



Thurston County Boundary Review Board

2000 Lakeridge Drive SW

Olympia, WA 98502

(360) 786-5490 / (360) 754-2939 (Fax)

Email: davisj@co.thurston.wa.us

www.co.thurston.wa.us/permitting/boundary-review-board

NOTICE OF INTENTION THURSTON COUNTY BOUNDARY REVIEW BOARD

APPLICATION FOR ANNEXATION/MERGER

SUBMITTAL REQUIREMENTS

Annexation: Original + 6 copies

CD containing all documents as separated .pdf format files

Waiver: Original + 8 copies

CD containing all documents as separated .pdf format files

1. Jurisdiction Requesting Annexation/Merger: City of Lacey

Responsible Official: Rick Walk, Director of Community and Economic Dev.

Phone: (360) 438-2638

FAX: (360) 438-2669

E-mail: rwalk@ci.lacey.wa.us

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

Proposal to annex two parcels with a combined size of 80.43 acres. Parcel number 11803340000, totaling 73.77 acres is owned by SSHI LLC. This parcel is known as the Gateway Division 2 Subdivision. Parcel number 11803420000, totaling 6.6 acres is owned by Gateway 850 LLC.

3. Method used to initiate the proposed action: RCW 35A.14.295 Annexation of unincorporated island of territory within a code city.

4. Location (address, if assigned): Site addresses are not assigned at this time.
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): Legal description is attached
6. Size in Acres: 80.43 acres
7. Assessed Valuation (attach Assessor's information): \$8,833,700
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):

Property owners of parcel 11803340000, SSHI, LLC filed a notice of intent to annex with the City in order to extend water and sanitary sewer utilities to the property and subsequently obtain final plat approval. As a separate action, the City of Lacey annexed the Cuoio Park property for municipal purposes on August 10th which created an unincorporated island as defined by RCW. As a result, the Lacey City Council, redirected the petition method request by the property owner to the annexation of unincorporated island method pursuant to RCW 35A.14.295. No Declaration of Petition Sufficiency is required from the Thurston County Assessor as the City is not using the direct petition method.

9. Current Joint Plan Designation: High Density Residential, Moderate Density Residential

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

X Sewer X Water ___ Neither

If no, specify services desired: _____

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

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

In process as subdivision is developed in phases.

12. Does this proposal affect any other interjurisdictional agreements?

___ Yes X No

If yes, please list these agreements:

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

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

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

The county-wide planning policies address the fiscal impact of annexations by stating that the jurisdictions cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties (CWPP 6.2). No developed commercial or industrial property is being annexed with the proposal.

14. Other specific Reason(s) for Annexation: Submittal of a notice of intent to annex by the property owner to the City of Lacey and the creation of an unincorporated island by recently completed Cuoio Park Annexation.

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 property is not an existing neighborhood. The annexation area is the Gateway Division 2 subdivision which is currently being constructed with the first phase receiving final plat approval. Gateway Division 1, which immediately abuts the annexation area to the south, is a 79 lot subdivision located within the City jurisdiction. Gateway Division 1 and Division 2 were designed as one large subdivision with street connectivity for Division 2 being solely provided through Division 1.

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

Annexation generally follows existing property lines and will eliminate an unincorporated island with connections to the existing city limits to the west and east.

c. Creation and preservation of logical service areas: Utility service areas will not change as a result of this annexation. Police service will be provided by Lacey Police instead of Thurston County Sherriff. Fire District boundaries will change upon annexation from Fire District 8 to Fire District 3. According to RCW 52.04.091, requires any future annexations into a city that has annexed into a fire district also be annexed into that fire district.

d. Prevention of abnormally irregular boundaries: Annexation area follows established parcel boundaries. The proposal will eliminate an unincorporated island and make for more logical municipal 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. No known inactive special purpose districts apply to the annexation area.

g. Adjustment of impractical boundaries: Incorporation of the proposed annexation will create logical boundaries for an area that is currently surrounded on three sides by Lacey municipal boundaries.

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

The properties within the proposed annexation area contain subdivision approval and a future development parcel consistent with the requirements of the High and Moderate Density Residential zoning districts. The Growth Management Act, RCW 36.70A.110(4), states that “In general, cities are the units of local government most appropriate to provide urban governmental services.” This is further supported by RCW 36.70A.110(7) which states, “ An urban growth area designated in accordance with this section may include within its boundaries...potential annexation areas designated for specific cities...” This RCW supports the annexation of any portion of the Lacey Urban Growth Area into the City of Lacey. Annexing areas of urban density is consistent with this objective of the Boundary Review Board and consistent with the Growth Management Act.

i. Protection of agricultural lands:

Not applicable. No agricultural lands would be affected by the proposal.

For your information, 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. \$50.00 check made out to “Thurston County”. *(Note: fee will not be processed until application is determined complete)*
- IV. 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
- V. Direct Petition Method:
1. Affidavit of publication of the initial public meeting notice.
 2. Copy of minutes of the public meeting required in which the city accepts the proposed annexation.
 3. 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.
 4. Affidavit of publication of the public hearing as required under RCW35A.14.130.
- VI. Copies of the signed petitions for annexation with parcel numbers of the properties, which are represented by the signatures – this does not apply to cities.
- VII. 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).
- VIII. SEPA Determination (except cities or towns per RCW 43.21C.222)

NOTICE OF INTENT TO COMMENCE ANNEXATION PROCEEDINGS

The following owners of land do hereby certify that we are the owners of not less than 10% in value, according to the assessed valuation for general taxation, of the following described property (as generally described on the attached exhibit and legal description) which is contiguous to the City of Lacey and hereby provide notice to the City Council of the City of Lacey of the landowners intent to commence annexation proceedings pursuant to Ordinance 510. Pursuant to Section 35A.14.120 of the Revised Code of Washington, the landowners request the Council to set a public meeting at which time this annexation proposal may be considered.

Exhibit and Legal Description (see attached)

Warning: Every person who signs this notice with any other that his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

<u>Property Owner</u>	<u>Signature</u>	<u>Date</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>
SSHI, LLC a Delaware limited liability company		6/15/17	12910 Totem Lake Blvd NE, Suite 220, Kirkland, WA 98034	73.77	11803340000

I hereby certify that I have examined the above petition as well as the Assessor's rolls for the area described and I have determined that the petitioners are the owners of not less than 10% in value, according to the assessed valuation for general taxation, of the described area to be annexed.

In determining whether this petition contains the signatures of owners of not less than 10% in value according to the assessed valuation for general taxation purposes I have used the same method that the Thurston County Assessor would use to define assessed valuation for general taxation purposes as of the date affixed below.

Signed this 27th day of June, 2017.



Director, Community & Economic
Development Department

**EXHIBIT B
LEGAL DESCRIPTION**

Parcel A of Boundary Line Adjustment No. BLA-106102656TC, as recorded June 21, 2016 under Auditor's File No. 4507087.

In Thurston County, Washington.

UTILITIES COMMITTEE MINUTES
JULY 14, 2017
4:00 – 4:55 P.M.

COUNCIL PRESENT: CHAIR, RACHEL YOUNG, JASON HEARN

COUNCIL EXCUSED: VIRGIL CLARKSON

STAFF PRESENT: SCOTT SPENCE, SCOTT EGGER, CAROL LITTEN, PETER BROOKS,
JULIE RECTOR

ACTION: APPROVE UTILITIES COMMITTEE AGENDA

MOTION: MOTION MADE, SECONDED, AND CARRIED BY COUNCILMEMBERS
HEARN AND YOUNG.

ILA FOR DESCHUTES RIVER RANCH (SMITH FARM) WATER RIGHTS MITIGATION

STAFF: PETER BROOKS, WATER RESOURCES MANAGER

ACTION: FORWARD A RECOMMENDATION TO FULL COUNCIL FOR APPROVAL OF THE
INTERLOCAL AGREEMENT WITH OLYMPIA AND YELM RELATED TO WATER
RIGHTS MITIGATION ON THE DESCHUTES RIVER.

MOTION: MOVED, SECONDED AND CARRIED BY COUNCILMEMBERS YOUNG AND
HEARN.

Water rights mitigation in the Deschutes River basin has been a joint effort with the cities of Olympia and Yelm, and has been approached in phases that have each had a separate interlocal agreement and budget.

The purpose for the Phase V Interlocal Agreement is to authorize the cities to construct the projects, to continue to manage the property, to reimburse Olympia for planting the 50-foot riparian area along the Deschutes River frontage that was completed in early 2015, and to complete the riparian revegetation portion of the mitigation plans.

To date, the costs for joint water rights mitigation efforts have been shared equally among the Cities of Lacey, Olympia and Yelm. However, because at this time Yelm will not receive water rights mitigation “credit” for the restoration projects, and because Lacey and Olympia are required to implement our respective mitigation plans, Lacey and Olympia will be funding the construction of the restoration projects and completing the planting of the 200-foot riparian buffer along the Deschutes River. All three cities will be jointly funding property management activities and the previously planted 50-foot riparian buffer. The ILA does include a provision for Yelm

to cost-share in the construction projects if Yelm is issued a water right while the projects are under construction.

Julie Rector, Water Quality Analysis, offered to coordinate a tour of the restoration area for interested elected officials.

HAWKS PRAIRIE ANNEXATION DISCUSSION

STAFF: RICK WALK, ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR

ACTION: FORWARD A RECOMMENDATION TO FULL COUNCIL FOR APPROVAL

The County issued Preliminary Plat approval for 460 lots on 80 acres for Gateway Division 2 located in unincorporated UGA. DR Horton, the developer, is extending city sewer and water services into the subdivision. The City's Development Guidelines and Public Works Standards requires the commencement of annexation process with the extension of utility services. DR Horton has submitted a Notice of Intent to meet the requirement for the extension of utilities.

Three Annexation Options are available.

Option 1 –

Annexation by Petition Method. Need 10% of property owners to submit. Public hearing is held. Sixty percent petition circulated. Forwarded to Boundary Review Board.

Option 2 –

Annexation for Municipal Purposes. Legislative bodies by majority vote can annex any property outside city boundaries for any municipal purpose if property owned by the city.

Option 3 –

Annexation of unincorporated island of territory within code city. If there is within the city, unincorporated territory, (a) Containing less than one hundred seventy-five acres and having all of the boundaries of such area contiguous, or (b) Of any size containing residential property owners and having at least eighty percent of the boundaries of such area contiguous. A resolution is required to set a public hearing.

Following discussion, Council agreed to move forward with Option 3 in annexing the Cuoio property through the Annexation for Municipal Services process.

MINUTES OF A REGULAR MEETING OF THE LACEY CITY COUNCIL HELD THURSDAY, AUGUST 10, 2017, IN LACEY COUNCIL CHAMBERS.

CALL TO ORDER: Mayor Ryder called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor Ryder led the Pledge of Allegiance.

COUNCIL PRESENT: A. Ryder, C. Pratt, V. Clarkson, M. Steadman, R. Young, J. Hearn, L. Greenstein

STAFF PRESENT: S. Spence, D. Schneider, D. Pierpoint, S. Egger, T. Woo, R. Walk, J. Burbidge, C. Litten

Scott Spence, City Manager, recommended revisions to the Council Minutes of July 27, 2017, and Utilities Committee Minutes of July 14, 2017, to correct Option 3 to Option 2 related to the annexation of Cuoio Park. The City Clerk will make the revisions to the minutes.

APPROVAL OF AGENDA AND CONSENT AGENDA:

Consent Agenda Items:

- A. Council worksession minutes of July 20, 2017
- B. Council meeting minutes of July 27, 2017
- C. A motion to approve payment of claims, wages, and transfers for 7/20/17 through 8/2/17.
- D. Project # 17-79 Summerwalk Division 3&4 Final Plat (Samra Seymour)

DEPUTY MAYOR PRATT MOVED TO APPROVE THE CONSENT AGENDA AND AGENDA. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

PUBLIC RECOGNITION: Jennifer Burbidge, Parks & Recreation Director, recognized several members of the Council Boards & Commissions for their outstanding service to the community.

- A. Recognition of Alexandra Rivera as youth representative on Parks Board
- B. Recognition of Hunter Orcutt as youth representative on Historical Commission
- C. Recognition of Joseph Govednik for service on Historical Commission

PUBLIC COMMENTS:

Eddie Bishop, Montclair Drive stated he is an avid cyclist, and has recently ridden on the new Judd Street bike lane. He said the signage is impressive, and shared that the City of Olympia has a bicycle and pedestrian advisory committee to provide public input on road designs and bike access. He encourage the Lacey City Council to consider establishing a similar committee for those who cycle in the city. Staff noted that a Pedestrian and Bicycle Plan will be incorporated into the City of Lacey's Comprehensive Plan.

ORDINANCE:

Ordinance No. 1512 approves the annexation of the Cuoio Park for municipal purposes.

The City of Lacey owns approximately 400 acres in the Pleasant Glade and Carpenter road area. 328 acres of the City-owned property is currently located within the Lacey Urban Growth Area. The properties were purchased in 2010 by the City for a combined purpose of parks and recreation, and resource protection as mitigation required by the City's water right approvals. The collection of parcels is known as the Cuoio Park property.

Since the purchase of these properties, it has been the desire of the City to annex the parcels into the City's corporate boundaries. The primary purpose is to facilitate a clear line of authority in the enforcement of City rules and laws on the property. Additionally, any planned park improvements or development would be subject to the City's permitting regulations and processes.

**COUNCILMEMBER GREENSTEIN MOVED TO APPROVE
ORDINANCE NO. 1512 TO ANNEX CUOIO PARK FOR**

MUNICIPAL PURPOSES. COUNCILMEMBER HEARN SECONDED. MOTION CARRIED.

MAYOR'S REPORT:

MAYOR RYDER MOVED TO APPOINT CRAIG SHOULDERS TO THE LTAC BOARD, MADISON MILLER AS YOUTH REPRESENTATIVE TO THE PARKS BOARD, AND ARAM WHEELER TO THE PARKS BOARD. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

CITY MANAGER'S REPORT:

Scott Spence, City Manager, announced a Historical Walking Tour in the City of Lacey on August 12 at 10 a.m., beginning at the Lacey Museum.

STANDING GENERAL COMMITTEES:

Utilities Committee

Councilmember Young reported the Committee met July 14, 2017, to discuss the ILA for Deschutes River Ranch (Smith Farm) Water Rights Mitigation, and Hawks Prairie Annexation.

Transportation Committee

Councilmember Hearn reported the Committee met July 19, 2017, to receive updates on the Judd Street Bike Route and NE Lacey construction.

Police Chief Pierpoint commented that the Cars, Cops and Kids Event held on August 5 was a great success. The event coincided with the Police Department's 50th Anniversary.

Mayor Ryder recognized Sharon Kophs, Planning Commission member, in attendance.

BOARDS &
COMMISSIONS:

Lacey South Sound Chamber

Councilmember Hearn reported that Congressman Heck spoke to the group about tax reform, the challenges of bi-partisanship, and his strong support of local area businesses.–

LOTT

Mayor Ryder reported that the Board heard concerns from the Squaxin Island Tribe about the DOA option for TDM analysis. Staff will research options for compliance with NPDES permitting and present to the Board.

SWAC

Councilmember Greenstein reported that SWAC submitted a draft of the SWAC Plan to the DOE for a 120 day review.

Mayor Ryder adjourned the meeting at 7:40 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____

RETURN ADDRESS

City of Lacey
Department of Public Works
420 College St SE
Lacey, WA 98503

Document Title(s)

CITY OF LACEY ORDINANCE 1512

Reference Number(s) of Related Documents

Grantor(s) (Last, First and Middle Initial)

Additional Reference #'s on page:

THURSTON COUNTY	

Additional Grantors on page:

Grantee(s) (Last, First and Middle Initial)

CITY OF LACEY	

Additional Grantees on page:

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

PORTIONS OF THE SE 1/4 OF SW 1/4 SEC 34 T19N R1W W.M.; NW 1/4 AND SW 1/4 SEC. 3 T18N R1W W.M.; SW 1/4 AND SE 1/4 SEC. 4 T18N R1W W.M., NW 1/4 AND NE 1/4 SEC 9 T18N R1W W.M.

Additional legal is on page:

Assessor's Property Tax Parcel/Account Number

11934340206, 11803210100, 11803240000

Additional parcel #'s on page:

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



ORDINANCE NO. 1512

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ANNEXING CITY OWNED PROPERTY INTO THE CITY OF LACEY, ESTABLISHING THE ZONING FOR SUCH PROPERTY, AND APPROVING A SUMMARY FOR PUBLICATION (CUOIO PARK).

WHEREAS, the City of Lacey owns property known as the Cuoio Park, which contains park lands, shorelines of Woodland Creek and associated buffers; and

WHEREAS, state law allows the City to annex city owned property by the passage of an ordinance and the annexation of such property will facilitate a more clear line of authority in the enforcement of City rules and laws on this property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. That certain real property legally described on Exhibit A and shown on Exhibit B, both of which exhibits are attached hereto and made a part hereof as though fully set forth at length, is hereby annexed to the City of Lacey and shall, upon passage of this ordinance, be considered to be within the corporate boundaries of the City.

