

1 BEFORE THE WASHINGTON STATE
2 BOUNDARY REVIEW BOARD
3 FOR THURSTON COUNTY
4

5 CITY OF LACEY PROPOSED ANNEXATION OF 410 ACRES

6 FILE NO. ANNEX2018-05

7 FINDINGS AND FINAL DECISION OF THE BOUNDARY REVIEW BOARD
8

9 **I. PROCESS AND PROCEDURE**

10 The City of Lacey (“City”) submitted a Notice of Intention to the Washington State Boundary
11 Review Board for Thurston County (“Board”) on November 30, 2018 for the Steilacoom/Marvin
12 Rd Annexation (ANNEX2018-05) to annex approximately 259.1 acres of land in Thurston
13 County (“County”) located within the City’s Urban Growth Area. The Steilacoom/Marvin Rd
14 Annexation is located generally at the intersection of Steilacoom Road SE and Marvin Road SE.
15 Municipal annexations are subject to review by the Board under RCW 36.93.090. The proposal
16 for the annexation was initiated by the property owners through the 60% petition method
17 pursuant to RCW 35A.14.120. The Chief Clerk circulated the Notice of Intention to affected
18 jurisdictions for a 45-day period for review ending on January 14, 2019. RCW 36.93.100.

19 On January 14, 2019, County submitted a Petition for Review to invoke review by the
20 Boundary Review Board and requested that the boundaries of the annexation area be expanded to
21 include an additional 250 acres. This request was revised on February 22, 2019 to reduce the
22 expanded annexation area. The legal description for this revised area (Exhibit 9) shows that 150
23 additional acres are proposed to be included in the annexation, bringing the total area to 410
24 acres, more or less.

25 A decision is due by May 14, 2019, or 40 calendar days after the final public hearing,
26 whichever comes first. RCW 36.93.100 and 36.93.160. The Boundary Review Board has a
27 maximum of 120 calendar days after jurisdiction is invoked for the first time to hold a public
28 hearing and render a decision. RCW 36.93.100.

29 The Board set public hearing dates at their February 7, 2019 meeting for consideration of
30 the annexation itself and consideration of expanding the boundaries of the annexation area. The
31 public hearing to consider the annexation was duly noticed and held at 7:00 P.M. on Thursday
32 March 28, 2019 in Conference Room A at the offices of Thurston Regional Planning Council,
33 2424 Heritage Court SW Olympia, Washington 98502. The meeting was recessed and re-opened
34 on April 9, 2019. The public hearing to consider expanding the boundaries of the annexation
35 area to include an additional 120 acres was held at 7:00 P.M. on Tuesday, April 9, 2019 in the
36 cafeteria at Nisqually Middle School, 8100 Steilacoom Rd SE, Lacey Washington 98503.

37 The Board does not review the validity of a review request until after a public hearing has
38 been held. RCW 36.93.100 and 36.93.160. No rule or provision of state law allows for the
39 Board to review the validity of a request for review when jurisdiction is invoked pursuant to state
40 law. The Board may reject a request for review when the request does not meet the thresholds for
41 requesting review in state law. RCW 36.93.100.

42 Ten exhibits were submitted and made part of the record including:

43 Exhibit 1: Boundary Review Board Staff Memorandum dated March 22, 2019

44 Attachment A: Map of Annexation Area

45 Attachment B: Map of Expanded Annexation Area

46 Attachment C: Notice of Intention

47 Attachment D: Thurston County Review Request

- 48 Attachment E: Thurston County Revised Request
- 49 Attachment F: March 20, 2019 Thurston County Memorandum
- 50 Attachment G: Excerpts from State Law
- 51 Attachment H: Joint Planning Agreements
- 52 Attachment I: County-wide Planning Policies
- 53 Attachment J: Public Notice Information
- 54 Exhibit 2: Thurston County Position Statement Received March 20, 2019
- 55 Attachment a: Map of Annexation Area, as Amended
- 56 Attachment b: Joint Planning Agreements
- 57 Attachment c: County-Wide Planning Policies
- 58 Attachment d: Lacey/Thurston County 1990 Annexation Agreement
- 59 Attachment: Interlocal Cooperation Agreement for Mutual Aid Between
- 60 Thurston County Law Enforcement Agencies
- 61 Exhibit 3: FAQ: City of Lacey and Thurston County
- 62 Exhibit 4: Written Public Comment Received as of March 27, 2019
- 63 Exhibit 5: Lacey – Alternative #1 Summary
- 64 Exhibit 6: Lacey – Alternative #2 Summary
- 65 Exhibit 7: April 4, 2019 Memo from the Chief Clerk
- 66 Attachment A: April 3, 2019 Press Release
- 67 Attachment B: Affidavit of Posting for April 9, 2019 Public Hearing
- 68 Exhibit 8: April 4, 2019 Joint Zoning Memo from City of Lacey and Thurston County
- 69 Exhibit 9: Thurston County – Legal Description for Expanded Annexation Area
- 70 Exhibit 10: Written Public Comment Received as of April 8, 2019

71 The Board has limited discretion in state law regarding its decision-making authority. According
72 to RCW 36.93.150, the Board may:

73 (1) Approve the proposal as submitted;

74 (2) Subject to RCW 35.02.170, modify the proposal by adjusting boundaries to add or delete
75 territory.

