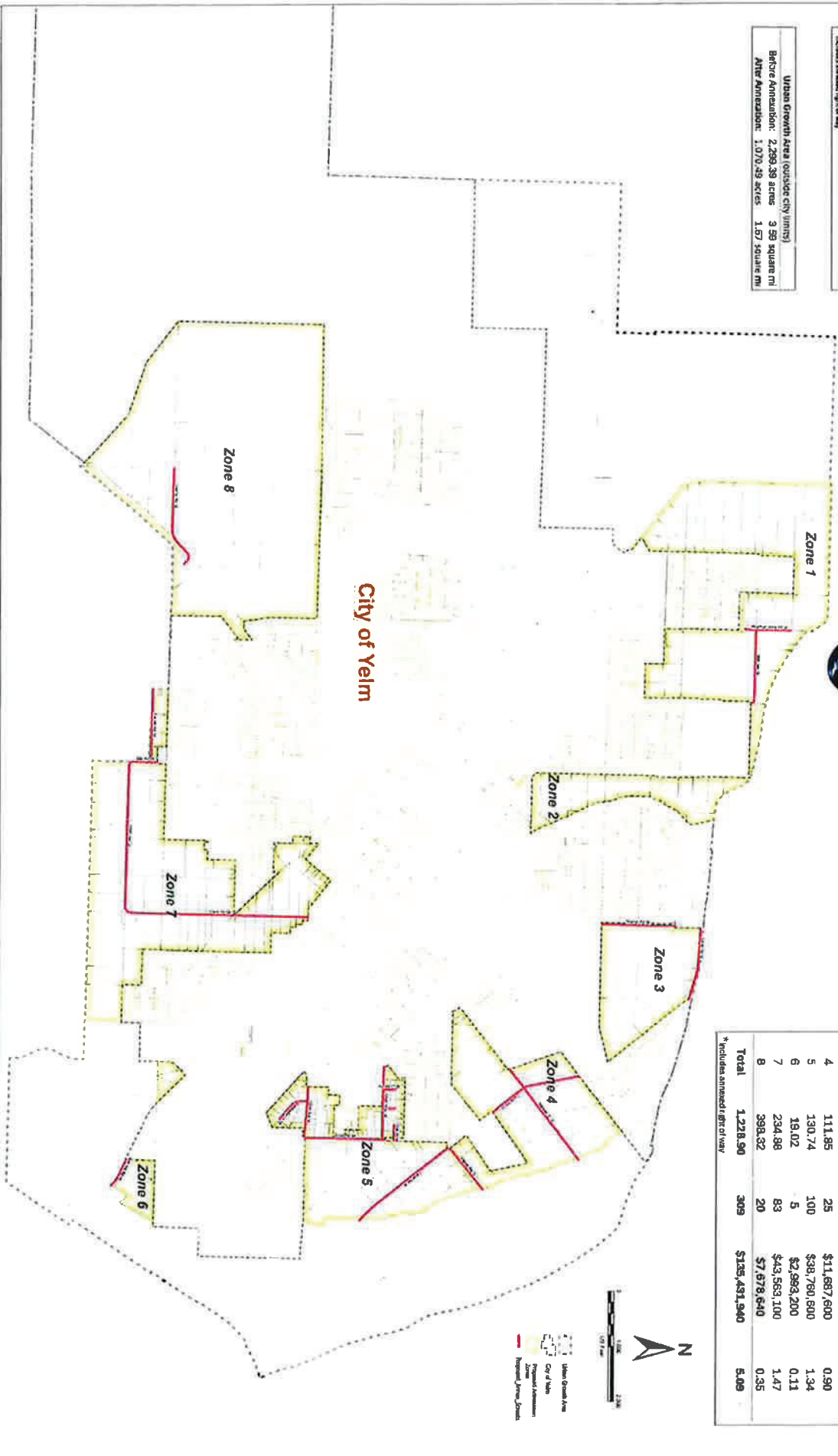
Proposed Annexation



City Limit Area	
Current:	3,723.42 acres 5.82 square mi
Proposed annex area:	1,228.90 acres 1.92 square mi
Total new area:	4,952.32 acres 7.74 square mi
Increase in Area:	33.6%

*Includes unannexed right of way

Urban Growth Area (outside city limits)	
Before Annexation:	2,299.39 acres 3.59 square mi
After Annexation:	1,070.49 acres 1.57 square mi



Zone	Zone Area (acres)*	#Parcels Added	Total Assessed Value (\$)	Streets Added (c.l. miles)
1	205.75	52	\$21,670,700	0.42
2	51.98	14	\$4,572,800	0.00
3	76.36	10	\$4,705,300	0.50
4	111.95	25	\$11,687,600	0.90
5	130.74	100	\$38,760,600	1.34
6	18.02	5	\$2,992,200	0.11
7	234.98	83	\$43,563,100	1.47
8	398.32	20	\$7,678,540	0.35
Total	1,228.90	309	\$126,481,940	5.09

*Includes unannexed right of way



Meeting Date: January 13, 2026

CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

AGENDA ITEM: **APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF YELM AND THURSTON COUNTY, ESTABLISHING ROLES AND RESPONSIBILITIES FOR A PENDING ANNEXATION.**

COMMITTEE REVIEW: **YES** **NO**

COMMITTEE: Public Services – November 25, 2026

ATTORNEY REVIEW/APPROVAL: **YES** **NO** **N/A**

ACTION REQUESTED

Council approval of the Interlocal Agreement

KEY FACTS AND INFORMATION SUMMARY:

This Interlocal Agreement (ILA) would establish the City’s and County’s roles and responsibilities for a proposed annexation that will be brought to the Council at a later date. Examples include transfer of property records, transfer of maintenance and billing for stormwater facilities, etc.