Section 2. The property annexed shall be zoned Open Space/Institutional District.

Section 3. This Ordinance shall take effect five (5) days after its passage and publication as provided by law.

Section 4. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make corrections to this ordinance including, but not limited to, the corrections of scrivener's/clerical errors, references, ordinance numbering, section/subsection number and any references thereto.

Section 6. The Summary Attached is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this
10th day of August, 2017.

CITY COUNCIL

BY: Andy Clyde
Mayor

Attest:

Carol Little
City Clerk

Approved as to form:

Joseph W. Morrison
City Attorney
Assistant City Attorney

Published: August 14, 2017

SUMMARY FOR PUBLIC ATION
ORDINANCE NO 1512
CITY OF LACEY

The City Council of Lacey, Washington passed on August 10, 2017, Ordinance No. 1512, entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ANNEXING CITY OWNED PROPERTY INTO THE CITY OF LACEY, ESTABLISHING THE ZONING FOR SUCH PROPERTY, AND APPROVING A SUMMARY FOR PUBLICATION (CUOIO PARK)."

The main points of the Ordinance are described as follows:

1. The Ordinance annexes city owned property into the City of Lacey.
2. The Ordinance states the property annexed shall be zoned Open Space/Institutional District.
3. The Ordinance approves this summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: August 14, 2017.

EXHIBIT "A"

ANNEXATION LEGAL DESCRIPTION

City of Lacey Parcels

Parcel No. 11934340206

Lot 3 of Short Division No. 55-2710 as recorded September 12, 1995 under Auditor's File No. 9509120134; All Situated in the Southeast Quarter of the Southwest Quarter of Section 34, Township 19 North, Range 1 West, W.M. in Thurston County, Washington.

Parcel No. 11803210100

ALSO, the Northeast Quarter of the Northwest Quarter of Section 3, Township 18 North, Range 1 West, W.M.; in Thurston County, Washington.

EXCEPTING the North 660 feet of the East 660 feet.

Parcel No. 11803240000

ALSO, the Southeast Quarter of the Northwest Quarter of Section 3, Township 18 North, Range 1 West, W.M.; in Thurston County, Washington.

Parcel No. 11803310000

ALSO, the Northeast Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 1 West, W.M.; in Thurston County, Washington.

Parcel No. 11803330000

ALSO, the North half of the Southwest Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 1 West, W.M.; in Thurston County, Washington

TOGETHTER WITH all that portion of Carpenter Road Northeast located in the Southeast Quarter of the Southeast Quarter of Section 4 and the Southwest Quarter of the Southwest Quarter of Section 3, Township 18 North Range 1 West, W.M.; in Thurston County, Washington.

Parcel No. 11804430000 & 1804440000

ALSO, Parcels A & B of BLA13108621TC recorded under Auditor's File No. 4366937, records of Thurston County, Washington.

Parcel No. 11804340800

ALSO, a portion of the Southeast Quarter of the Southwest Quarter and of the Southwest Quarter of the Southeast Quarter of Section 4, Township 18 North, Range 1 West, W.M., described as follows:

Beginning at the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence East 396 feet; thence South 660 feet; thence West to the center of a stream in said Southeast Quarter of the Southwest Quarter; thence Northerly along center of said stream to a point where a smaller stream empties into the first mentioned stream; thence up along the center of said smaller stream to the North line of said Southeast Quarter of the Southwest Quarter; thence East long said North line to the point of beginning. In Thurston County, Washington.

Parcel No. 11804341000

ALSO, those certain portions of the Southwest Quarter of the Southwest Quarter and of the Southeast Quarter of the Southwest Quarter and of the Southwest Quarter of the Southeast Quarter of Section 4, Township 18 North, Range 1 West, W.M., described as follows:

Beginning at the South Quarter corner of said Section 4; thence North $88^{\circ}14'39''$ West 887.15 feet along the South line of said Section 4; thence North $01^{\circ}45'21''$ East 431.46 feet to the TRUE POINT OF BEGINNING; thence North $88^{\circ}14'39''$ West 601 feet; thence North $34^{\circ}02'$ West 370 feet, more or less, to the Southeasterly margin of Pleasant Glade Road; thence Southwesterly along the Southeasterly margin of Pleasant Glade Road to a point on a line 90 feet distant (measured at right angles) from the line last described above; thence South $34^{\circ}02'00''$ East 390 feet, more or less, to a point on a line 90 feet distant from (measured at right angles) the line described above which bears North $88^{\circ}14'39''$ West 601 feet; thence South $88^{\circ}14'39''$ East 350 feet, more or less, to a point which bears North $88^{\circ}14'39''$ West 1339.70 feet; North $06^{\circ}42'37''$ East 230 feet, South $88^{\circ}14'39''$ East 150 feet and North $01^{\circ}42'21''$ East 110 feet from the South Quarter corner of Section 4; thence South $01^{\circ}45'21''$ East 110 feet to a point on a line 200 feet (measured at right angles), from the line described above as North $88^{\circ}14'39''$ West 601 feet; thence South $88^{\circ}14'39''$ East 1525 feet, more or less, to the East line of the West 396 feet of the Southwest Quarter of the Southeast Quarter of said Section 4; thence North along the East line of the West 396 feet of said Southwest Quarter of the Southeast Quarter to the center line of Woodland Creek; thence Westerly along center line of said creek to a point which bears South $88^{\circ}14'39''$ East 728 feet and North $01^{\circ}45'21''$ East 269 feet, more or less, from the true point of beginning; thence South $01^{\circ}45'21''$ West 269 feet, more or less, to a point South $88^{\circ}14'39''$ East 728 feet from the true point

of beginning; thence North $88^{\circ}14'39''$ West 728 feet to the true point of beginning. In Thurston County, Washington.

Parcel No. 1180434000 & 11809210100

ALSO, Parcel 2 of non-platted Street No. NPS-0072 as recorded July 13, 1982 under Auditor's File No. 8207130052, records of Thurston County, Washington.

Parcel No. 11809240400

ALSO, the East half of the Southeast Quarter of the Northwest Quarter of Section 9, Township 18 North, Range 1 West, W.M.; in Thurston County, Washington.

Parcel No. 11809130203

ALSO, that part of the Southwest Quarter of the Northeast Quarter of Section 9, Township 18 North, Range 1 West, W.M., described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence North $02^{\circ}09'50''$ East along the West line of said subdivision 79.64 feet to the TRUE POINT OF BEGINNING; thence South $87^{\circ}50'10''$ East 201.96 feet; thence North $02^{\circ}09'50''$ East 133 feet; thence North $87^{\circ}50'10''$ West 201.96 feet to the West line of said Southwest Quarter of the Northeast Quarter; thence South $02^{\circ}09'50''$ West along said West line 133 feet to the true point of beginning; In Thurston County, Washington.

Parcel No. 11804330400

ALSO, that part of the Southwest Quarter of Section 4, Township 18 North, Range 1 West, W.M., described as follows:

Beginning at a point bearing North $01^{\circ}45'21''$ East 431.46 feet distant from a point on the South line of said Southwest Quarter North $88^{\circ}14'39''$ West 887.15 feet from the Southeast corner thereof; thence North $88^{\circ}14'39''$ West parallel with said South line of the Southwest Quarter a distance of 601.00 feet; thence North $34^{\circ}02'$ West 370 feet, more or less, to the Southerly line of county road known as Pleasant Glade Road; thence Northeasterly along said Southerly line of road 670 feet, more or less, to its intersection with the center of Woodland Creek; thence Southerly and Easterly along and up said center of Woodland Creek 435 feet, more or less, to a point bearing North $01^{\circ}45'21''$ East from the point of beginning; thence South $01^{\circ}45'21''$ West 691 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion conveyed to Larry W. and Nancy L. Middagh, in instrument recorded July 9, 1982, under File No. 8207090014. In Thurston County, Washington.

Parcel No. 11804340900

ALSO, that part of the Southwest Quarter of Section 4, Township 18 North, Range 1 West, W.M., described as follows:

Beginning at a point bearing North $01^{\circ}45'21''$ East 431.46 feet distant from a point on the South line of said Southwest Quarter North $88^{\circ}14'39''$ West 887.15 feet from the Southeast corner thereof; thence South $88^{\circ}14'39''$ East parallel with said South line of the Southwest Quarter a distance of 728.00 feet; thence North $01^{\circ}45'21''$ East 269 feet, more or less, to the center of Woodland Creek; thence Northwesterly along and down said Woodland Creek 1025 feet, more or less, to a point bearing North $01^{\circ}45'21''$ East from the point of beginning; thence South $01^{\circ}45'21''$ West 691 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion conveyed to Larry W. and Nancy L. Middagh, in instrument recorded March 25, 1982, under File No. 8203250003. In Thurston County, Washington.

Parcel No. 11804340501

ALSO, any portion of the following property that lies South of Woodland Creek:

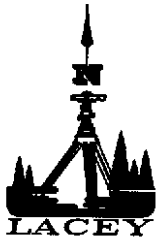
That part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 18 North, Range 1 West, W.M., described as follows:

Beginning at the Northwest corner of said subdivision; running along the center line of Mill Creek (Woodland Creek) South $43^{\circ}02'$ East 104.5 feet; thence South $40^{\circ}42'$ East 68 feet to the center line of county road known as Pleasant Glade Road and the initial point of this description; thence South 235.7 feet, more or less, along the center line of Mill Creek (Woodland Creek); thence North $64^{\circ}01'$ East 203.2 feet along the center of said creek; thence North $56^{\circ}49'$ East 169.8 feet; thence North $75^{\circ}41'$ West 380.73 feet, more or less, to the center of said county road; thence South $30^{\circ}30'$ West 54.8 feet; thence South $64^{\circ}16'$ West 90 feet to the point of beginning; EXCEPT that portion lying with the county road known as Pleasant Glad Road. In Thurston County, Washington. Referenced in Statutory Warranty Deed Auditor's File No. 3463490.

Carpenter Road Northeast

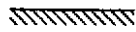
ALSO, all of that portion of Carpenter Road Northeast lying in the Southeast Quarter of the Southeast Quarter of Section 4 and in the Southwest Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 1 West, W.M..





SCALE 1"=1500'