76 (3) Determine a division of assets and liabilities between two or more governmental units where
77 relevant.

78 (4) Determine whether, or the extent to which, functions of a special purpose district are to be
79 assumed by an incorporated city or town, metropolitan municipal corporation, or another existing
80 special purpose district.

81 (5) Disapprove the proposal (...)

82 The board shall not modify or deny a proposed action unless there is evidence on the record to
83 support a conclusion that the action is inconsistent with one or more of the objectives under
84 RCW 36.93.180. (...)

85 The Board may make a decision under RCW 36.93.150 (1), (2), (3), and (5). In order to add
86 area, the Board had to include this area in a public hearing notice and notify affected property
87 owners, which occurred.

88 The Board may not make a decision under RCW 36.93.150(4) because the functions of the
89 Lacey Fire District 3 – by which the annexation area is served and the city of Lacey is annexed
90 to – do not change. Once the property it is annexed into the City, Lacey Fire District 3 will
91 continue to serve it. Pursuant to RCW 52.04.091, fire district boundaries automatically change
92 upon annexation by a city that has annexed into a fire district.

93

94 **II. FINDINGS**

95 **A. FACTORS TO BE CONSIDERED BY THE BOARD (RCW 36.93.170):**

96 In reaching its decision, the Board considered all factors listed in RCW 36.93.170. The Board
97 discussed the County and the City’s jointly-adopted common comprehensive plan for the Lacey
98 Urban Growth Area, including joint plan zoning designations under the Washington State
99 Growth Management Act (“GMA”). Looking at the GMA, the Board determined that the City is
100 a full municipal service provider, that the proposed annexation area is within the City’s sewer
101 and water service area, and that the City already provides services to this area. The City is part
102 of Fire District No. 3 to address fire and emergency services; and that the City will provide
103 police services, including the addition of three police officers to serve this area. Under the
104 GMA, the state legislature intends that cities are to be the primary provider of urban services.
105 From evidence provided and testimony given, the Board determines that the factors under RCW
106 36.93.170 are not adversely affected by this annexation proposal.

107 **B. OBJECTIVES TO BE CONSIDERED BY THE BOARD (RCW 36.93.180)**

108 RCW 36.93.180 sets out nine objectives which the Board is to “attempt to achieve” by its
109 decision.

110 Having reviewed all of the objectives identified in RCW 36.93.180, the Board determined the
111 following objectives do not support or are not applicable to the proposal, as originally submitted
112 by the City of Lacey:

113 3. Creation and preservation of logical service areas.

114 The annexation area will be served by the City of Lacey Police and Fire District #3 via city
115 streets but will require Thurston County Sheriff’s deputies to travel through incorporated areas to
116 serve unincorporated Thurston County residents.

- 117 4. Prevention of abnormally irregular boundaries.
- 118 The annexation will result in abnormally irregular boundaries by leaving out neighborhoods
119 adjacent to the annexation area, resulting in unincorporated county peninsulas.
- 120 5. Discouragement of multiple incorporations of small cities and encouragement of
121 incorporation of cities in excess of ten thousand population in heavily populated urban areas.
122 No new cities are being incorporated with this action.
- 123 6. Dissolution of inactive special purpose districts.
124 No special purpose districts are being dissolved with this action.
- 125 7. Adjustment of impractical boundaries.
126 The annexation will result in an impractical boundary by creating unincorporated county
127 peninsulas.
- 128 9. Protection of agricultural and rural lands which are designated for long term productive
129 agricultural and resource use by a comprehensive plan adopted by the county legislative
130 authority.
131 Ostrom's Mushroom Farm, located within the annexation area is considered an agricultural use,
132 but it is a nonconforming use and is not designated for long term agricultural production. No
133 other agricultural lands or resource uses designated in the County's Comprehensive Plan are
134 included in the annexation area.
135 The Board determined the following six objectives are supported by the modified proposal, as
136 proposed by Thurston County:
- 137 1. Preservation of natural neighborhoods and communities.