ATTACHMENTS:

- Interlocal Agreement

Respectfully Submitted:

Gary Cooper
Planning & Building Manager



City of Yelm

EST. 1924

WASHINGTON

CITY COUNCIL MEETING MINUTES VIRTUAL AND IN PERSON TUESDAY, January 13, 2026

- Call to Order:** Mayor Joe DePinto called the meeting to order at 6:00 PM.
- Roll Call:** Tracey Wood, Joseph Richardson, Griselda Arias, Stephanie Kangiser, Brian Hess, David Johnstone, Terry Kaminski, and Mayor Joe DePinto.
- Staff Present:** City Administrator Todd Stancil, City Clerk Kathy Linnemeyer, HR Director Karen Bennett, Projects & Grants Manager Elizabeth Jones, Public Services Director Cody Colt, and Finance Director Stephanie Nanavich.
- APPROVAL OF THE AGENDA:** **Motion by Griselda Arias** to amend the agenda to add a Mayoral Proclamation recognizing Korean American Day as January 13, 2026.
Seconded by David Johnstone
Motion carried 7-0
Motion by Terry Kaminski to approve the agenda as amended.
Seconded by Stephanie Kangiser.
Motion carried 7-0
- SPECIAL PRESENTATIONS:** Mayor DePinto announced Michelle Christin as the 2025 Employee of the Year and presented her with a plaque. Finance Director Stephanie Nanavich summarized the reasons for Ms. Christin's selection.
- Mayor DePinto read a mayoral proclamation into the record proclaiming January 13, 2025, as Korean American Day.
- PUBLIC COMMENT:** Lois Allen expressed concerns about water rights and spoke in opposition to the annexation of Zone 8. Alan McKenzie, Margaret Macleod, and Elizabeth Burton-Crow spoke in opposition to the annexations of Zone 8.
- CONSENT AGENDA:** a) November 25, 2025, Regular Meeting Minutes
b) December 2, 2025, Study Session Minutes
c) December 9, 2025, Regular Meeting Minutes

d) November 2025 Check Register and Financial Summary
Motion by Brian Hess to approve the consent agenda.
Seconded by Terry Kaminski
Motion carried 7-0

NEW BUSINESS:

Resolution No. 665 – Amending Personnel Policy
Motion by Joseph Richardson to approve Resolution No. 665 adopting the updated 2026 Personnel Policy for the City of Yelm.
Seconded by Griselda Arias
Motion carried 7-0.

Acceptance of TIB grant award and authorization to execute agreement – Rhoton Road NW Reconstruction Project

Motion by Joseph Richardson to approve acceptance of the Washington State Transportation Improvement Board (TIB) grant award for Rhoton Road NW Reconstruction Project in the amount of up to \$3,179,750 and to authorize Mayor DePinto to execute the TIB Grant Agreement.
Seconded by Terry Kaminski
Motion carried 7-0.

Public Hearing – Interlocal Agreement between the City of Yelm and Thurston County, related to annexation of unincorporated areas surrounding jurisdiction of the City of Yelm

Planning and Building Manager Gary Cooper stated that this item was previously presented at the December meeting and is being brought forward again because the public hearing was not listed on the agenda. He then provided a summary of the Interlocal Agreement. Mayor DePinto opened the Public Hearing at 6:33. Hearing no public comment, Mayor DePinto closed the Public Hearing at 6:34.

Motion by Joseph Richardson to approve the interlocal agreement between the City of Yelm and Thurston County, establishing the roles and responsibilities for each jurisdiction following a pending annexation.
Seconded by Griselda Arias
Motion carried 7-0.

Mayor Pro-Tem Selection

Mayor DePinto explained the process for selecting the Mayor Pro-Tem. He stated that nominations would be taken, after which each nominee would be provided with an opportunity to make a statement. The Council would then vote on the nominees in the order in which they were nominated.

Joseph Richardson nominated David Johnstone to serve as Mayor Pro-Tem.

Brian Hess nominated Stephanie Kangiser to serve as Mayor Pro-Tem.
Terry Kaminski nominated Terry Kaminski to serve as Mayor Pro-Tem.

Mayor DePinto called for the vote for **Brian Hess** to serve as Mayor Pro-Tem. The nomination failed with a roll call vote 3-4
Mayor DePinto called for the vote for **Stephanie Kangiser** to serve as Mayor Pro-Tem. The nomination passed with a roll call vote 5-2.

STANDING COUNCIL COMMITTEE REPORTS:

Public Safety Committee – Councilmember Hess gave a report of the Public Safety Committee meeting.

MAYOR/CITY ADMINISTRATOR/STAFF REPORTS:

City Administrator – Gave department updates.

Mayor Report – Mayor DePinto announced the City Council committee appointments. He also encouraged Councilmembers to attend the Association of Washington Cities (AWC) Annual Conference in June and advised that he would be delivering a State of the City address at an upcoming Thurston County Chamber meeting.


COUNCILMEMBER REPORTS:

Councilmember Wood – Attended the TCOMM 911 meeting.

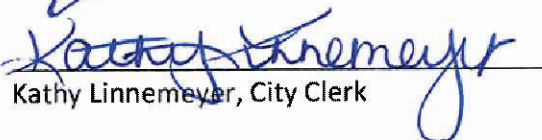
Councilmember Kangiser – Attended the Public Safety Committee meeting, SE Thurston Fire Authority meeting and the Chamber Forum.

Councilmember Hess – Attended the Intercity Transit Authority meeting.

ADJOURNMENT: **Motion by Joseph Richardson** to adjourn the meeting at 6:59 PM.
 Seconded by Stephanie Kangiser
 Motion carried 6-1



Joe DePinto, Mayor



Kathy Linnemeyer, City Clerk