 ANNEXATION SITE
330± AC

 CITY OF LACEY LIMITS

 UGMA

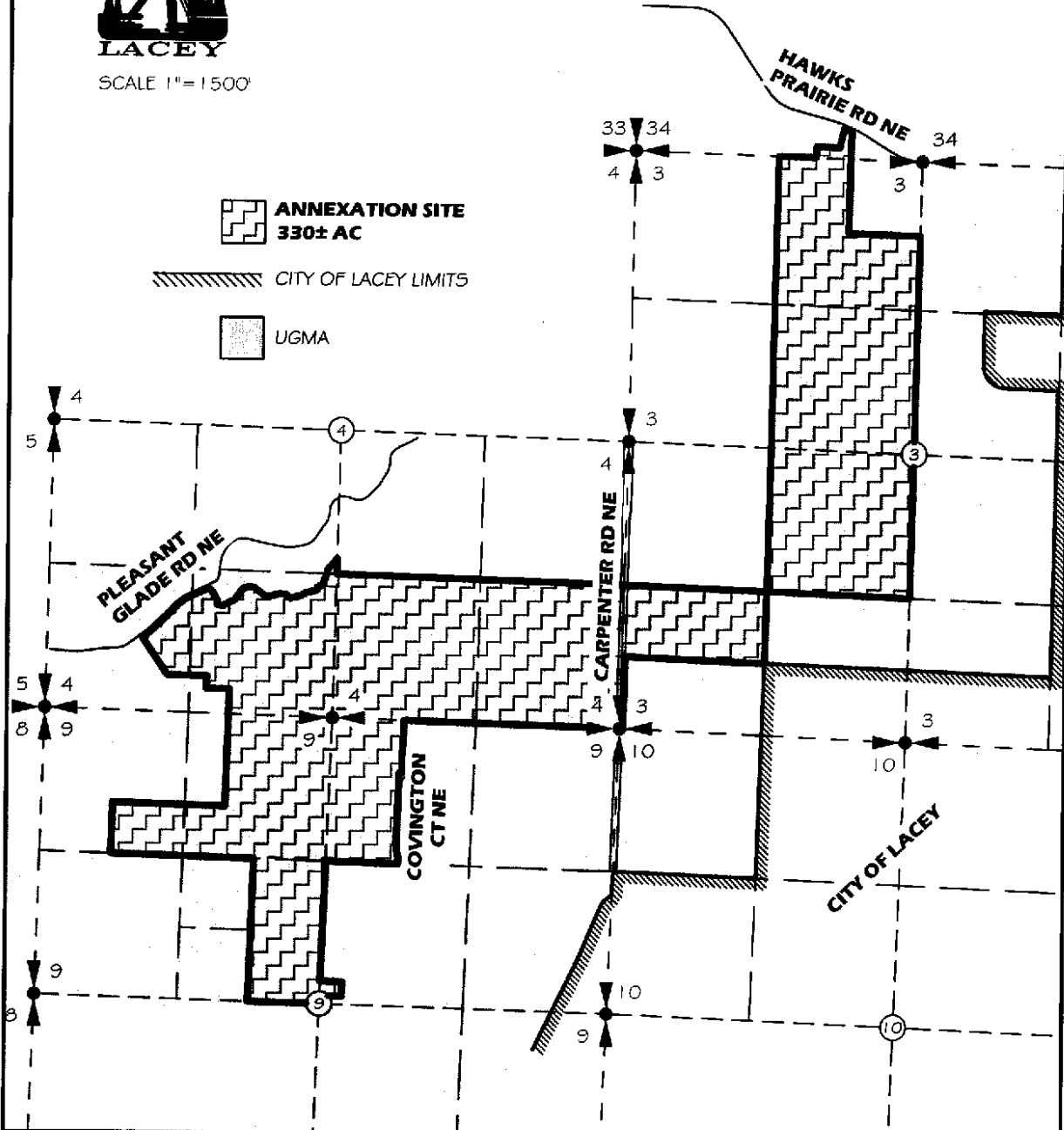


EXHIBIT B
MAP OF ANNEXATION SITE

Cuoto Park Exhibit 1.dwg

SHEET 1 OF 5

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

DWN.
RNS

CKD.
MKB

DATE
08-2017



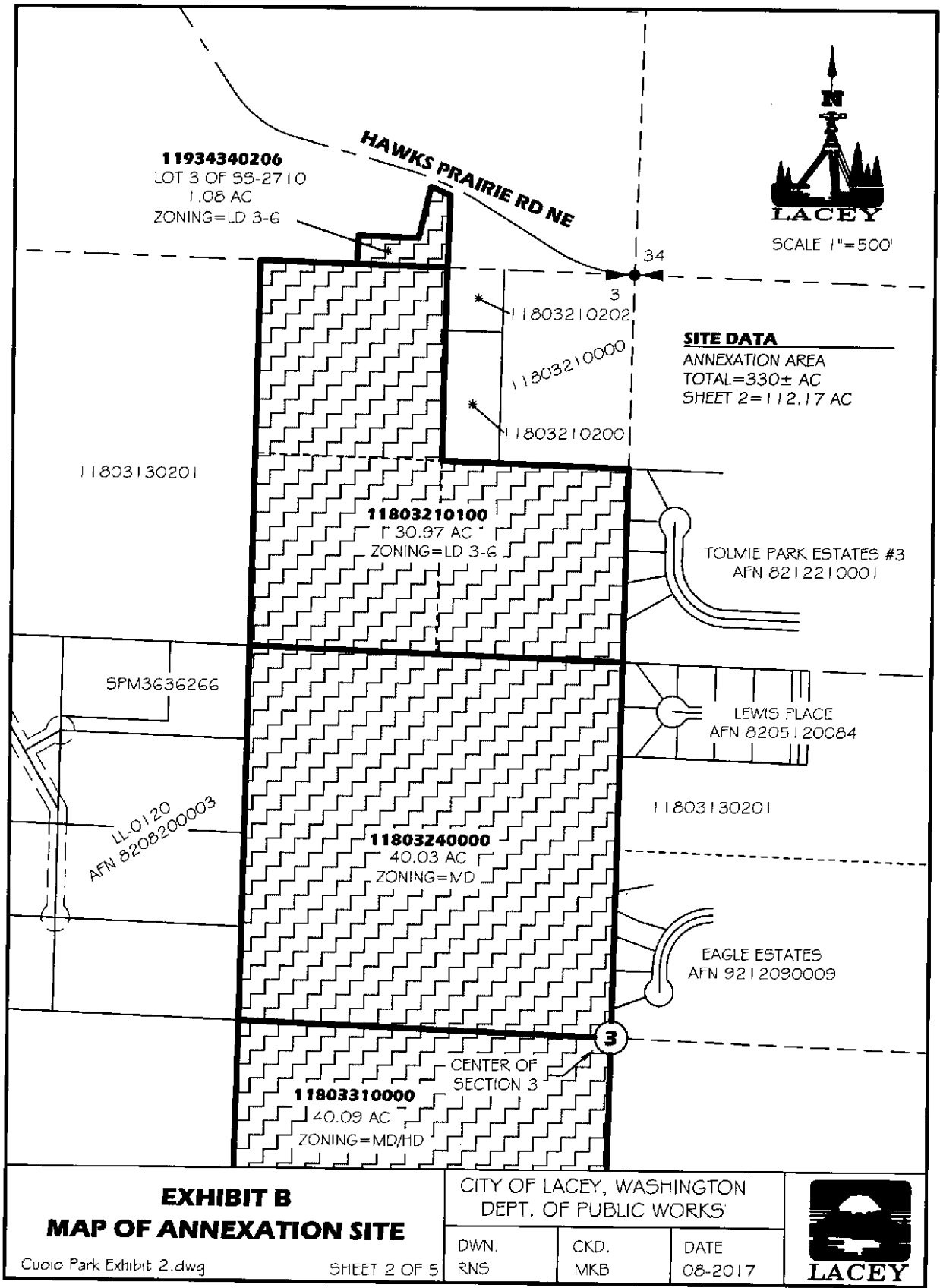


EXHIBIT B
MAP OF ANNEXATION SITE

Cuoio Park Exhibit 2.dwg

SHEET 2 OF 5

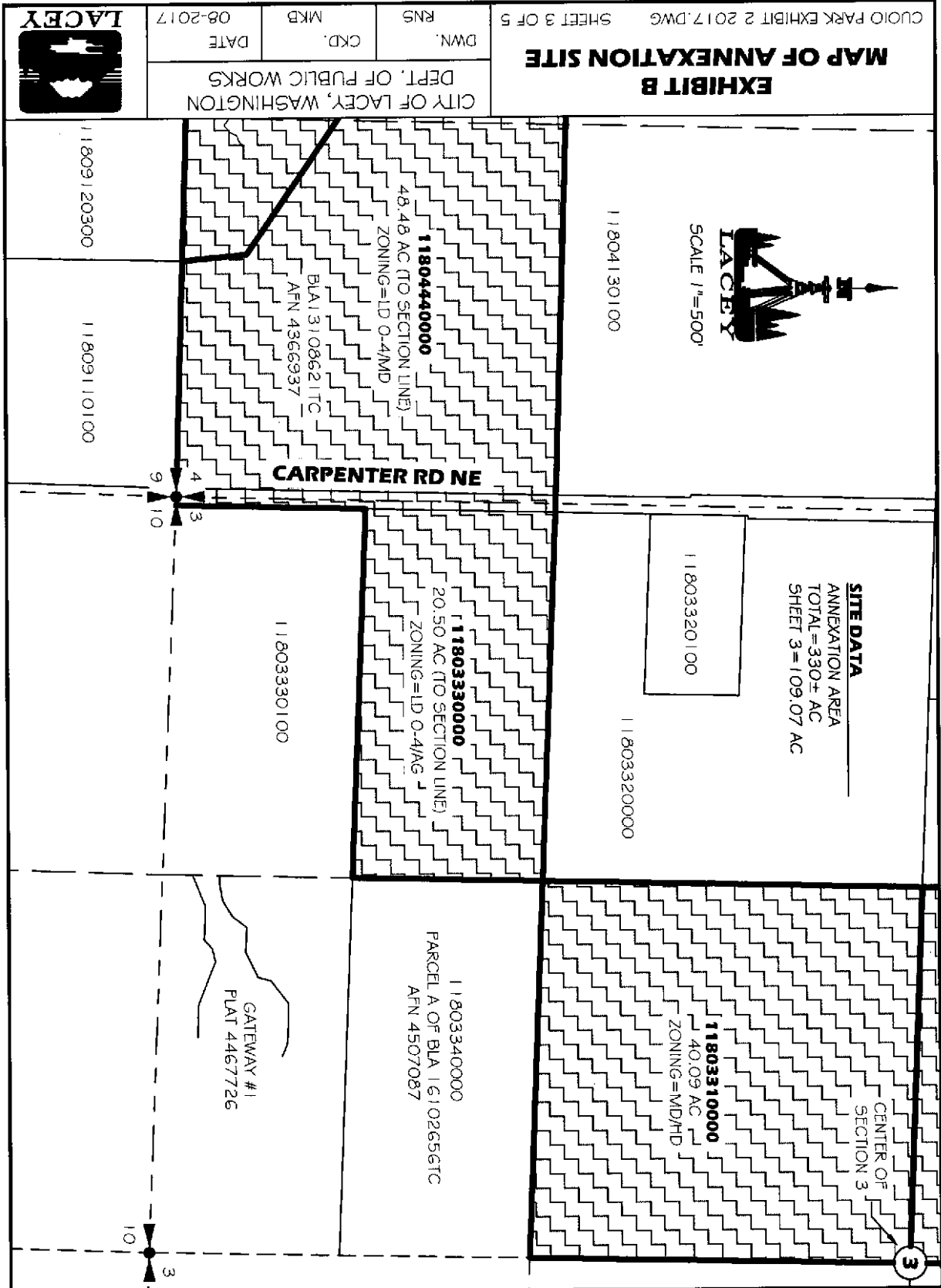
CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

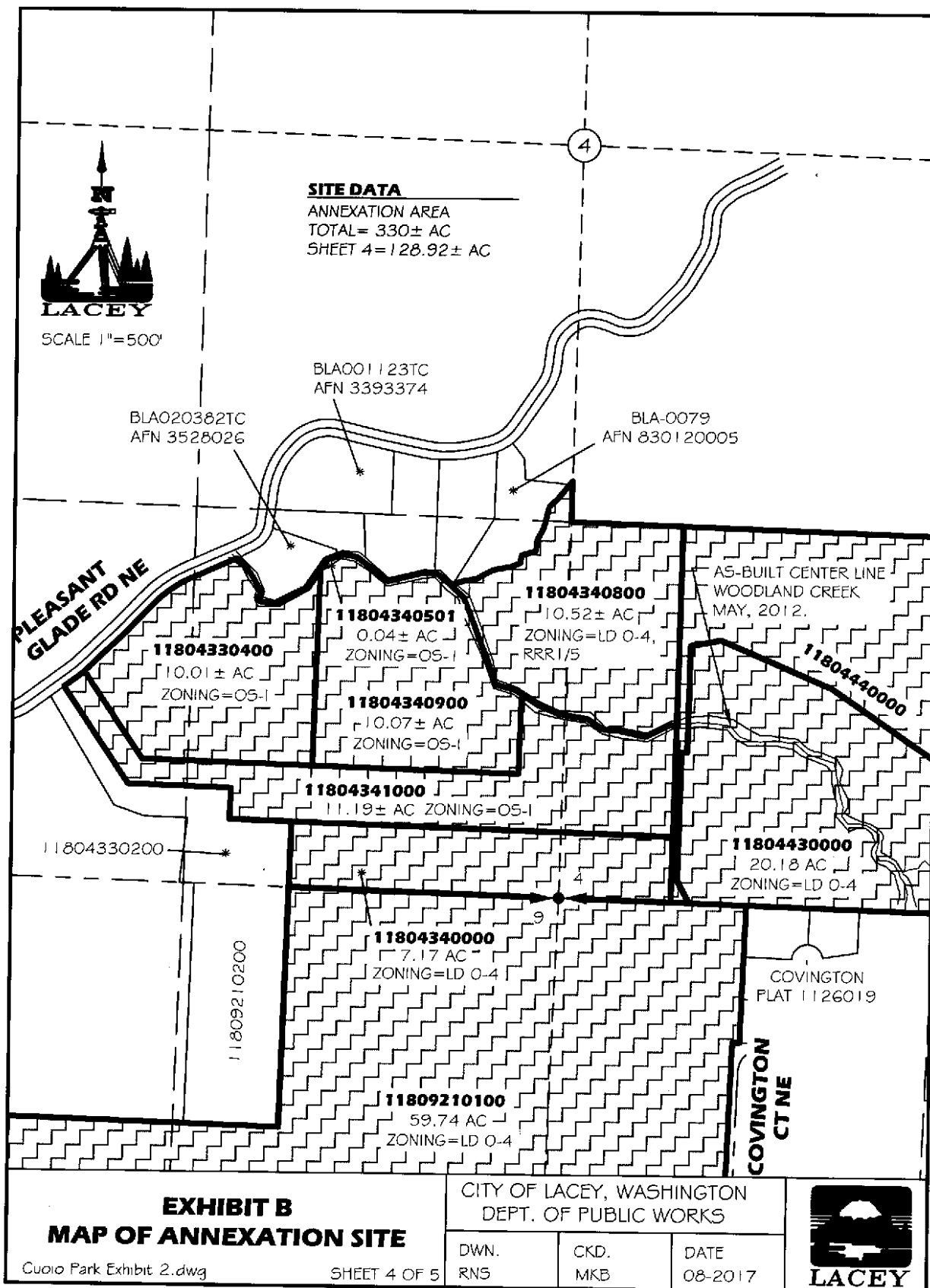
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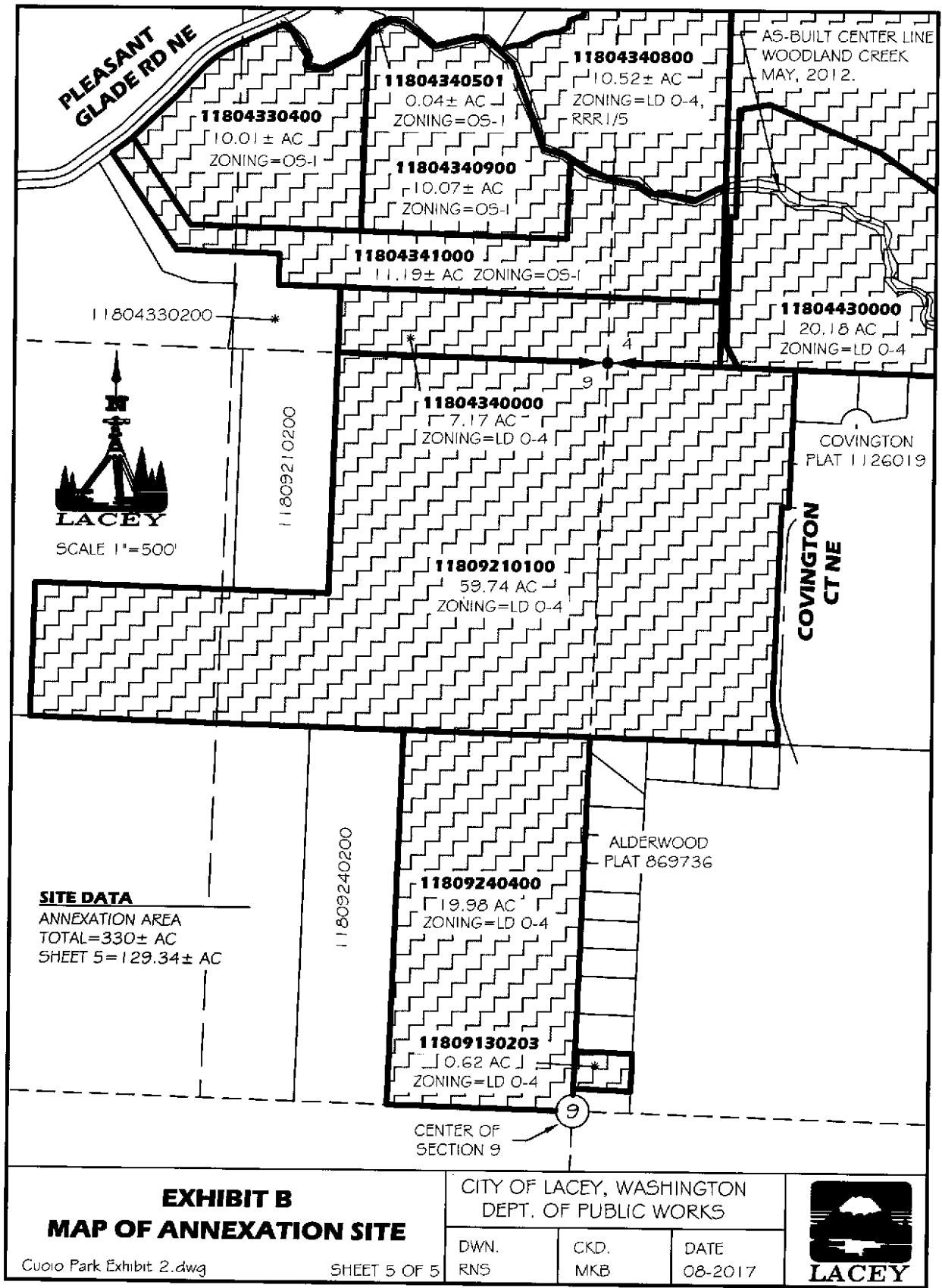
CKD.
MKB

DATE
08-2017









MINUTES OF A REGULAR MEETING OF THE LACEY CITY COUNCIL HELD THURSDAY, SEPTEMBER 14, 2017, IN LACEY COUNCIL CHAMBERS.

CALL TO ORDER: Deputy Mayor Pratt called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Deputy Mayor Pratt led the Pledge of Allegiance.

COUNCIL PRESENT: C. Pratt, V. Clarkson, M. Steadman, R. Young, L. Greenstein

COUNCIL EXCUSED: A. Ryder, J. Hearn

STAFF PRESENT: S. Spence, D. Schneider, J. Mack, S. Egger, J. Burbidge, C. Litten, R. Andrews, C. Osborn

APPROVAL OF AGENDA AND CONSENT AGENDA:

Consent Agenda Items:

- A. Council worksession minutes of August 17, 2017
- B. Council meeting minutes of August 24, 2017
- C. A motion to approve payment of claims, wages, and transfers for 8/16/17 through 9/6/17.

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE THE CONSENT AGENDA AND AGENDA. COUNCILMEMBER CLARKSON SECONDED. MOTION CARRIED.

PROCLAMATION

Deputy Mayor Pratt and the Lacey City Council proclaimed the City of Lacey as a participant in the Purple Heart City Project, recognizing residents of the community who have received the Purple Heart Award. Colonel James Sims, USMC, RET, expressed the military's appreciation for the support of the Lacey City Council and the community.

REFERRAL FROM PLANNING COMMISSION

Ordinance No. 1516 approves the proposed 2017 Parks and Recreation Comprehensive Plan.

This update effort has identified a shift of some key goals and policies that should be considered by the City. Those include amending the plan to establish the policy for Lacey to move from an acquisition phase of park property to that of development of existing park properties and facilities, solidifying a funding strategy, prioritizing and identifying development projects based on public input, and providing adequate facilities to keep up with the population growth ahead of us.

The policy of developing park properties which are inside the City of Lacey boundary first will be replaced with a policy that moves toward developing those properties that fit the needs of the greater Lacey community first.

In 2019, the Community & Economic Development Department will submit a Bike & Pedestrian Plan for adoption that will be incorporated into the 2107 Parks & Recreation Comprehensive Plan.

COUNCILMEMBER STEADMAN MOVED TO ADOPT ORDINANCE NO. 1516 TO APPROVE THE 2017 PARKS AND RECREATION COMPREHENSIVE PLAN. COUNCILMEMBER CLARKSON SECONDED. MOTION CARRIED.

MAYOR'S REPORT:

DEPUTY MAYOR PRATT MOVED TO REAPPOINT KRISTINA TREBIL TO A 2ND TERM ON HISTORICAL COMMISSION. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

DEPUTY MAYOR PRATT MOVED TO REAPPOINT VIRGIL CLARKSON TO A 10TH TERM ON THE LEOFF 1 DISABILITY BOARD. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

DEPUTY MAYOR PRATT MOVED TO APPOINT LENNY GREENSTEIN TO A 1ST TERM ON THE LEOFF 1 DISABILITY BOARD. COUNCILMEMBER CLARKSON SECONDED. MOTION CARRIED.

Deputy Mayor Pratt recognized Paul Enns, Planning Commission member, in attendance.

CITY MANAGER'S REPORT:

Ryan Andrews, Planning Manager, briefed Council on the Gateway Division 2 Annexation – Project No. 17-208. The City has received a notice of intent to commence annexation proceedings filed by SSHI, LLC to annex their property, parcel #11803340000 into the City of Lacey.

The filing of the notice is the first step in the annexation process under the petition method (RCW 35A.14.120), which requires a petition filed by property owners representing a minimum of 10% of the valuation of the area proposed for annexation. The City has verified that the ownership does comprise a minimum of more than 10% of the assessed valuation for general taxation purposes of the properties for which annexation is requested.

The City Council will review the annexation request under the 60% petition method and is requested to pass a motion to reject the notice of intent to annex submitted by SSHI, LLC.

COUNCILMEMBER GREENSTEIN MOVED TO REJECT THE NOTICE OF INTENT TO ANNEX SUBMITTED BY SSHI, LLC. COUNCILMEMBER CLARKSON SECONDED. MOTION CARRIED.