138 The expanded annexation preserves the existing neighborhoods and communities of
139 Bicentennial, Hawksridge, Hawks Glen, Steilacoom Heights, and the Rainier Vista mobile home
140 park, as well as other smaller subdivisions in the area.

141 2. Use of physical boundaries, including but not limited to bodies of water, highways, and
142 land contours.

143 The boundary with the City lies to the north of the annexation. The expanded annexation
144 generally follows the current City boundaries south on the east and the west to Steilacoom Road,
145 and property lines to the south. The expanded annexation will prevent illogical boundaries
146 creating an unincorporated county peninsula.

147 3. Creation and preservation of logical service areas.

148 The expanded annexation area will be served by the City of Lacey Police and Fire District #3 via
149 city streets and will not need to travel through unincorporated County. The annexation area is
150 already served by the City of Lacey sewer and water utilities whether or not it is annexed by the
151 City.

152 4. Prevention of abnormally irregular boundaries.

153 The expanded annexation will prevent abnormally irregular boundaries by including adjacent
154 neighborhoods in the annexation area.

155 7. Adjustment of impractical boundaries.

156 The expanded annexation will prevent an impractical boundary by including adjacent
157 neighborhoods that would otherwise be bypassed, creating unincorporated county peninsulas.

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

160 The expanded annexation area is located within the City’s planned Urban Growth Area, is
161 already largely developed at urban densities, and is urban in character.

162 All parties were permitted to comment on whether or not the proposed annexation meets or does
163 not meet the above objectives. No party at the public hearing contested that the proposed
164 annexation meets one or more of the objectives above.

165 C. GMA CONSIDERATIONS

166 The Board is required to ensure its decisions are consistent with sections of the Growth
167 Management Act (GMA) including the goals of the GMA in RCW 36.70A.020, the location of
168 the annexation is in an Urban Growth Area in RCW 36.70A.110, and whether the decision is
169 consistent with the County-Wide Planning Policies in RCW 36.70A.210, which are addressed
170 below.

171 The Board does not make land use decisions and does not make decisions on whether or not an
172 adopted Comprehensive Plan is consistent with the Growth Management Act and its goals. This
173 is the purview of the Growth Management Hearings Board. RCW 36.70A.280 & 36.70A.320.

174 The City and County plans under the GMA and adopted plans must be consistent with GMA
175 goals. RCW 36.70A.020. Comprehensive plans adopted by the City and County are valid upon
176 adoption. RCW 36.70A.320. The Board determined that the following state planning goals
177 under RCW 36.70A.020 are applicable:

- 178 1. Urban growth. Encourage development in urban areas where adequate public facilities
179 and services exist or can be provided in an efficient manner.
- 180 2. Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling,
181 low-density development.

182 3. Transportation. Encourage efficient multimodal transportation systems that are based on
183 regional priorities and coordinated with county and city comprehensive plans.

184 4. Housing. Encourage the availability of affordable housing to all economic segments of
185 the population of this state, promote a variety of residential densities and housing types, and
186 encourage preservation of existing housing stock.

187 9. Open space and recreation. Retain open space, enhance recreational opportunities,
188 conserve fish and wildlife habitat, increase access to natural resource lands and water, and
189 develop parks and recreation facilities.

190 11. Citizen participation and coordination. Encourage the involvement of citizens in the
191 planning process and ensure coordination between communities and jurisdictions to reconcile
192 conflicts.

193 12. Public facilities and services. Ensure that those public facilities and services necessary to
194 support development shall be adequate to serve the development at the time the development is
195 available for occupancy and use without decreasing current service levels below locally
196 established minimum standards.

197 The Board determined that the comprehensive plans for Urban Growth Areas adopted by the
198 City and County under RCW 36.70A.110 are applicable:

199 • RCW 36.70A.110(1): Each county that is required or chooses to plan under RCW
200 36.70A.040 shall designate an Urban Growth Area or areas within which urban growth shall be
201 encouraged and outside of which growth can occur only if it is not urban in nature.

202 • RCW 36.70A.110(3): Urban growth should be located first in areas already characterized
203 by urban growth that have existing public facility and service capacities to serve such
204 development, and second in areas already characterized by urban growth that will be served by

205 combination of both existing public facilities and services and any additional needed public
206 facilities and services that are provided by either public or private sources. Further, it is
207 appropriate that urban government services be provided by cities, and urban government services
208 should not be provided in rural areas.

209 • RCW 36.70A.110(4): In general, cities are the units of local government most
210 appropriate to provide urban governmental services.

211 • RCW 36.70A.110(6): Each county shall include designations of Urban Growth Areas in
212 its comprehensive plans.

213 Here, the annexation is located entirely within the City's Urban Growth Area. The joint land use
214 and zoning designation within the annexation was adopted by both the City and the County. No
215 evidence has been provided that the City and County comprehensive plans are not compliant
216 with the GMA. The City provided sufficient documentation that the City has the obligation to
217 provide an adequate range of urban services and utilities to the subject properties in a timely and
218 efficient manner.

219 The GMA requires the adoption of countywide planning policies that address, among other
220 things, policies for promotion or contiguous and orderly development of urban services.

221 Thurston County has adopted county-wide planning policies that were last updated in 2015
222 (Exhibit 1, Attachment I). The Board determined that the county-wide planning policies under
223 RCW 36.70A.210(1) are applicable to this decision, and that the decision is consistent with the
224 county-wide planning policies.

225 D. DIVISION OF ASSETS AND LIABILITIES

226 The Board may determine the division of assets and liabilities between two governmental units
227 pursuant to RCW 36.93.150(3). In the present case, this would include the City and the County.

228 The Board did not determine a division of assets and liabilities between the City and the County.

229

230

III. DECISION

231 The Board has considered all of the facts, testimony and exhibits offered at the public hearings

232 and the meeting as well as the material contained in said Lacey Steilacoom/Marvin Rd

233 Annexation File (ANNEX2018-05). According to the findings above, the Board may approve,

234 modify, or deny the annexation. Modification and denial are only allowed if there is evidence in

235 the record that the annexation is inconsistent with one or more of the objectives in RCW

236 36.93.180. RCW 36.93.150. Based upon the above findings, and having weighed the statutory

237 factors and objectives deemed relevant to the proposed annexation, a motion was made and

238 seconded, and passed by a vote of 3 to 0 (William Kilpatrick absent) to reject the initial

239 annexation proposed by the City of Lacey for the reasons described above in the Findings and to

240 approve the modified City of Lacey Steilacoom/Marvin Rd Annexation proposed by Thurston

241 County for the reasons described above in the Findings to add 150 acres of territory for a total of

242 approximately 410 acres, the legal description of which is as follows:

243 BEGINNING at the Northwest corner of the Northeast Quarter of Section 14, Township 18

244 North, Range 1 West, W.M.; thence easterly along the north line of said subdivision to the

245 Northeast corner of said section; thence easterly along the north line of the Northwest Quarter of

246 Section 13, Township 18 North, Range 1 West to the Northeast corner of said subdivision;

247 thence southerly along the east line of said Northwest Quarter to the southerly right of way of

248 Steilacoom Road Southeast; thence southwesterly along said right of way to the east line of Tract

249 X of the Plat of Madrona Park 5, recorded under Auditor's File No. 3417425, records of

250 Thurston County, Washington; thence southerly along said east line of said Tract X to the north

251 line of the Northwest Quarter of the Southwest Quarter of said Section 13; thence easterly along
252 said north line to the Northeast corner of said subdivision; thence southerly along the east line of
253 said subdivision to the south line thereof; thence westerly along said south line to the west line of
254 said subdivision; thence westerly along the south line of the Northeast Quarter of the Southeast
255 Quarter and Northwest Quarter of the Southeast Quarter of Section 14, Township 18 North,
256 Range 1 West, W.M. to the west line of said Southeast Quarter; thence westerly along the south
257 line of the Northeast Quarter of the Southwest Quarter of said Section 14, to the Southwest
258 corner of Lot 2 of the Amended Boundary Line Adjustment BLA-1732, recorded on April 4th,
259 1996, under Auditor's File No. 3022894, records of Thurston County, Washington; thence
260 northerly along the west lines of Lot 1 and 2 of the above said BLA-1732 and the extension
261 thereof to the northerly right of way line of Steilacoom Road Southeast; thence northeasterly
262 along said right of way to the north-south center line of said section 14; thence northerly along
263 said north-south center line to the point of beginning.

264 Containing 410 +/- acres.

265 The Board further determined that the modified annexation proposal is consistent with the intent
266 of RCW 36.93 and the Growth Management Act as described above in the Findings.

267 EXCEPTING THEREFROM the south 30 feet of the west 245 feet of said Northeast Quarter of
268 the Southeast Quarter of Section 14.

269 THEREFORE, BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW
270 BOARD FOR THURSTON COUNTY that the City of Lacey proposal, as modified by the
271 Board, to annex approximately 490.1 acres in Thurston County, File No. ANNEX2018-05, is
272 hereby APPROVED.