The City Council will review the annexation request under the 60% petition method and is requested to pass a motion to prepare a resolution to annex the property pursuant to the annexation of unincorporated islands method.

COUNCILMEMBER STEADMAN MOVED TO DIRECT STAFF TO PREPARE A RESOLUTION TO ANNEX THE PROPERTY PURSUANT TO THE ANNEXATION OF UNINCORPORATED ISLANDS METHOD TO BE CONSIDERED BY THIS COUNCIL AT THE NEXT REGULAR MEETING. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

Scott Egger, Public Works Director, provided an update of the Hogum Bay Road paving project. It is anticipated the project will be completed by late spring / early summer of 2018.

STANDING GENERAL
COMMITTEES:

Utilities Committee

Councilmember Young reported the committee met on August 16, 2017, to discuss the city's current Water Utilities Leak Adjustment Policy. The Committee recommends that full Council reaffirm the policy without any changes.

COUNCILMEMBER YOUNG MOVED TO REAFFIRM THE WATER UTILITIES LEAK ADJUSTMENT POLICY WITHOUT CHANGES. COUNCILMEMBER CLARKSON SECONDED. MOTION CARRIED.

General Government & Public Safety Committee

Deputy Mayor Pratt reported the Committee met on August 14, 2017, to discuss enforcement of fireworks violation and to authorize the City Manager to sign an interlocal agreement for the use of the 633 Training Center.

BOARDS &
COMMISSIONS:

ORCAA

Deputy Mayor Pratt reported the Board received an update related to revenue for homegrown marijuana, odor control, and an air quality report during the recent fires in Washington State.

CIP

Councilmember Clarkson reported the Board met to discuss several issues.

LOTT

Deputy Mayor Pratt reported the Board discussed the 2019-2024 Strategic Plan Development, Martin Way Reclaimed Water Plant Improvements, the Mullen Road surplus pipeline, and Squaxin Tribe comments on burning.

TRPC

Councilmember Clarkson reported the Board supports the Climate Adaption Plan to limit the effects of climate change, and received a report on the state of the transportation system. An amendment to the TIP will fund Lacey's project at the intersection of the Yelm Highway and College Street.

VCB

Councilmember Greenstein reported the Board participated in a retreat.

Deputy Mayor Pratt adjourned the meeting at 8:40 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____

**MINUTES OF THE LACEY CITY COUNCIL
LACEY CITY COUNCIL WORKSESSION
THURSDAY, OCTOBER 19, 2017
7:00 P.M. – 7:48 P.M.**

COUNCIL PRESENT: A. RYDER, C. PRATT, V. CLARKSON, J. HEARN, M. STEADMAN, R. YOUNG

COUNCIL EXCUSED: L. GREENSTEIN

STAFF PRESENT: S. SPENCE, S. EGGER, T. WOO, D. PIERPOINT, D. SCHNEIDER, J. BURBIDGE, R. WALK, C. BOCK, R. ANDREWS, P. EDMONDS

ACTION: APPROVE AGENDA.

MOTION: MOTION MADE, SECONDED, AND CARRIED BY DEPUTY MAYOR PRATT AND COUNCILMEMBER CLARKSON.

THURSTON COUNTY SOLID WASTE MANAGEMENT PLAN

STAFF: MONICA GORMAN AND ALLYSON RUPPENTHAL, THURSTON COUNTY PUBLIC WORKS.

ACTION: INFORMATION ONLY.

The Solid Waste Management Plan (SWMP) is a requirement of RCW 70.95.080, and requires that each county, in cooperation with various cities within that county, prepare a SWMP with a review and revisions every five years.

Development of the SWMP is the County's responsibility under the seven interlocal agreements with cities and town. The current 2009 SWMP was formally adopted in 2012, and the current plan is due to the Department of Ecology in 2017. There has been a delayed submission of the SWMP update due to significant and ongoing rewrite since April 2015.

On July 14, 2017, the draft SWMP was completed and approved by the Solid Waste Advisory Committee (SWAC). On July 31, 2017, the draft SWMP was submitted to the Department of Ecology for the 120-day review. The public process, which included a

dedicated web page soliciting comments, distribution of copies to municipalities and tribes, print advertisement, and a public meeting, was performed between August 1 and September 5, 2017.

Future SWMP actions include:

- Comments from Department of Ecology by November 30, 2017.
- Revise SWMP based on comments followed by SWAC review.
- Issuance of final SWMP.
- Presentation to Thurston County Board of County Commissioners (BoCC) and other jurisdictions upon request.
- Seek adoption by BoCC and seven participating municipalities.
- Formal approval by SWAC.
- Submit adopted plan to Ecology.

GATEWAY ANNEXATION PHASE II – RESOLUTION

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR.
ACTION: ADOPT THE RESOLUTION TO ANNEX THE UNINCORPORATED ISLAND KNOWN AS THE GATEWAY DIVISION 2 PROPERTY.
MOTION: MOTION MADE, SECONDED, AND CARRIED BY DEPUTY MAYOR PRATT AND COUNCILMEMBER STEADMAN.
STATUS: PUBLIC HEARING SCHEDULED NOVEMBER 9, 2017.

The City received a notice of intent to commence annexation proceedings filed by SSHI, LLC to annex their property, parcel #11803340000. The City Council subsequently annexed for municipal purposes the Cuoio Park property on August 15, 2017. The Cuoio Park property consists of 330 acres and abuts the Gateway Division 2 property to the west effectively creating an unincorporated island. At the September 14, 2017, meeting the City Council rejected the notice of intent to annex submitted by SSHI, LLC, and directed staff to prepare a resolution to annex the Gateway Division 2 property as an unincorporated island for consideration at the September 28, 2017, regular meeting.

The area proposed for annexation is located in the Hawks Prairie Planning Area and within the Lacey Urban Growth Area north of Britton Parkway and west of Gateway Boulevard extended. The property is 73.77 acres in size. The property is known as the

Gateway Division 2 Subdivision, a 460-lot single-family detached Subdivision that received preliminary Subdivision approval from Thurston County.

The 6.6-acre multi-family parcel is owned by Gateway 850 LLC. This parcel is part of the Gateway Division 2 Subdivision and is reserved for future multi-family development with up to 157 units. While under separate ownership, this parcel will be included in the annexation area as it is between the proposed annexation area and the city limit boundary.

Abutting the annexation area to the south is the existing City jurisdictional boundary. The Gateway Division 1 Subdivision, a 79 lot development is located within the City, abutting the proposed annexation area and Britton Parkway to the south. For efficiencies in providing governmental and life safety services, as well as neighborhood continuity between Gateway Division 1 and 2, it makes sense for the City to annex this property.

The subject property is zoned high density residential. The purpose of the high density zone is to allow for residential development achieving 12 units to the acre or more. The Gateway Division 2 project was developed within the County jurisdiction and vested under the previous high density zoning classification, which required 6 units to the acre or more. In accordance with the county-wide planning policies and joint planning agreements with Thurston County, the zoning would remain High Density Residential upon annexation.

The area proposed for annexation includes the properties owned by SSHI, LLC and Gateway 850 LLC. The boundary as proposed would connect to the current city limits to the north of the Gateway Division 1 property, to the east by the Betti Trust Property, and to the west by the Cuoio Park property annexed by the City on August 10. More than 80% of the proposed annexation area's boundary is bordered by the City of Lacey, which qualifies the area as an unincorporated island as defined by RCW.

At the July 14, 2017, meeting of the Utilities Committee, staff provided a briefing on the notice of intent to commence annexation proceedings and was made aware of the petition method process. The Committee was also made aware of the Cuoio Park property located adjacent to the Gateway Division 2 site, and annexation plans for the Cuoio Park property would result in the Gateway Division 2 property becoming an unincorporated island. The Utilities Committee recommended staff pursue annexing the Cuoio Park property by resolution for municipal purposes. The Utilities Committee then

recommended to reject the notice of intent to annex submitted by SSHI, LLC in favor of annexing this property through the annexation of unincorporated island method.

At the July 27, 2017, Council Worksession, the City Council was briefed on the notice of intent to commence annexation proceedings and the recommendation by the Utilities Committee. Council agreed with the recommendation and requested the notice of intent to commence annexation proceedings be scheduled for consideration at the September 14, 2017, Council meeting.

On September 14, 2017, Council took action to reject the notice of intent and directed staff to prepare a resolution to annex an unincorporated island to be considered at the September 28, 2017, Council Meeting.

On September 28, 2017, Council adopted a resolution and set a public hearing, which was scheduled for October 12, 2017. The hearing was cancelled in an effort to provide additional notice to the community and time for interested parties to prepare. In rescheduling the hearing date, a new resolution of the Council intent to annex will need to be adopted to set the date for public hearing on November 9, 2017.

The annexation of an unincorporated island method follows steps enumerated in RCW 35A.14.295, .297, and .299. The City Council may resolve to annex an unincorporated island by adopting a resolution that describes the boundaries of the area, states the number of registered voters residing in the area and sets a date for public hearing on the resolution for annexation. After the public hearing, the Council may consider an ordinance annexing the unincorporated island. Notice of the City's intent to annex will also need to be submitted to the Boundary Review Board (BRB). If the BRB's jurisdiction is invoked, the Board would have 120 days to make a finding on the annexation. The Board could approve, disapprove or modify the annexation. If approved by the BRB, the annexation would become effective unless a petition requesting a referendum was submitted by registered voters with residency within the annexation area. Currently, there are no residents within the annexation area.

ANNEXATION DISCUSSION

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR.

ACTION: INFORMATION ONLY.

The Annexation Feasibility Study performed on the Tanglewilde-Thompson Place urban growth area is under review by City staff. The annexation discussion will be a topic at the next Council retreat.

RESOLUTION NO. 1053

CITY OF LACEY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LACEY STATING THE COUNCIL'S INTENT TO ANNEX TO LACEY UNINCORPORATED TERRITORY, DESCRIBING THE BOUNDARIES OF THE AREA TO BE ANNEXED, STATING THE NUMBER OF VOTERS RESIDING THEREIN, AND SETTING A DATE FOR A PUBLIC HEARING. (GATEWAY DIVISION 2).

WHEREAS, the Washington State Growth Management Act ("the Act"), codified as RCW 36.70A, requires counties planning under the Act to designate urban growth areas "within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature"; and

WHEREAS, the Act at RCW 36.70A.110(4) states that within such urban growth areas, "In general, cities are the units of local government most appropriate to provide urban governmental services"; and

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

WHEREAS, that certain territory known as the Gateway Division 2 is located in the Hawks Prairie Planning Area and within the Lacey Urban Growth Area; and

WHEREAS, Gateway Division 2 is a 460-lot single-family detached subdivision that received preliminary subdivision approval from Thurston County and also includes a multi-family tract 6.6 acres in size under separate ownership; and

WHEREAS, Gateway Division 2 Subdivision is a logical service area of the city as the only access will be through city streets and city jurisdiction for several miles; and

WHEREAS, more than 80% of the proposed annexation area's boundary is bordered by the City of Lacey, which qualifies the area as an unincorporated island as defined by RCW; and

WHEREAS, efficiencies in providing governmental and life safety services as well as neighborhood continuity will be increased if the City were to annex Gateway Division 2.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,

Section 1. The Lacey City Council hereby states its intent to annex the unincorporated Thurston County territory known as Gateway Division 2 via the “Unincorporated Island” process established in RCW 35A.14.295, .297 and .299. In order to qualify for annexation under this method, the territory must contain residential property owners and have at least 80 percent of its boundaries contiguous to the annexing code city. The territory known as Gateway Division 2 contains residential property owners and is contiguous to the City of Lacey on more than 80 percent of its boundaries.

Section 2. The boundaries of the proposed Gateway Division 2 Annexation are described on Exhibit A and depicted on Exhibit B, both of which exhibits are attached hereto and incorporated by this reference as if set forth in full herein.

Section 3. There are no known voters that reside within the proposed Gateway Division 2 Annexation, according to the Thurston County Auditor.

Section 4. The City Council of the City of Lacey will hold a public hearing at Lacey City Hall, 420 College Street S.E., Lacey, Washington, starting at 7:00 p.m or later on November 9, 2017, at which time the Council will hear testimony from residents or property owners of the area included in this resolution for annexation concerning the proposed Gateway Division 2 Annexation. Notice of the hearing will be given by publication of this Resolution in The Olympian at least once a week for two weeks prior to the date of the hearing.

Section 5. The City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers and any references thereto.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this 19th day of October, 2017.

LACEY CITY COUNCIL

By Andy D. Boyd

Mayor

Attest:

Carol Little
City Clerk

Approved as to form:

[Signature]
City Attorney

EXHIBIT "A"

ANNEXATION LEGAL DESCRIPTION

Parcels A and B of BLA-16102656TC recorded on June 21, 2016, recorded under Auditor's File No. 4507087, records of Thurston County, Washington. Situate in Section 3, Township 18 North, Range 1 West, W.M..



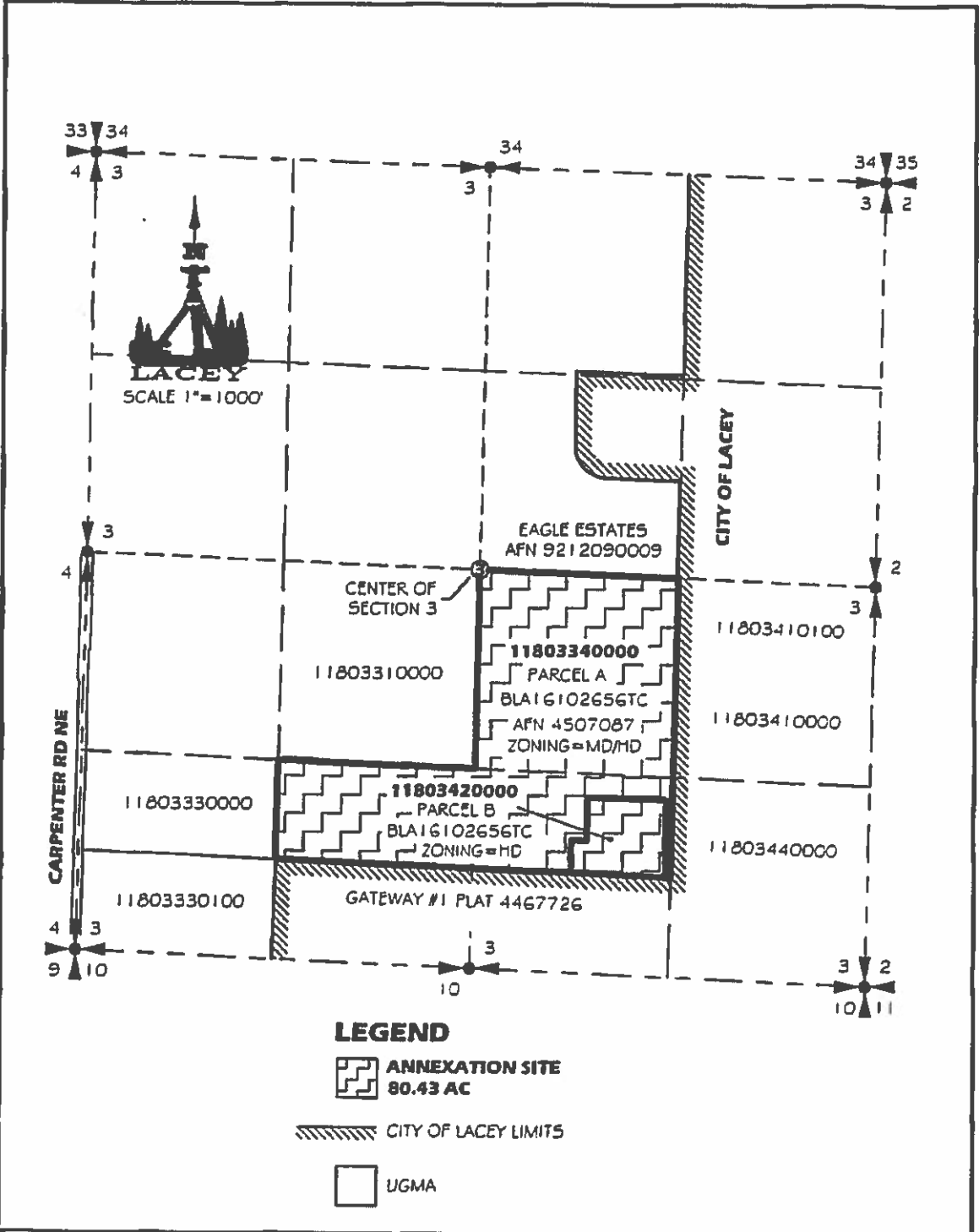
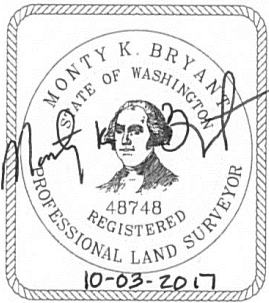


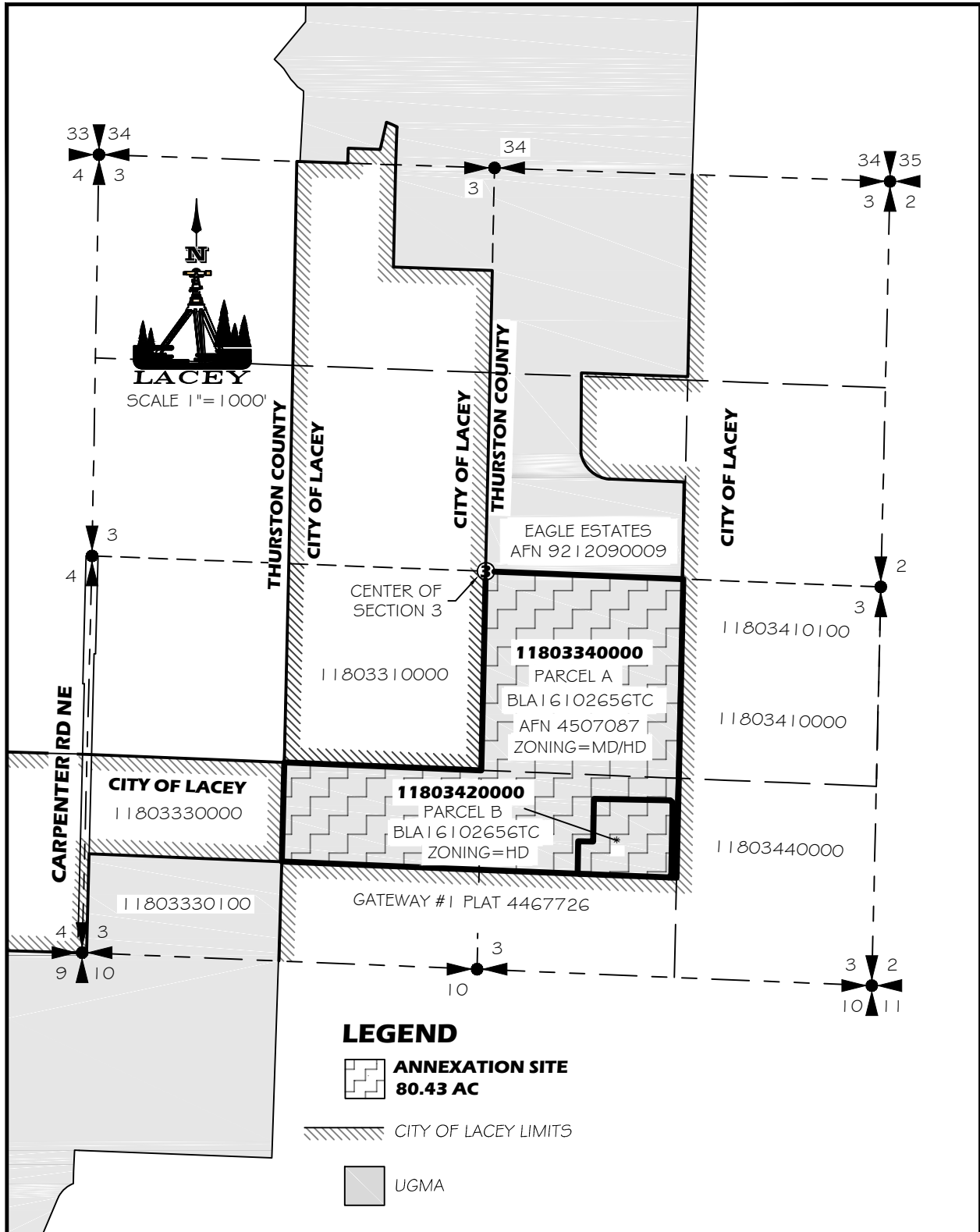
EXHIBIT B MAP OF ANNEXATION SITE Exhibit Map A-B.dwg		CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS		
		DWN: RNS	CKD: MKB	
SHEET 1 OF 1				


EXHIBIT "A"

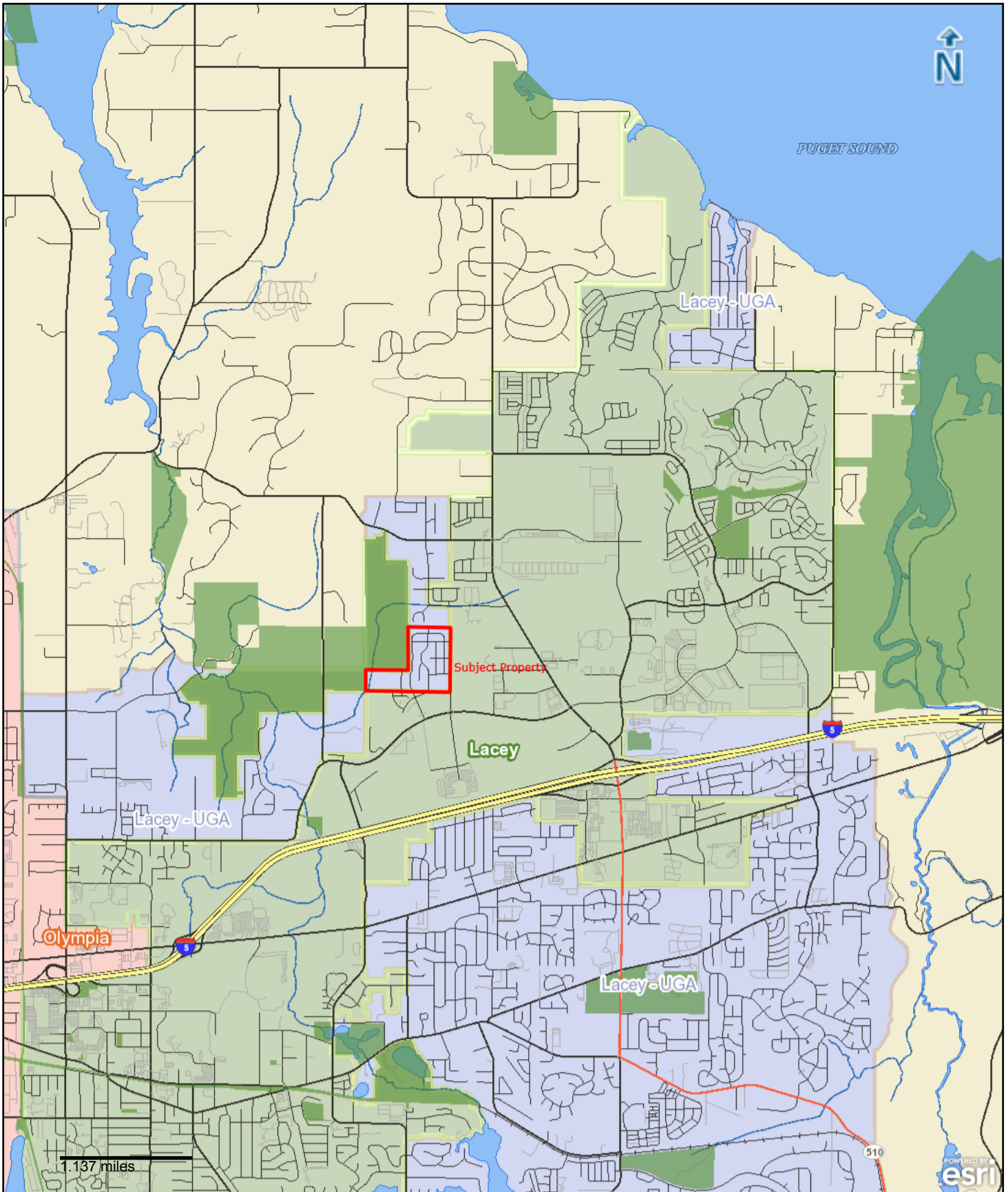
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ASSESSOR'S MAP	CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS		 LACEY
	DWN. RNS	CKD. MKB	



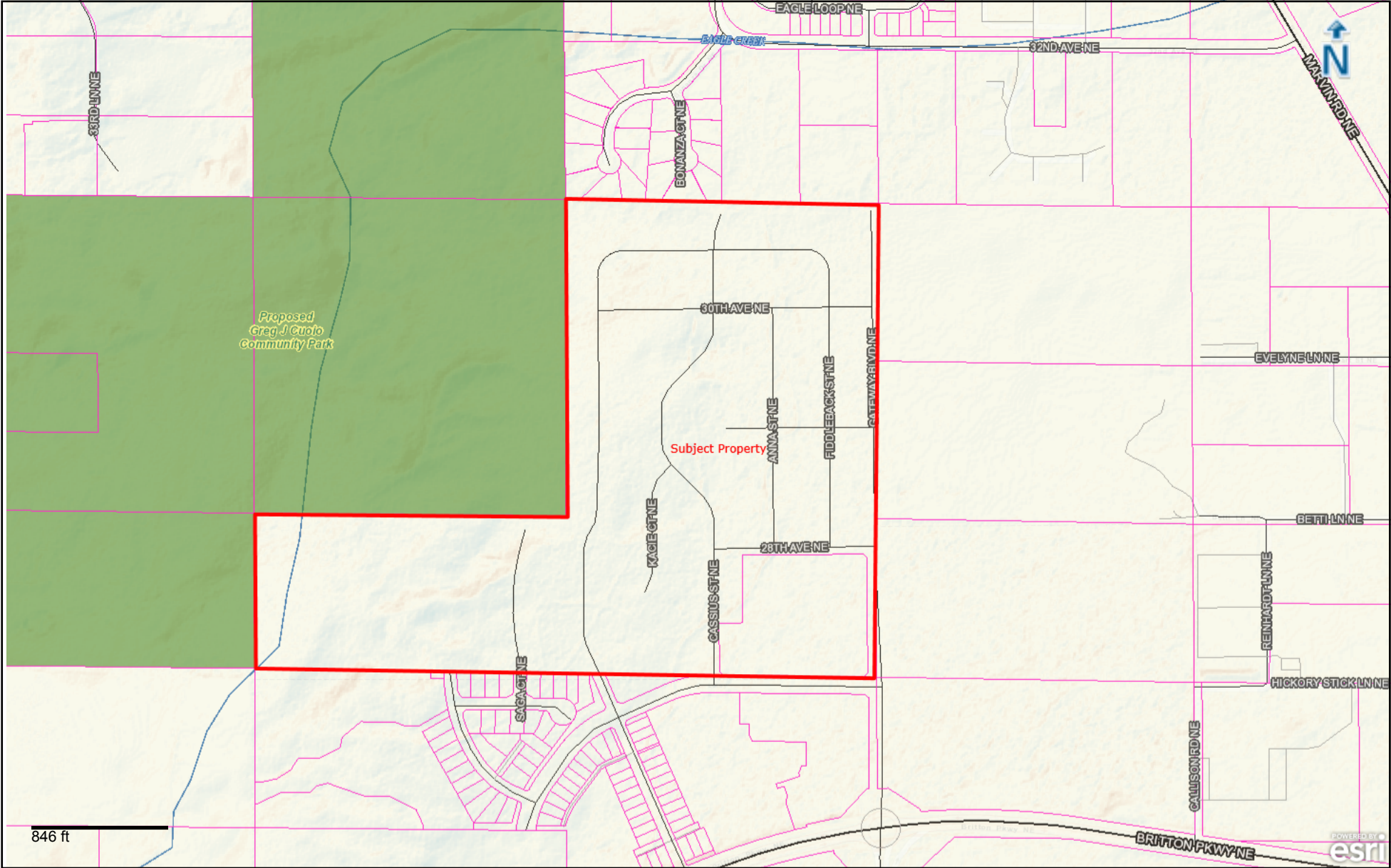
Gateway 2 Annexation: Vicinity Map



The City of Lacey uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc. The City of Lacey reserves the right to correct, update, modify, or replace, GIS products without notification. The City of Lacey cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. Using GIS data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may neither assert any proprietary rights to this information nor represent it to anyone as other than City Government-produced information. The City of Lacey shall not be liable for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.



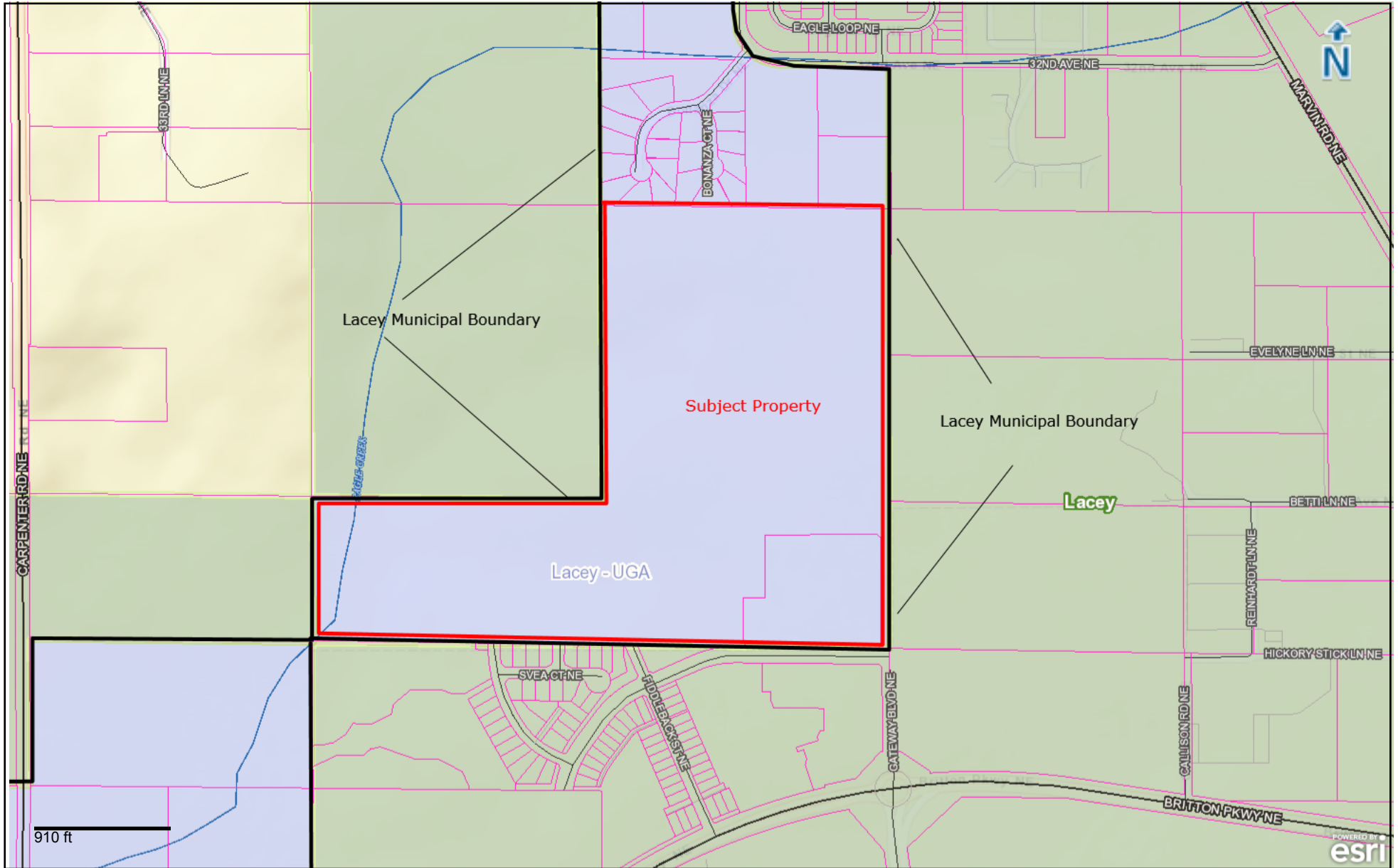
Gateway 2 Annexation: Physical Features Map