273 ADOPTED BY THE BOUNDARY REVIEW BOARD by a vote of 3 to 0 in favor of the motion
274 to approve on the 9th day of April 2019 and signed in authentication on the 22nd day of April
275 2019.
276

APPROVED AS TO FORM:

JON TUNHEIM
PROSECUTING ATTORNEY



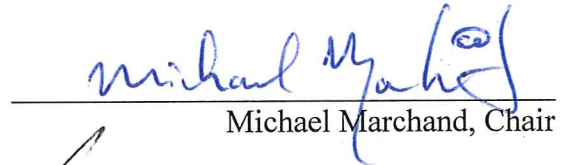
Rick Peters
Deputy Prosecuting Attorney

FILED BY ME ON THIS 23rd DAY OF
APRIL 2019

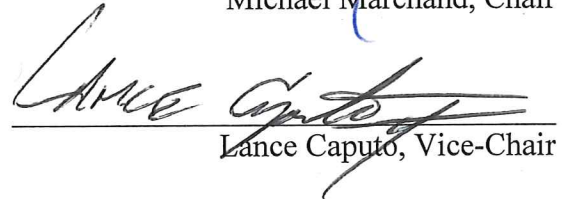


KATRINA VAN EVERY, CHIEF CLERK

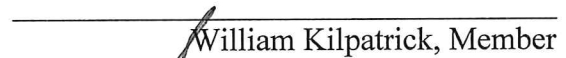
FOR THE WASHINGTON BOUNDARY
REVIEW BOARD FOR THURSTON
COUNTY



Michael Marchand, Chair



Lance Caputo, Vice-Chair



William Kilpatrick, Member



Gary Pearson, Member

277 Pursuant to RCW 36.93.160 (5), the decision of the Boundary Review Board regarding this proposal shall be final
278 and conclusive unless within thirty (30) days from the date of the Board's action a governmental unit affected by the
279 decision or any person owning real property or residing in the area affected by the decision files in Superior Court a
280 notice of appeal.

281 NOTE: The 30-day appeal period expires on May 22, 2019.



COUNTY COMMISSIONERS

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

EXHIBIT 1
ANNEX2018-05

BOUNDARY REVIEW BOARD

Creating Solutions for Our Future

Memo

To: Washington State Boundary Review Board for Thurston County
From: Katrina Van Every, Chief Clerk
Date: March 22, 2019
Re: ANNEX2018-05 (Lacey Steilacoom/Marvin Rd Annexation)

Background

Location of Proposed Annexation Area:	The property is generally located at the corner of Steilacoom Rd SE and Marvin Rd SE. See Attachment A.
Location of Proposed Expanded Annexation Area:	120 additional acres, as revised by Thurston County on February 22, 2019. See Attachment B.
Notice of Intention:	Annexation of 259.1 acres to the City of Lacey known as the Steilacoom/Marvin Rd Annexation. See Attachment C.
Entity Requesting Review:	Thurston County Board of County Commissioners. See Attachments D and E.

Thurston County invoked the Boundary Review Board's jurisdiction on January 14, 2019 concerning ANNEX2018-058 (Lacey Steilacoom/Marvin Rd Annexation). See Attachment D. Thurston County revised their request on February 22, 2019. See Attachment E. Because Thurston County has requested the Boundary Review Board consider expanding the annexation area, two Public Hearings are required – a Hearing to consider the annexation itself and a Hearing to consider the County's request to expand the boundaries of the annexation area (RCW 36.93.150).

Throughout this memo the original annexation area – as submitted in the City of Lacey's Notice of Intention – is referred to as the "annexation area" while the Thurston County's revised request is referred to as the "expanded annexation area."

Factors to Be Considered (RCW 36.93.170)

In reaching a decision on a proposal or an alternative, the Boundary Review Board must take into consideration three factors. The responses below are a short summary, and not intended to be a complete evaluation of the proposal against the review factors. It is expected the City of Lacey, Thurston County, and others speaking will provide more information on each as they apply to the proposal for the final decision by the Boundary Review Board.

- (1) ***Population and territory; population density; land area and land uses; comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A RCW; applicable service agreements entered into under chapter 36.115 or 39.34 RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities;” (RCW 36.93.170)***

Annexation Area. The annexation area contains a mobile home park, Ostrom’s Mushroom Farm, Nisqually Middle School, Lacey Fire District 3 firehouse, the Regional Athletic Complex (RAC), vacant land owned by the City of Lacey, and a water tower site owned by the City of Lacey. The annexation area is adjacent to the City of Lacey boundary within their Urban Growth Area. The assessed value of the properties at the time the Notice of Intention was submitted was \$33,941,500.

Expanded Annexation Area. In addition to the properties in the proposed annexation area, the expanded annexation area also includes four residential neighborhoods (Bicentennial, Hawks Glen, Steilacoom Heights, and Hawksridge), an adjacent smaller subdivision, and River Ridge Covenant Church. The estimated population in the expanded annexation area is 1,489 people. The expanded annexation area is also adjacent to the City of Lacey boundary within their Urban Growth Area. See Attachment E.

- (2) ***Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units; and” (RCW 36.93.170)***

Annexation Area and Expanded Annexation Area. The City of Lacey and Thurston County have a 1990 annexation agreement. The city and county are currently working on an annexation agreement for this area to address specific issues regarding current infrastructure, law enforcement, and finances. Long term cost and services will be provided by the City of Lacey.

- **Sewer and Water.** The proposed annexation area is located within the City of Lacey water and sewer planning areas and will be served by the City of Lacey. Water and sewer services are not expected to change.

- **Fire Service Information.** Lacey Fire District 3 currently serves the annexation area, which will not change upon annexation.
- **Law Enforcement Services.** Thurston County Sheriff's Office currently serves this area. Upon annexation, the City of Lacey will serve as the law enforcement agency.

(3) *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.*" (RCW 36.93.170)
Annexation Area and Expanded Annexation Area. Thurston County, the Evergreen State College and the cities of Lacey, Olympia, Tumwater, Yelm, and Tenino have an Interlocal Cooperation Agreement for Law Enforcement Mutual Aid adopted in 2011.

This annexation area is within the identified Urban Growth Boundary for the City of Lacey. The proposed annexation will have a beneficial impact on the local government structure of the county.

Objectives of Boundary Review Board (RCW 36.93.180)

The responses below are a short summary of information from the Notice of Intention (Attachment C) and Thurston County's memorandum dated March 20, 2019 (Attachment F). It is expected the City of Lacey, Thurston County, and others speaking will provide more information on each as they apply to the proposal for the final decision by the Boundary Review Board.

The decisions of the boundary review board shall attempt to achieve the following objectives:

(1) *Preservation of natural neighborhoods and communities;*

Annexation Area. The only residential area affected is the annexation of the Rainier Vista Mobile Home Park in its entirety. The park does not connect to any other neighborhood in the vicinity.

Expanded Annexation Area. In addition to the Rainier Vista Mobile Home Park, the proposed expanded boundary of the annexation area encompasses the entire subdivisions of Bicentennial, Hawksridge, Hawks Glen, Steilacoom Heights, and an adjacent smaller subdivision.

(2) *Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;*

Annexation Area. The proposed annexation area abuts the City of Lacey boundaries to the north and follows established parcel lines at the perimeter of the annexation area and would not create any unincorporated islands.

Expanded Annexation Area. The expanded annexation area also abuts the City of Lacey boundaries to the north and follows established parcel lines at the perimeter of the expanded annexation area. The expanded annexation boundary includes several residential neighborhoods that would be unincorporated county peninsulas.

- (3) *Creation and preservation of logical service areas;***
Annexation Area. 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 service will continue from Fire District 3.
- Expanded Annexation Area.** No significant utility services will change as a result of this annexation. Police service will be provided by Lacey Police instead of Thurston County Sheriff. Fire service will continue from Fire District 3.
- (4) *Prevention of abnormally irregular boundaries;***
Annexation Area. The annexation area follows established parcel boundaries. The proposal will make for more logical municipal boundaries for an area that contains city property and receives city services.
- Expanded Annexation Area.** The expanded annexation boundary includes several residential neighborhoods that would be unincorporated county peninsulas if not included in the annexation.
- (5) *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.
- (6) *Dissolution of inactive special purpose districts;***
 Not applicable.
- (7) *Adjustment of impractical boundaries;***
Annexation Area. The proposed annexation will create logical boundaries for an area that includes city-owned property and receives city services.
- Expanded Annexation Area.** The proposed expanded annexation will not create an impractical outer boundary.
- (8) *Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and***
Annexation Area. The properties within the proposed annexation are urban in character, provide urban services (school, parks, fire station) and will develop consistent with the requirements of the zoning district that they are located. Annexing areas of urban density is consistent with this objective of the Boundary Review Board and consistent with the Growth Management Act
- Expanded Annexation Area.** The expanded annexation area as already developed is located in the City of Lacey Urban Growth Area and is urban in character. Annexing areas of urban density is consistent with this objective and consistent with the Growth Management Act.
- (9) *Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.***

Not applicable.

Compliance with the Growth Management Act

The decisions of a Boundary Review Board located in a county that is required to plan under the Growth Management Act (RCW 36.70A) must be consistent with RCW 36.70A.020, 36.70A.110, and 36.70A.210. Please see Attachment G for excerpts from state law.