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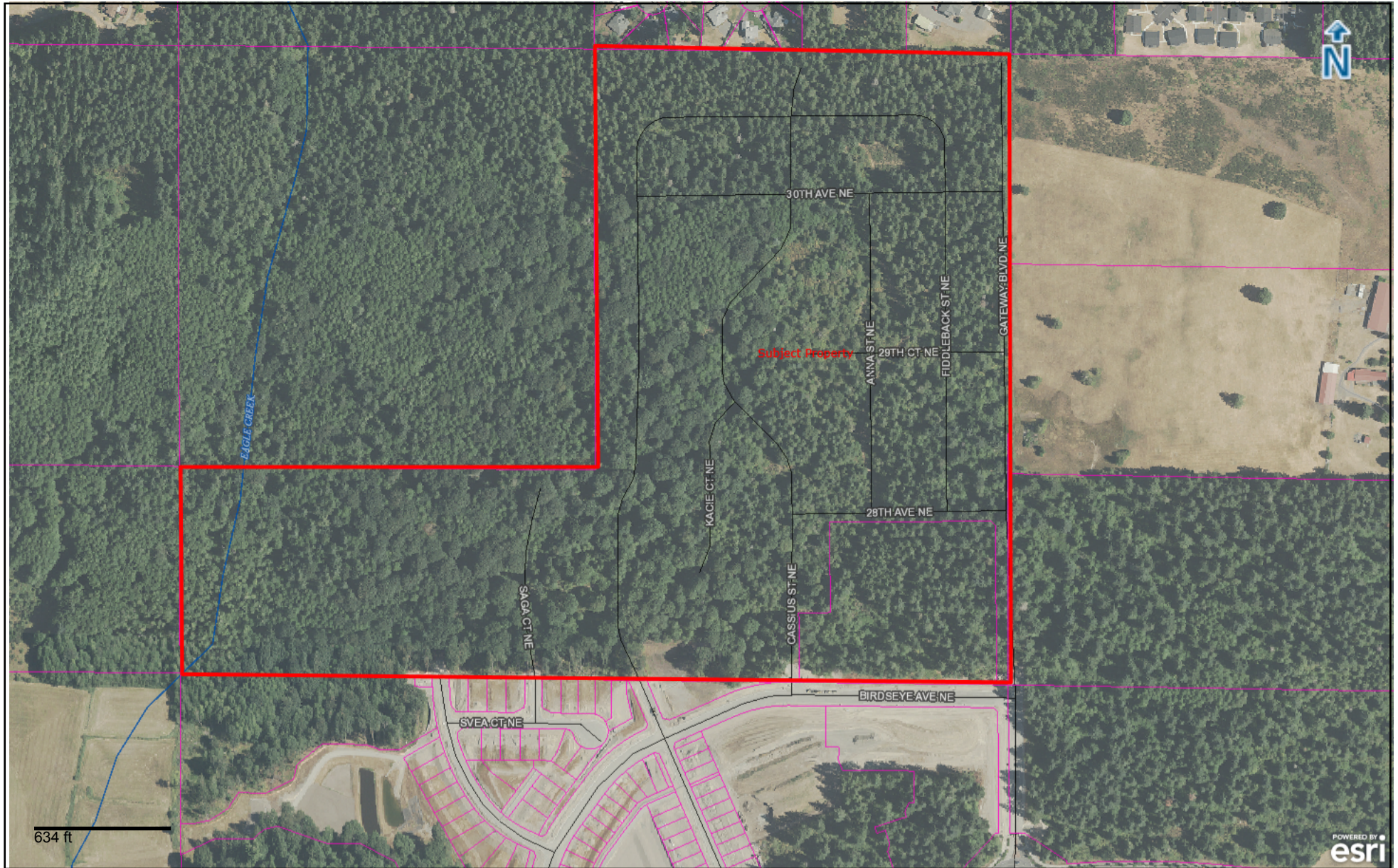
Gateway 2 Annexation: Existing Service Area



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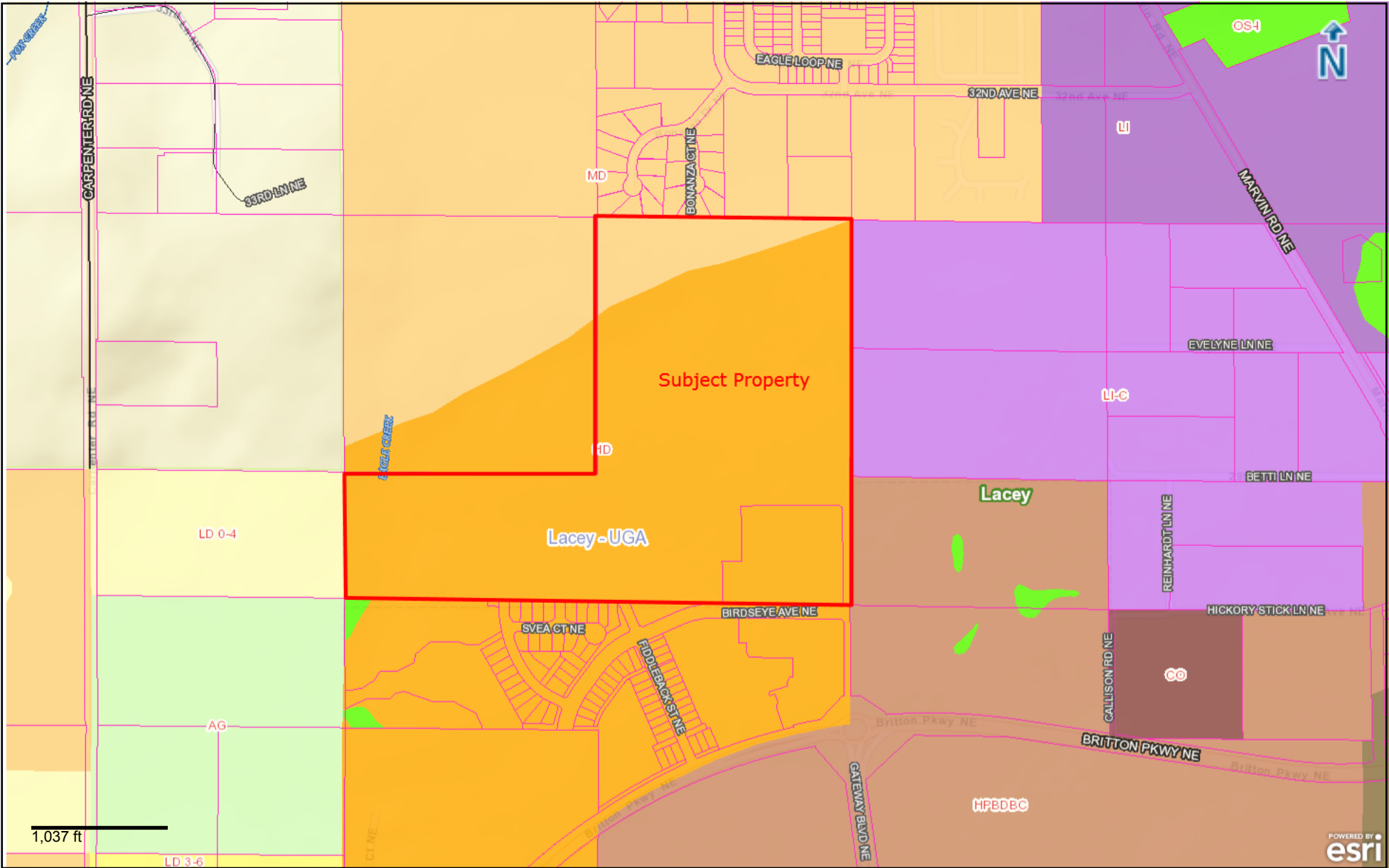
Gateway 2 Annexation: 2015 Aerial Photo



The City of Lacey uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc. The City of Lacey reserves the right to correct, update, modify, or replace, GIS products without notification. The City of Lacey cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. Using GIS data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may neither assert any proprietary rights to this information nor represent it to anyone as other than City Government-produced information. The City of Lacey shall not be liable for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.



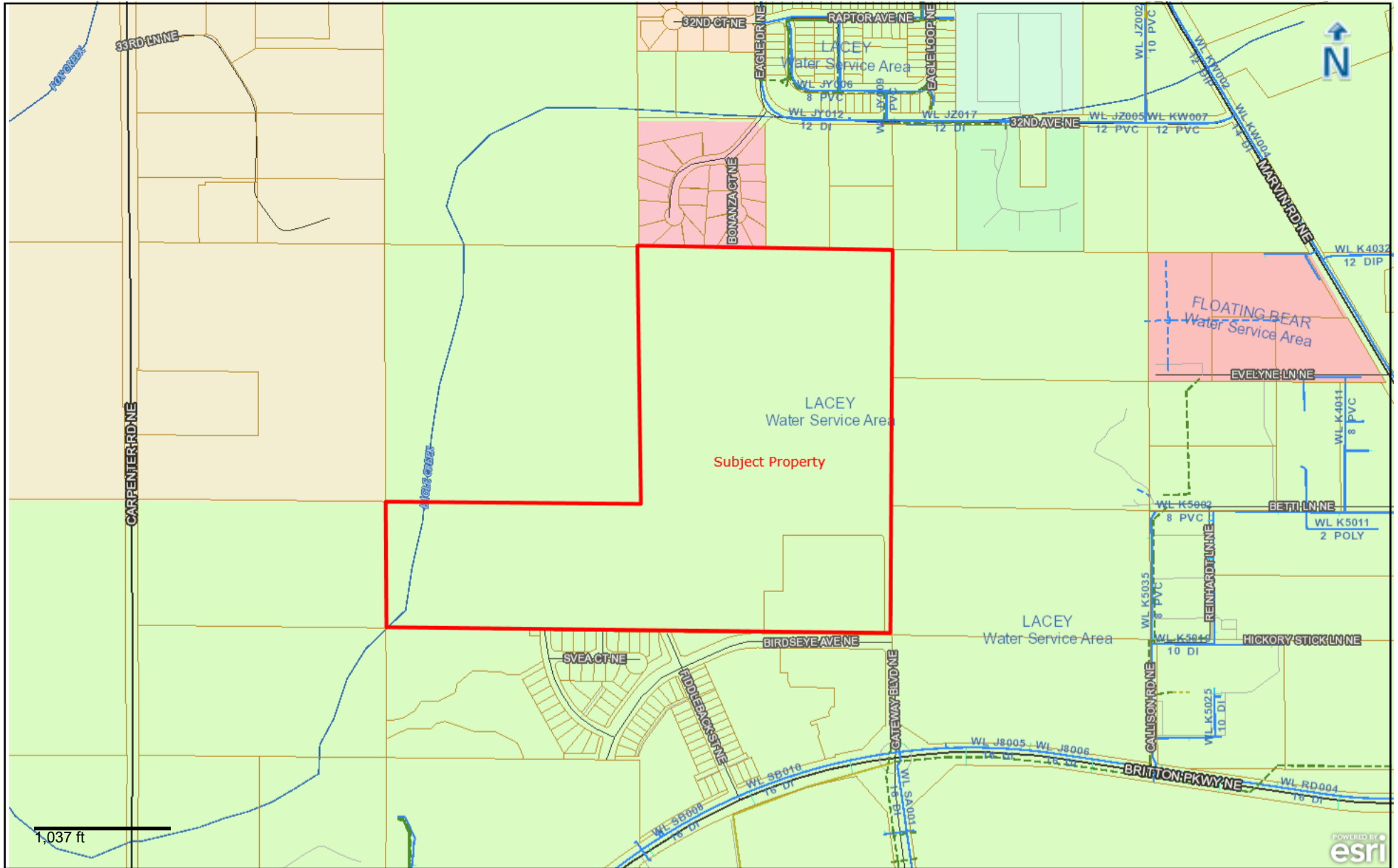
Gateway 2 Annexation: Zoning



The City of Lacey uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc. The City of Lacey reserves the right to correct, update, modify, or replace, GIS products without notification. The City of Lacey cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. Using GIS data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may neither assert any proprietary rights to this information nor represent it to anyone as other than City Government-produced information. The City of Lacey shall not be liable for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.



Gateway 2 Annexation: Water and Sewer Lines & Water Service Areas



The City of Lacey uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc. The City of Lacey reserves the right to correct, update, modify, or replace, GIS products without notification. The City of Lacey cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. Using GIS data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may neither assert any proprietary rights to this information nor represent it to anyone as other than City Government-produced information. The City of Lacey shall not be liable for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.



Thurston County
COUNTY-WIDE PLANNING POLICIES
November 10, 2015

These policies were adopted by the Board of County Commissioners on September 8, 1992. They were ratified earlier by each of the seven cities and towns within Thurston County. Those seven cities and towns are Lacey, Olympia, Tumwater, Bucoda, Rainier, Tenino and Yelm. On August 2, 1993, representatives of Thurston County and the seven cities and towns met to clarify intent of policies 1.2 and 1.3 and to affirm long and short term Urban Growth boundaries established in 1988 around Olympia, Lacey and Tumwater. In 2002, policies were amended to be consistent with RCW 36.70A.215 (“Buildable Lands Program”). In 2015, the policies were amended to incorporate foundational principles and policies from Creating Places, Preserving Spaces, A Sustainable Development Plan for the Thurston Region, December 2013.

Background: The Growth Management Act calls for the faster growing counties and cities within their borders to undertake new planning to prepare for anticipated growth. New parts are to be added to the Comprehensive Plans of these counties and cities, and those plans are to be coordinated and consistent. The framework for this coordination are county-wide planning policies, developed by each county, in collaboration with its cities and towns. These are Thurston County’s county-wide planning policies which will be used to frame how the Comprehensive Plans of Thurston County and the seven cities and towns will be developed and coordinated.

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I. GENERAL POLICIES

(Adopted November 10, 2015)

- 1.1 Balance our needs today with those of future residents, to protect and enhance quality of life and in recognition that each generation is a trustee of the environment for succeeding generations.
- 1.2 Preserve and promote awareness of our historic, cultural, and natural heritage.
- 1.3 Develop new ways to cultivate and support respectful civic engagement and participation by residents, and public, private, and nonprofit businesses and organizations, encouraging choices and offering information that contribute to individual, household, and community health and well-being.
- 1.4 Break down institutional barriers to communication and cooperation, fostering open communication and transparent processes that encourage community-wide participation.
- 1.5 Think broadly, regionally, and globally – act locally. Acknowledge the interdependence of communities both within and external to our region, recognizing the impacts of our region upon the world, as well as the impacts of the world upon our region.
- 1.6 Translate vision to policy and act on adopted local plans and policies. Consider the effects of decisions on achieving this vision, while balancing individual property rights with broader community needs and goals.
- 1.7 Monitor progress and shift course when necessary. Use meaningful, easy-to-understand methods to measure progress on key objectives. Respond and adapt to future social, economic, and environmental challenges.
- 1.8 Partner across topic areas and jurisdictional boundaries. While supporting local decision-making, encourage regional and cross-jurisdictional coordination, communication, and cooperation that increase our capacity to make decisions for the common good across jurisdiction boundaries.
- 1.9 Build and maintain distinct communities, preserving and enhancing the character and unique identities of the existing urban, suburban, and rural communities in a way that protects what matters most, while offering additional opportunities to improve on what can be better.
- 1.10 Meet basic human needs of clean water and air, healthy food, adequate housing, quality education, public safety, and equal access, regardless of socio-economic status.
- 1.11 Support education, employment, commercial opportunities, cultural, social, and recreational opportunities in appropriate places and at a scale that supports community health and well-being.
- 1.12 Champion energy efficiency and renewable energy strategies that contribute to energy independence, economic stability, reduced climate impacts, and long-term household and community health.
- 1.13 Protect the natural environment while acknowledging the interdependence of a healthy environment and a healthy economy.
- 1.14 Provide for adequate active and passive recreational opportunities.

II. URBAN GROWTH AREAS

(June 5, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 2.1 Urban growth within Thurston County is to occur only in designated urban growth areas.
- 2.2 The boundaries of designated urban growth areas must meet the following criteria:
 - a. Contain areas characterized by urban growth.
 - b. Be served by or planned to be served by municipal utilities.
 - c. Contain vacant land, or under-developed land with additional capacity, near existing urban areas that is capable of supporting urban development.
 - d. Be compatible with the use of designated resource lands and critical areas.
 - e. Follow logical boundaries.
 - f. Consider citizen preferences.
 - g. Be of sufficient area and densities to permit the urban growth that is projected to occur in the succeeding twenty-year period.
- 2.3 Amendments to the urban growth boundaries must use the following process:
 - a. Cities and towns will confer with the county about boundary location or amendment.
 - b. Proposed boundaries are presented to the Urban Growth Management (UGM) subcommittee of Thurston Regional Planning Council, which makes a recommendation directly to the Board of County Commissioners.
 - c. Following a public hearing, the Board of County Commissioners designates the boundaries and justifies its decision in writing.
 - d. Cities and towns not in agreement with the boundary designation may request mediation through the State Department of Commerce.
 - e. At least every 10 years, growth boundaries will be reviewed based on updated 20-year population projections.
 - f. Appeals of decisions made through this process are per the State Growth Management Act, RCW 36.70A.
- 2.4 Expansion of the Urban Growth Boundary must demonstrate consistency with:
 - a. All of the following criteria:
 - i. For South County jurisdictions: the expansion area can and will be served by municipal water and transportation in the succeeding 20 years. South County jurisdictions must demonstrate that the expansion can be served by sewage disposal measures that provide for the effective treatment of waste water in the succeeding 20 years.
 - ii. For North County jurisdictions: the expansion area can and will be served by municipal sewer, water, and transportation in the succeeding 20 years.
 - iii. Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas.
 - iv. The expansion area is contiguous to an existing urban growth boundary.
 - v. The expansion is consistent with these County-Wide Planning Policies.

- b. One of the two following criteria:
 - i. There is insufficient land within the Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years; or
 - ii. An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary related to protecting public health, safety and welfare; enabling more cost-effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act.

2.5 Reduction of the Urban Growth Boundary must demonstrate consistency with all of the following criteria:

- a. Sufficient land will remain within the reduced Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years.
- b. The reduced Urban Growth Boundary will include cost-effective sewer and water and transportation service areas, as applicable for each urban growth area.
- c. Reduction of the Urban Growth Boundary is compatible with the use of the designated resource lands and with critical areas.