- Thurston County and the City of Lacey:
 - Plan under the Growth Management Act;
 - Have adopted a joint comprehensive plan under the Growth Management Act for the city and for the unincorporated urban growth area where the proposed annexation is located (see Attachment H); and
 - Have found the joint comprehensive plan meets the goals of the Growth Management Act in RCW 36.70A.020.
- Thurston County has adopted County-Wide planning policies as required under RCW 36.70A.210. See Attachment I.

Actions and Determinations by the Boundary Review Board

The Boundary Review Board may take the following actions following the public hearing (RCW 36.93.150):

1. Approve the proposal as submitted by the City of Lacey.
2. Deny the annexation as submitted. If denied, the proposed annexation cannot be brought forward for 12 months from the date of denial.
3. Modify the annexation boundary to include more property or exclude property. In order to modify the proposal, the Boundary Review Board must find evidence in the record to conclude the annexation as originally proposed is inconsistent with the objectives in RCW 36.93.180. Additional property may only be added following a separate public hearing. The annexation boundary can only be expanded up to 100% of the original area. Affected property owners and registered voters in the expanded area must be notified at least 10 days prior to the hearing.

Thurston County has requested the annexation boundary be expanded to include an additional 120 acres. The Boundary Review Board scheduled a Public Hearing to consider the annexation for March 28, 2019 and the expansion for April 9, 2019; affected property owners and registered voters were notified of both scheduled hearings on March 18, 2019.

4. Determine a division of assets and liabilities between two or more governmental units where relevant. It is expected the City of Lacey and Thurston County will address this at the public hearing and let the Boundary Review Board know if there are any disputed assets or liabilities.
5. Determine whether, or to the extent to which, functions of a special purpose district are to be assumed by an incorporated city or town, metropolitan municipal corporation, or

another existing special purpose district. It is expected the City of Lacey and Thurston County will address this at the public hearing and let the Boundary Review Board know if there are any functions of a special purpose district that will be assumed by another entity.

Decision of the Boundary Review Board

This is a hearing of the whole Boundary Review Board. A decision of the majority of the members of the board shall constitute the decision of the board.

A decision is due by May 14, 2019, or 40 calendar days after the final public hearing, whichever comes first (RCW 36.93.100 & 36.93.160). The Boundary Review Board has a maximum of 120 calendar days after the petition for review is submitted to hold a public hearing and render a decision (RCW 36.93.100). This may be extended with the agreement of the Boundary Review Board and the City of Lacey.

A decision of the Boundary Review Board is appealable within 30 days by filing a notice of appeal with superior court. The appeal must be filed by an affected governmental unit or any person owning real property or residing in the annexation area affected by the decision.

A superior court may affirm the decision of the Boundary Review Board, remand the case for further proceedings, or reverse the decision if substantial rights may have been prejudiced because of the administrative findings, inferences, conclusions, or decisions are:

1. In violation of constitutional provisions, or
2. In excess of the statutory authority or jurisdiction of the board, or
3. Made upon unlawful procedure, or
4. Affected by other error of law, or
5. Unsupported by material and substantial evidence in view of the entire record as submitted, or
6. Clearly erroneous

Hearing Notification

30-Day Notice. Written notice is required to be given to affected governmental units within three miles of the exterior boundaries of the annexation area and the proponent of the annexation at least 30 days prior to the public hearing. Notice for the March 28, 2019 and April 9, 2019 hearings was hand delivered on February 26, 2019 to the following:

1. Tanglewilde Parks & Recreation District
2. Port of Olympia
3. City of Olympia
4. Timberland Regional Library District
5. City of Tumwater
6. Thurston Conservation District
7. Thurston County
8. City of Lacey

9. Lacey Fire District #3
10. Thurston County PUD#1
11. North Thurston School District

Published Notice. Notice is required to be published in a newspaper of general circulation at least three times, with the last notice not five days prior to the public hearing. Notice of the March 28, 2019 hearing was published in The Olympian on March 7, 2019; March 14, 2019; and 21, 2019. Notice of the April 9, 2019 hearing was published in They Olympian on March 19, 2019; March 26, 2019; and April 2, 2019.

Posted Notice. Notice must be posted in at least ten public places in the area affected by the annexation at least five days prior to the public hearing. Notice was posted within the expanded annexation area in 20 locations on March 20, 2019.

Neighbor Notice. Because there is a proposal to expand the annexation area to include 120 additional acres, notice is also required to be provided to all registered voters and property owners living in the expanded annexation area at least 10 days prior to the hearing to consider expanding the annexation area. Notice of both scheduled hearings was sent out on March 18, 2019 to these individuals.