**III. PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT,
PROVISION OF URBAN SERVICES, AND PROTECTION OF RURAL AREAS**
(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 3.1 Concentrate development in urban growth areas and protect rural areas by:
- a. Accommodating the county's growth first and foremost in the urban growth areas and ensuring that development occurring in rural areas is rural in character.
 - b. Encouraging infilling first within those parts of the urban growth areas that are:
 - i. Already characterized by urban growth that has adequate existing public facilities and service capacities to serve such development,
 - ii. Second, in areas already characterized by urban growth that will be served adequately by a combination of both existing public services and facilities, that are provided by either public or private sources, and
 - iii. Third, in the remaining portions of the urban growth areas.
 - c. Phasing urban development and facilities outward from core areas.
 - d. Establishing mechanisms to ensure average residential densities sufficient to enable the county as a whole to accommodate its 20-year population projection.
 - e. Limiting growth in rural areas to prevent sprawl and the overburdening of rural services, maintain rural character, and protect the natural environment.
 - f. Prohibiting urban net densities in rural areas.
 - g. Designating rural areas for low intensity, non-urban uses that preserve natural resource lands, protect rural areas from sprawling, low-density development and assure that rural areas may be served with lower cost, non-urban public services and utilities.
 - h. Where urban services and utilities are not yet available, requiring development to be configured so urban growth areas may eventually infill and become urban.
 - i. Considering innovative development techniques.
- 3.2 Coordinate Urban Services, Planning, and Development Standards through:
- a. Maximizing the use of existing infrastructure and assets, and leveraging the value of these in building vital, healthy, and economically viable communities.
 - b. Making public investments that further multiple community goals, target identified priorities, and leverage additional investment.
 - c. Considering both economies of scale and long-term maintenance cost when investing in infrastructure.
 - d. Providing and maintaining municipal services (water, sewer, solid waste, public safety, transportation, and communication networks) in a sustainable, and cost-effective manner.
 - e. Coordinating planning and implementation of policies regarding urban land use, parks, open space corridors, transportation, and infrastructure within growth areas. Developing compatible development standards and road/street level of service standards among adjoining jurisdictions.
 - f. Developing, and ensuring the enforcement of, agreements between Thurston County and the cities and towns within its borders, that ensure development occurring within unincorporated urban growth areas is consistent with city utility and storm water planning and conforms to the development standards and road/street level of service standards of the associated city or town.

IV. JOINT COUNTY AND CITY PLANNING WITHIN URBAN GROWTH AREAS

(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 4.1 Thurston County and the cities and towns within its borders will jointly plan the unincorporated portions of urban growth areas.
- 4.2 Each city and town will assume lead responsibility for preparing the joint plan for its growth area in consultation with the county and adjoining jurisdictions.
 - a. The lead city or town and the county will jointly agree to the level and role of county involvement at the outset of the project, including the role of each jurisdiction's planning commission.
 - b. A scope of work, schedule and budget will be jointly developed and individually adopted by each jurisdiction.
 - c. The process will ensure participation by area residents and affected entities.
- 4.3 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.
- 4.4 Each joint plan or zoning will include an agreement to honor the plan or zoning for a mutually agreeable period following adoption of the plan or annexation.
- 4.5 Nothing in these policies shall be interpreted to change any duties and roles of local governmental bodies mandated by state law; for example, statutory requirements that each jurisdiction's planning commission hold hearings and make recommendations on comprehensive plans and zoning ordinances.

V. SITING COUNTY-WIDE AND STATE-WIDE PUBLIC CAPITAL FACILITIES

(June 5, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 5.1 Cooperatively establish a process for identifying and siting within their boundaries public capital facilities of a county-wide and state-wide nature which have a potential for impact beyond jurisdictional boundaries. The process will include public involvement at early stages. These are facilities that are typically difficult to site, such as airports, terminal facilities, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes.
- 5.2 Base decisions on siting county-wide and state-wide public capital facilities on the jurisdiction's adopted plans, zoning and environmental regulations, and the following general criteria:
 - a. County-wide and state-wide public capital facilities shall not have any probable significant adverse impact on lands designated as critical areas or resource lands; and
 - b. Major public facilities that generate substantial traffic should be sited near major transportation corridors.

VI. ANALYSIS OF FISCAL IMPACT

(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 6.1 Develop financing methods for infrastructure which minimize the taxpayer's overall burden and fairly divide costs between existing and new development.
- 6.2 Cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties.
- 6.3 Cooperatively explore methods of coordinating financing of infrastructure in urban growth areas.

VII. ECONOMIC DEVELOPMENT AND EMPLOYMENT

(June 5, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 7.1 Encourage an economy that is diverse, can adapt to changing conditions, and takes advantage of new opportunities.
- 7.2 Support the recruitment, retention, and expansion of environmentally sound and economically viable commercial, public sector, and industrial development and resource uses, including the provision of assistance in obtaining funding and/or technical assistance.
- 7.3 Provide in comprehensive plans for an adequate amount of appropriately located land, utilities, and transportation systems to support desirable economic development. Create and maintain regulatory certainty, consistency, and efficiency.
- 7.4 Acknowledge and look for opportunities to engage with regional economic drivers such as state government, the Port of Olympia, and Joint Base Lewis-McChord. Coordinate economic development efforts as well with other jurisdictions, the Economic Development Council, Chambers of Commerce, and other affected groups.
- 7.5 Build a vital, diverse, and strong local economy, including job opportunities that support community and household resilience, health, and well-being, by:
 - a. Supporting workforce training and offering opportunities for education and entrepreneurial endeavors.
 - b. Supporting creativity, arts, and culture.
 - c. Providing opportunities for a range of business types to succeed.
 - d. Emphasizing policies that support locally owned businesses including home-based, entrepreneurial, and nonprofit business and organizations.
 - e. Encouraging the development of local services for food, clothing, and other basic human needs.
 - f. Nurturing urban and rural agricultural and food-oriented businesses.
 - g. Protecting resource lands.
 - h. Encouraging the utilization and development of areas designated for industrial use, consistent with the environmental policies in these county-wide policies.
 - i. Connecting economic health with personal health and well-being and the advancement of environmental health.
 - j. Adding incentives for businesses to demonstrate their environmental sustainability including reduction in greenhouse gas emissions.

VIII. AFFORDABLE HOUSING

(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 8.1 Increase housing choices to support all ranges of lifestyles, household incomes, abilities, and ages. Encourage a range of housing types and costs that are commensurate with the employment base and income levels of jurisdictions' populations, particularly for low, moderate and fixed income families.
- 8.2 Accommodate low and moderate income housing throughout each jurisdiction rather than isolated in certain areas.
- 8.3 Explore ways to reduce the costs of housing.
- 8.4 Establish and maintain a process to accomplish a fair share distribution of affordable housing among the jurisdictions.
- 8.5 Work with the private sector, Housing Authority, neighborhood groups, and other affected citizens, to facilitate the development of attractive, quality, low and moderate income housing that is compatible with the surrounding neighborhood and located within easy access to public transportation, commercial areas and employment centers.
- 8.6 Regularly examine and modify policies that pose barriers to affordable housing.
- 8.7 When possible, provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing for low, moderate and fixed income individuals and families.

IX. TRANSPORTATION

(April 30, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 9.1 Increase transportation choices to support all ranges of lifestyles, household incomes, abilities, and ages.
- 9.2 Increase opportunities for riding transit, biking, walking, ridesharing, allowing and encouraging flexible work schedules, and teleworking.
- 9.3 Encourage efficient multi-modal transportation systems that are based on regional priorities and are coordinated with county and city comprehensive plans.
 - a. Local comprehensive plans will consider the relationship between transportation and land use density and development standards.
 - b. Local comprehensive plans and development standards should provide for local and regional pedestrian and bicycle circulation.
 - c. Improved transit service will be based on Intercity Transit's plans, informed by and consistent with the regional transportation plan and local comprehensive plans.
 - d. Transportation Demand Management plans and programs required by State law will be implemented as a key part of the region's transportation program.
 - e. Improvements to the regional road network will be consistent with local and regional transportation plans.
 - f. The regional transportation planning process is the primary forum for setting county-wide transportation policy.
- 9.4 The transportation element of each jurisdiction's comprehensive plan will be consistent with the land use element of that jurisdiction's comprehensive plan.
- 9.5 The transportation element of each jurisdiction's comprehensive plan will include level of service standards for all arterials and transit routes and services. Each jurisdiction will coordinate these level of service standards with all adjacent jurisdictions. Transit level of service standards will be consistent with Intercity Transit policies.
- 9.6 Each jurisdiction's transportation element will include an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions.
- 9.7 The transportation elements of comprehensive plans adopted by Thurston County and each city and town in the county will be consistent with the Regional Transportation Plan adopted by Thurston Regional Planning Council, in accordance with the provisions of the Washington State Growth Management Act.
- 9.8 The Regional Transportation Plan adopted by Thurston Regional Planning Council will be consistent with the land use elements of comprehensive plans adopted by Thurston County and the cities and towns within Thurston County and with state transportation plans. To ensure this, the Regional Transportation Plan will be reviewed and updated, if necessary, at least every two years for consistency with these plans.

- 9.9 All transportation projects within Thurston County that have an impact upon facilities or services identified as regional in the Regional Transportation Plan will be consistent with the Regional Transportation Plan.
- 9.10 Local and regional transportation plans will consider maritime, aviation, and rail transportation as an integral link to the area's regional transportation needs.

X. ENVIRONMENTAL QUALITY

(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 10.1 Recognize our dependence on natural systems and maintain a balance between human uses and the natural environment.
- 10.2 Establish a pattern and intensity of land and resource use that is in concert with the ability of land and resources to sustain such use, reduce the effects of the built environment on the natural environment, conserve natural resources, and enable continued resource use, through:
 - a. Land-use and transportation plans and actions that encourage compact development and concentrate development in urban growth areas.
 - b. Retrofitting existing infrastructure to reduce impacts of the built environment on the natural environment.
 - c. Planning for the amount of population that can be sustained by our air, land, and water resources without degrading livability and environmental quality.
 - d. Minimizing high noise levels that degrade residents' quality of life.
- 10.3 Protect the soil, air, surface water, and groundwater quality, including through:
 - a. Reducing dependence on the use of chemicals and other products that pollute and, when their use is necessary, minimizing releases to the environment.
 - b. Ensuring adequate clean water is available to support household and commercial needs while sustaining ecological systems through conservation, balancing of uses, and reuse.
 - c. Protecting ground and surface water and the water of the Puget Sound from further degradation by adopting and participating in comprehensive, multi-jurisdictional programs to protect and monitor water resources for all uses.
 - d. Protecting and enhancing air quality.
- 10.4 Take action to conserve resources, increase use of renewable resources and decrease dependence on non-renewable resources by:
 - a. Reducing energy consumption and reliance on nonrenewable energy sources.
 - b. Encouraging the reuse and recycling of materials and products, and reduction of waste to the maximum extent practicable.
- 10.5 Acknowledge that changing weather and climate patterns will impact the human, natural, and built environments and plan for impacts such as increased wildfire, flooding and sea-level rise.
- 10.6 Protect and restore natural ecosystems, such as, forests, prairies, wetlands, surface and groundwater resources, that provide habitat for aquatic and terrestrial plants and animals.
- 10.7 Provide for public access to natural resource lands, while ensuring that uses and economic activity which are allowed within those lands are sustainable.
- 10.8 Provide for parks and open space and maintain significant wildlife habitat and corridors.
- 10.9 Where outdoor lighting is necessary, design the lighting to minimize the light pollution.

XI. COUNTY-WIDE POLICIES WHICH ESTABLISH A PROCESS TO DEVELOP FUTURE POLICIES

(August 10, 1992, Adopted September 8, 1992, Amended July 1, 2002, Amended November 10, 2015)

- 11.1. Process to determine and assure sufficiency of Urban Growth Areas to permit projected urban population:
 - a. The state Office of Financial Management (OFM) growth management planning population projections for Thurston County will be used as the range of population to be accommodated for the coming 20 years.
 - b. Within the overall framework of the OFM population projections for the County, Thurston Regional Planning Council will develop countywide and smaller area population projections, pursuant to RCW 36.70A.110 and based on current adopted plans, zoning and environmental regulations and buildout trends.
 - c. A review and evaluation program pursuant to RCW 36.70A.215 (“Buildable Lands Program”) will be established. The evaluation and subsequent updates required under the Buildable Lands Program will follow timelines in the RCWs, subject to availability of State funding. This evaluation may be combined with the review and evaluation of county and city comprehensive land use plans and development regulations required by RCW 36.70A.130 (1), and the review of urban growth areas required by RCW 36.70A.130(3).
 - i. In the event of a dispute among jurisdictions relating to inconsistencies in collection and analysis of data, the affected jurisdictions shall meet and discuss methods of resolving the dispute.
 - ii. Nothing in this policy shall be construed to alter the land use power of any Thurston County jurisdiction under established law.
 - iii. Because inclusion of this policy is as a result of state mandated legislation, implementation of this policy shall be commensurate with state funding.
 - d. The Thurston Regional Planning Council will review the smaller area population projections to assure that the 20-year population is accommodated county-wide, and that urban growth areas are of sufficient area and densities to permit the projected urban population.
- 11.2. These county-wide policies will be reviewed upon the request of four jurisdictions.
- 11.3. Under the State Growth Management Act, authority for making changes to County-Wide Planning Policies (CWPPs) lies with counties. The State Growth Management Act also states that counties are required to consult with the cities and towns within its borders regarding changes to the CWPPs. It is the role of the Thurston Regional Planning Council Urban Growth Management (UGM) Subcommittee to be the vehicle for this jurisdictional consultation process in Thurston County. Amendments to the Thurston County County-Wide Planning Policies must use the following process:
 - a. Proposed amendments are to be reviewed by the UGM Subcommittee, which consists of a representative from the City Council of each of the cities and towns in Thurston County and a representative from the Board of County Commissioners.
 - b. Technical assistance will be provided to the UGM Subcommittee by jurisdictional Planning Directors or their designated representatives.
 - c. It is the responsibility of the UGM Subcommittee members to coordinate with their respective Councils regarding amendments to the CWPPs and to do so prior to the UGM Subcommittee making its recommendation on the amendments to the Board of County Commissioners.

- d. The UGM Subcommittee will make a recommendation on the amendments to the CWPPs directly to the Board of County Commissioners.
- e. The Board of County Commissioners will hold a public hearing on the amendments to the CWPPs. This public hearing would allow Cities and Towns within Thurston County an opportunity to comment directly to the Board of County Commissioners on the amendments.

RESOLUTION NO. 15209

A RESOLUTION AMENDING THE THURSTON COUNTY, COUNTY WIDE PLANNING POLICIES TO INCORPORATE CHANGES RESULTING FROM THE CREATING PLACES – PRESERVING SPACES: A SUSTAINABLE DEVELOPMENT PLAN FOR THE THURSTON REGION, AND TO PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, Thurston County is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains thirteen goals that are intended to guide the development and adoption of county wide planning policies, development regulations and comprehensive plans, which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation; and

WHEREAS, Thurston County conducts planning activities in accordance with Chapter 35.63 RCW, Planning Commissions; and

WHEREAS, the GMA requires that counties subject to the GMA adopt countywide planning policies (CWPPs) and further requires that these policies be developed with the cooperation of the municipalities within the county (RCW 36.70A.210(2)); and

WHEREAS, CWPPs are written policy statements that provide the framework and foundational policies for developing and adopting county and city comprehensive plans and development regulations, and for ensuring that city and county comprehensive plans are consistent as required in RCW 36.70A.100; and

WHEREAS, in order to address the requirements of GMA, Thurston County first adopted CWPPs in 1992, and revised them in 2002; and

WHEREAS, in December 2013 the Thurston Regional Planning Council (TRPC) adopted *Creating Places – Preserving Spaces: A Sustainable Development Plan for the Thurston Region* (Sustainable Thurston) and pledged to integrate sustainability into decision making processes to enhance quality of life, foster economic vitality, and protect the environment; and

WHEREAS, in April 2014 the Board of Thurston County Commissioners approved Resolution 15009, accepting the plan; and

WHEREAS, the Sustainable Thurston plan identified a need to update the CWPPs as a priority action to meet sustainability priority goals and targets; and

WHEREAS, the Urban Growth Management (UGM) Subcommittee of TRPC is identified as the vehicle for jurisdictional consultation on changes to the CWPPs and includes representatives from the cities of Lacey, Olympia, Tumwater, Yelm, Rainier, Tenino, and Bucoda as well as a representative from the Board of Thurston County Commissioners; and

WHEREAS, the UGM subcommittee met five times throughout 2014 and 2015 to discuss incorporating the foundational principles and policies of the Sustainable Thurston plan into the CWPPs; and

WHEREAS, the UGM Subcommittee also identified recommended amendments to the CWPPs that strengthen language to limit suburban development in rural lands, enforce development standard agreements among jurisdictions, develop a streamlined process for annexations, eliminate out-of-date references, clarify language, and improve formatting; and

WHEREAS, in January 2015 the UGM Subcommittee voted to forward their recommendation to the Board of County Commissioners; and

WHEREAS, the draft CWPPs were submitted to the Washington State Department of Commerce on August 28, 2015 for review and comment and a receipt of such is on file with the Thurston County Department of Resource Stewardship; and

WHEREAS, Thurston County issued a determination of non-significance on September 17, 2015 for the proposed amendments to the Thurston County, County Wide Planning policies in accordance with SEPA (Chapter 43.21C RCW); and

WHEREAS, on October 20, 2015 the Board of County Commissioners held a public hearing to hear testimony on the proposed amendments to the CWPPs, having given 20 days' notice; and

WHEREAS, after considering the proposed revisions and considering public testimony received at the October 20, 2015 public hearing, the Board of County Commissioners determined the proposed changes to the CWPP to be necessary for the preservation of the public health, safety, and general welfare of Thurston County residents.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:

SECTION 1. ADOPTION OF CHANGES. In accordance with the provisions of this resolution, the Board of County Commissioners hereby amends and adopts the amended County Wide Planning Policies as recommended by the UGM Subcommittee, and as set forth herein, in Attachment A.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase or other portion of this resolution or its application to any person is, for any reason, declared invalid, illegal or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

SECTION 3. EFFECTIVE DATE. This resolution shall take effect immediately upon adoption.

ADOPTED: 11-10-15

ATTEST:



Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
Thurston County, Washington


Chair
PAGE 2

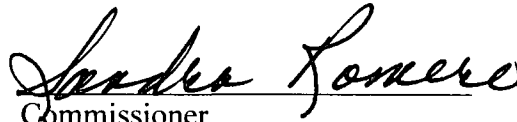
APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY



Rick Peters
Deputy Prosecuting Attorney

Voted No
Vice-Chair



Sandra Romero
Commissioner

Order Confirmation

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Order Taker
lbastin@thenewstribune.com

<u>PO Number</u>	<u>Payment Method</u>	<u>Blind Box</u>	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
GATEWAY DIV 2 ANNEXATION	Check		0	0	1

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$2,156.44	\$0.00	\$2,156.44	\$0.00	\$2,156.44

<u>Ad Order Number</u>	<u>Order Source</u>	<u>Ordered By</u>	<u>Special Pricing</u>
0003354798		CAROL LITTEN	

<u>Invoice Text</u>	<u>Promo Type</u>
GATEWAY DIV 2 ANNEXATION	

<u>Package Buy</u>	<u>Materials</u>

Ad Order Information

Ad Number **Ad Type** **Production Method** **Production Notes**
0003354798-01 OLY-Legal Liner AdBooker

External Ad Number **Ad Attributes** **Ad Released** **Pick Up**
No

Ad Size **Color**
2 X 70 li

Product **Placement** **Times Run** **Schedule Cost**
TAC-OL-The Olympian 0300 - Legals Classified 1 \$416.00

Run Schedule Invoice Text **Position**
#3369 RESOLUTION NO. 1053 CITY OF LACEY 0301 - Legals & Public Notices

Run Dates
10/25/2017

Product **Placement** **Times Run** **Schedule Cost**
TAC-upsell.theolympian.com 0300 - Legals Classified 1 \$114.20

Run Schedule Invoice Text **Position**
#3369 RESOLUTION NO. 1053 CITY OF LACEY 0301 - Legals & Public Notices

Run Dates
10/25/2017

RESOLUTION NO. 1053
CITY OF LACEY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LACEY STATING THE COUNCIL'S INTENT TO ANNEX TO LACEY UNINCORPORATED TERRITORY, DESCRIBING THE BOUNDARIES OF THE AREA TO BE ANNEXED, STATING THE NUMBER OF VOTERS RESIDING THEREIN, AND SETTING A DATE FOR A PUBLIC HEARING. (GATEWAY DIVISION 2).

WHEREAS, the Washington State Growth Management Act ("the Act"), codified as RCW 36.70A, requires counties planning under the Act to designate urban growth areas "within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature"; and WHEREAS, the Act at RCW 36.70A.110(4) states that within such urban growth areas, "in general, cities are the units of local government most appropriate to provide urban governmental services"; and

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

WHEREAS, that certain territory known as the Gateway Division 2 is located in the Hawks Prairie Planning Area and within the Lacey Urban Growth Area; and

WHEREAS, Gateway Division 2 is a 460-lot single-family detached subdivision that received preliminary subdivision approval from Thurston County and also includes a multi-family tract 6.6 acres in size under separate ownership; and

WHEREAS, Gateway Division 2 Subdivision is a logical service area of the city as the only access will be through city streets and city jurisdiction for several miles; and

WHEREAS, more than 80% of the proposed annexation area's boundary is bordered by the City of Lacey, which qualifies the area as an unincorporated island as defined by RCW; and

WHEREAS, efficiencies in providing governmental and life safety services as well as neighborhood continuity will be increased if the City were to annex Gateway Division 2.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,

Section 1. The Lacey City Council hereby states its intent to annex the unincorporated Thurston County territory known as Gateway Division 2 via the "Unincorporated Island" process established in RCW 35A.14.295, .297 and .299. In order to qualify for annexation under this method, the territory must contain residential property owners and have at least 80 percent of its boundaries contiguous to the annexing code city. The territory known as Gateway Division 2 contains residential property owners and is contiguous to the City of Lacey on more than 80 percent of its boundaries.

Section 2. The boundaries of the proposed Gateway Division 2 Annexation are described on Exhibit A and depicted on Exhibit B, both of which exhibits are attached hereto and incorporated by this reference as if set forth in full herein.

Section 3. There are no known voters that reside within the proposed Gateway Division 2 Annexation, according to the Thurston County Auditor.

Section 4. The City Council of the City of Lacey will hold a public hearing at Lacey City Hall, 420 College Street S.E., Lacey, Washington, starting at 7:00 p.m or later on November 9, 2017, at which time the Council will hear testimony from residents or property owners of the area included in this resolution for annexation concerning the proposed Gateway Division 2 Annexation. Notice of the hearing will be given by publication of this Resolution in The Olympian at least once a week for two weeks prior to the date of the hearing.

Section 5. The City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers and any references thereto.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this 19th day of October, 2017.

LACEY CITY COUNCIL

By /s/ Andy Ryder, Mayor

Attest: /s/ Carol Litten, City Clerk

Approved as to form: /s/ City Attorney

For a copy of Exhibits A & B, contact the City Clerk's office at 360.438.2625.

PUBLISH: 10/25, 10/27, 11/1/2017

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0003354798-02	OLY-Legal! Disp	New Build	

<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	

<u>Ad Size</u>	<u>Color</u>
2 X 8.00"	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-OL-The Olympian	0300 - Legals Classified	2	\$1,626.24

<u>Run Schedule Invoice Text</u>	<u>Position</u>
	0301 - Legals & Public Notices

Run Dates
10/27/2017, 11/01/2017

ORDINANCE NO. 1521

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ANNEXING TERRITORY TO THE CITY OF LACEY, ESTABLISHING THE ZONING FOR SUCH PROPERTY, ADDRESSING THE ASSUMPTION OF EXISTING INDEBTEDNESS, AND APPROVING A SUMMARY FOR PUBLICATION (GATEWAY DIVISION 2).

WHEREAS, the Washington State Growth Management Act ("the Act"), codified as RCW 36.70A, requires counties planning under the Act to designate urban growth areas "within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature"; and

WHEREAS, the Act at RCW 36.70A.110(4) states that within such urban growth areas, "In general, cities are the units of local government most appropriate to provide urban governmental services"; and

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

WHEREAS, RCW 35A.14.295 authorizes the legislative body of a code city to resolve to annex an unincorporated island of residential property to the city containing less than one hundred seventy-five acres and having at least eighty percent of the boundaries of such area contiguous to the code city; and

WHEREAS; that certain territory known as the Gateway Division 2 is located in the Hawks Prairie Planning Area and within the Lacey Urban Growth Area; and

WHEREAS, Gateway Division 2 is a 307-lot single-family detached subdivision that received preliminary subdivision approval from Thurston County and also includes a multi-family tract 6.6 acres in size under separate ownership; and

WHEREAS, the only access to the Gateway Division 2 Subdivision will be through city streets and city jurisdiction for several miles; and

WHEREAS, more than 80% of the proposed annexation area's boundary is bordered by the City of Lacey, which qualifies the area as an unincorporated island as defined by RCW; and

WHEREAS, efficiencies in providing governmental and life safety services as well as neighborhood continuity will be increased if the City were to annex Gateway Division 2; and

WHEREAS, the City Council adopted Resolution No. 1053 on October 19, 2017, declaring its intent to annex the property and setting a public hearing; and

WHEREAS, the City Council conducted a public hearing on the proposed annexation on November 9, 2017; and

WHEREAS, all statutory requirements have been met, including those set forth in RCW 35A.14.295 and .297.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. That certain territory shown on Exhibit A and described on Exhibit B, each of which exhibits are attached hereto and made a part hereof as though fully set forth at length, is hereby annexed to the City of Lacey.

Section 2. Upon annexation, said property shall be assessed and taxed on the same basis as property previously within the City for the payment of any bonds issued or debts contracted prior to or existing at the date of this annexation.

Section 3. The zoning and all land use designations within the territory annexed shall be in accordance with the Lacey Comprehensive Land Use Plan and the zoning map for the Lacey Urban Growth Area.

Section 4. The Thurston County Boundary Review Board shall be provided notice of this action as required by RCW 36.93.090.

Section 5. This Ordinance shall take effect and the property described in Section 1 of this Ordinance shall become part of the City of Lacey forty-six (46) days after its passage pursuant to the requirements of RCW 35A.14.297 and .299.

Section 6. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make corrections to this ordinance including, but not limited to, the corrections of scrivener's/clerical errors, references, ordinance numbering, section/subsection number and any references thereto.

Section 8. The Summary Attached is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this
9th day of November 2017.

CITY COUNCIL

BY: Andy D. Ayde
Mayor

Attest:

Carol Little
City Clerk

Approved as to form:

[Signature]
City Attorney

Published: November 13, 2017

SUMMARY FOR PUBLIC ATION
ORDINANCE NO 1521
CITY OF LACEY

The City Council of Lacey, Washington passed on November 9, 2017, Ordinance No. 1521, entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ANNEXING TERRITORY TO THE CITY OF LACEY, ESTABLISHING THE ZONING FOR SUCH PROPERTY, ADDRESSING THE ASSUMPTION OF EXISTING INDEBTEDNESS, AND APPROVING A SUMMARY FOR PUBLICATION (GATEWAY DIVISION 2)."

The main points of the Ordinance are described as follows:

1. The Ordinance annexes territory to the City of Lacey.
2. The Ordinance maintains the current zoning for the annexed territory.
3. The Ordinance provides for the assumption of indebtedness by the property annexed.
4. The Ordinance requires notification to the Thurston County Boundary Review Board.
5. The Ordinance approves this summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: November 13, 2017.

EXHIBIT "A"

ANNEXATION LEGAL DESCRIPTION

Parcels A and B of BLA-16102656TC recorded on June 21, 2016, recorded under Auditor's File No. 4507087, records of Thurston County, Washington. Situate in Section 3, Township 18 North, Range 1 West, W.M..



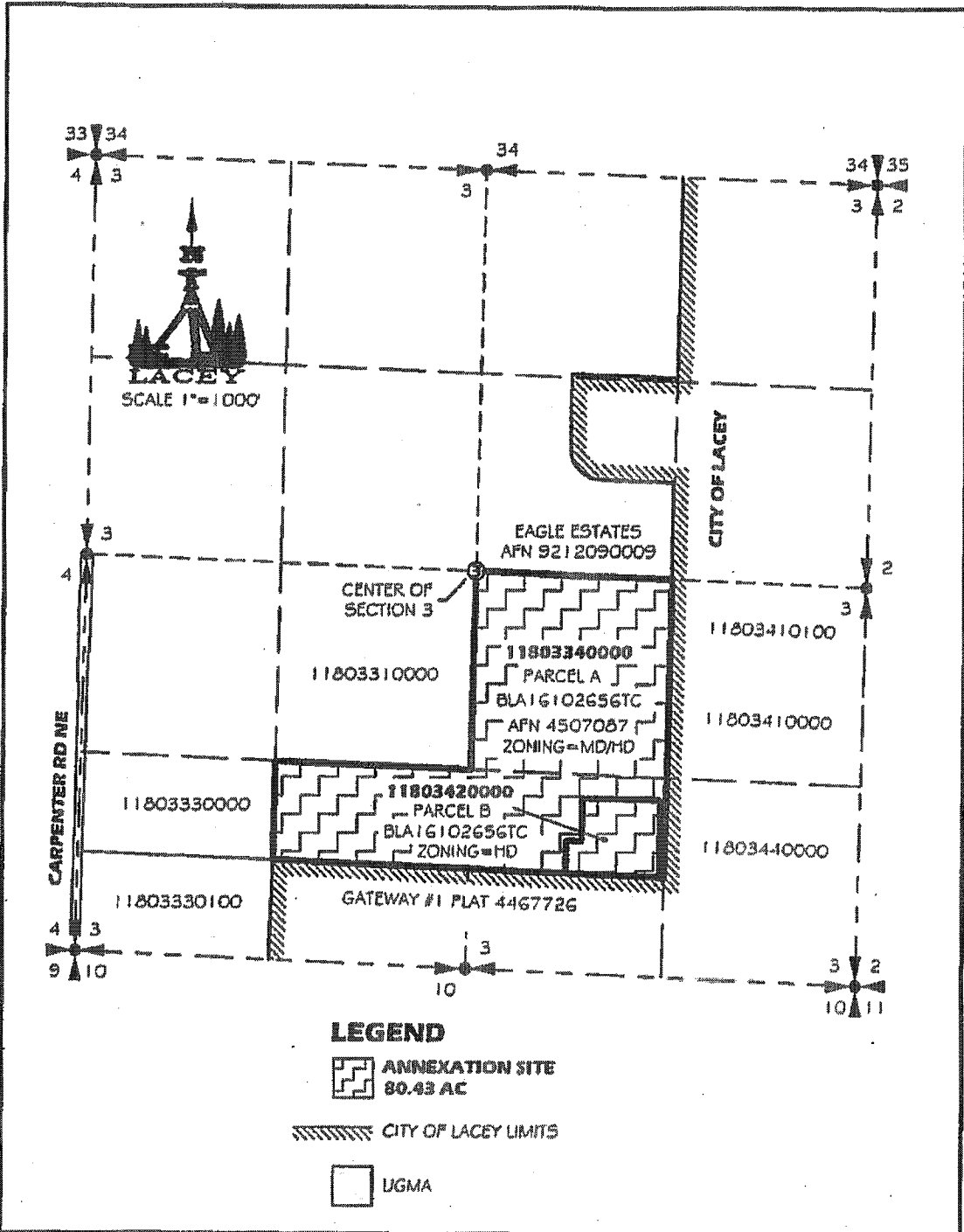


EXHIBIT B MAP OF ANNEXATION SITE Exhibit Map A-B.dwg		CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS		
		DWN. RNS	CKD. MKB	



Shaping
our community
together

CITY OF **LACEY**

420 COLLEGE STREET SE
LACEY, WA 98503-1238

CITY COUNCIL

ANDY RYDER
Mayor

CYNTHIA PRATT
Deputy Mayor

VIRGIL CLARKSON
JEFF GADMAN

LENNY GREENSTEIN

JASON HEARN
MICHAEL STEADMAN

CITY MANAGER
SCOTT H. SPENCE

November 13, 2017

Jeremy Davis
Thurston County Boundary Review Board
2000 Lakeridge Drive SW
Olympia, WA 98502

Dear Mr. Davis:

In accordance with RCW 35A.14.295, 35A.14.297, and 35A.14.299, the City of Lacey is hereby filing a Notice of Intention and Application for Annexation with the Thurston County Boundary Review Board. This annexation proposal is located in the Hawks Prairie Planning Area and within the Lacey Urban Growth Area north of Britton Parkway and west of Gateway Boulevard extended. The Lacey City Council held a public hearing and approved the ordinance to annex these parcels on November 9, 2017.

The application materials are enclosed. Once the meeting minutes from the November 9, 2017 meeting have been drafted, I will forward them to you. Should you have any questions, I can be reached at (360) 412-3190 or randrews@ci.lacey.wa.us.

Sincerely,

Ryan Andrews
Planning Manager

**THURSTON COUNTY
RECEIVED**

NOV 13 2017

RESOURCE STEWARDSHIP



TDD Relay
1-800-833-6388

City Council
(360) 491-3214

City Manager
(360) 491-3214

City Attorney
(360) 491-1802

Community Development
(360) 491-5642

Finance
(360) 491-3212

Parks & Recreation
(360) 491-0857

Police
(360) 459-4333

Public Works
(360) 491-5600

Fax #
(360) 438-2669