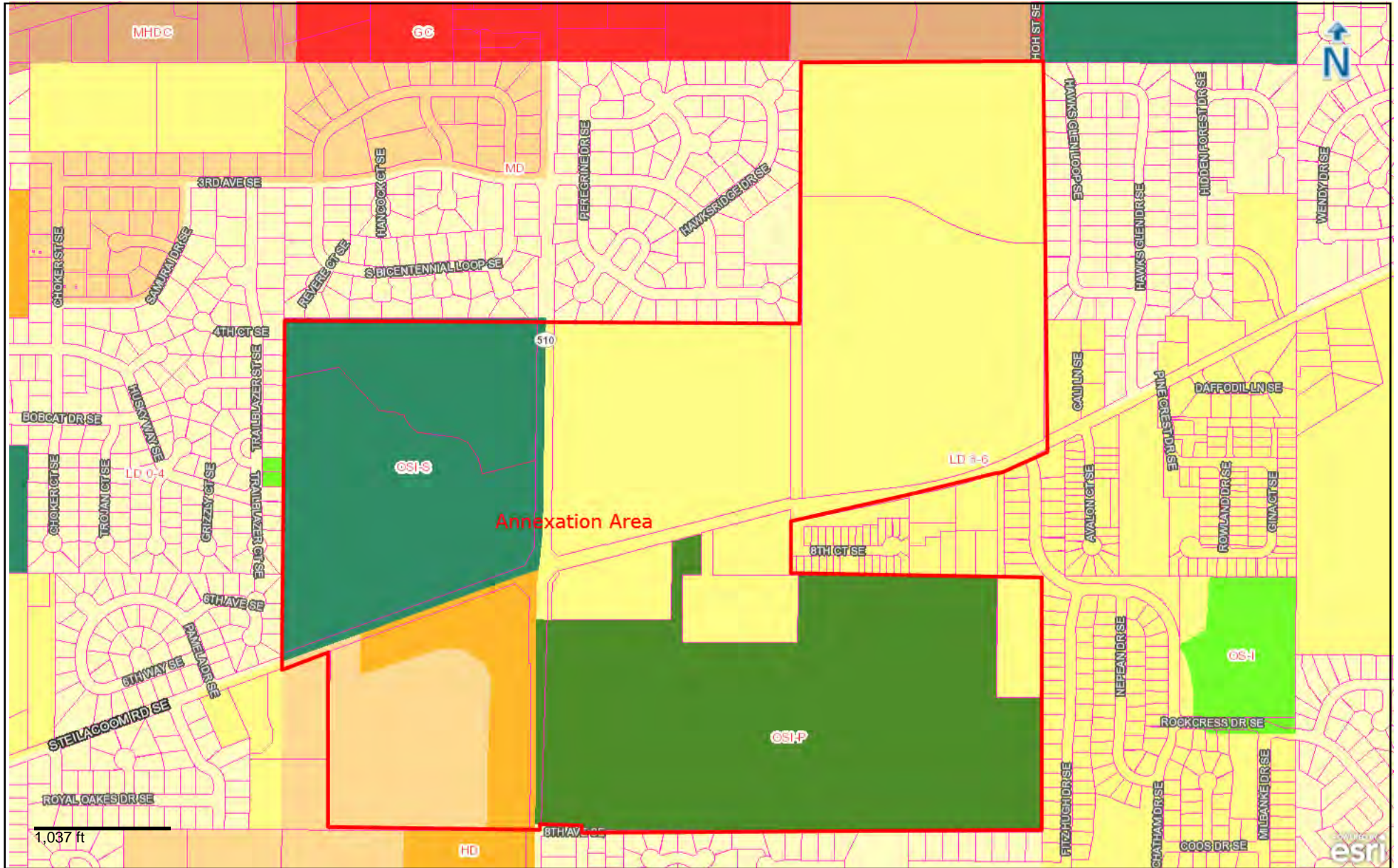
See Attachment J for more information.

Attachments

Attachment A:	Map of Annexation Area
Attachment B:	Map of Expanded Annexation Area
Attachment C:	Notice of Intention
Attachment D:	Thurston County Review Request
Attachment E:	Thurston County Revised Request
Attachment F:	March 20, 2019 Thurston County Memorandum
Attachment G:	Excerpts from State Law
Attachment H:	Joint Planning Agreements
Attachment I:	County-Wide Planning Policies
Attachment J:	Public Notice Information

ATTACHMENT A: MAP OF ANNEXATION AREA

Steilacoom/Marvin Annexation Zoning



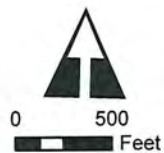
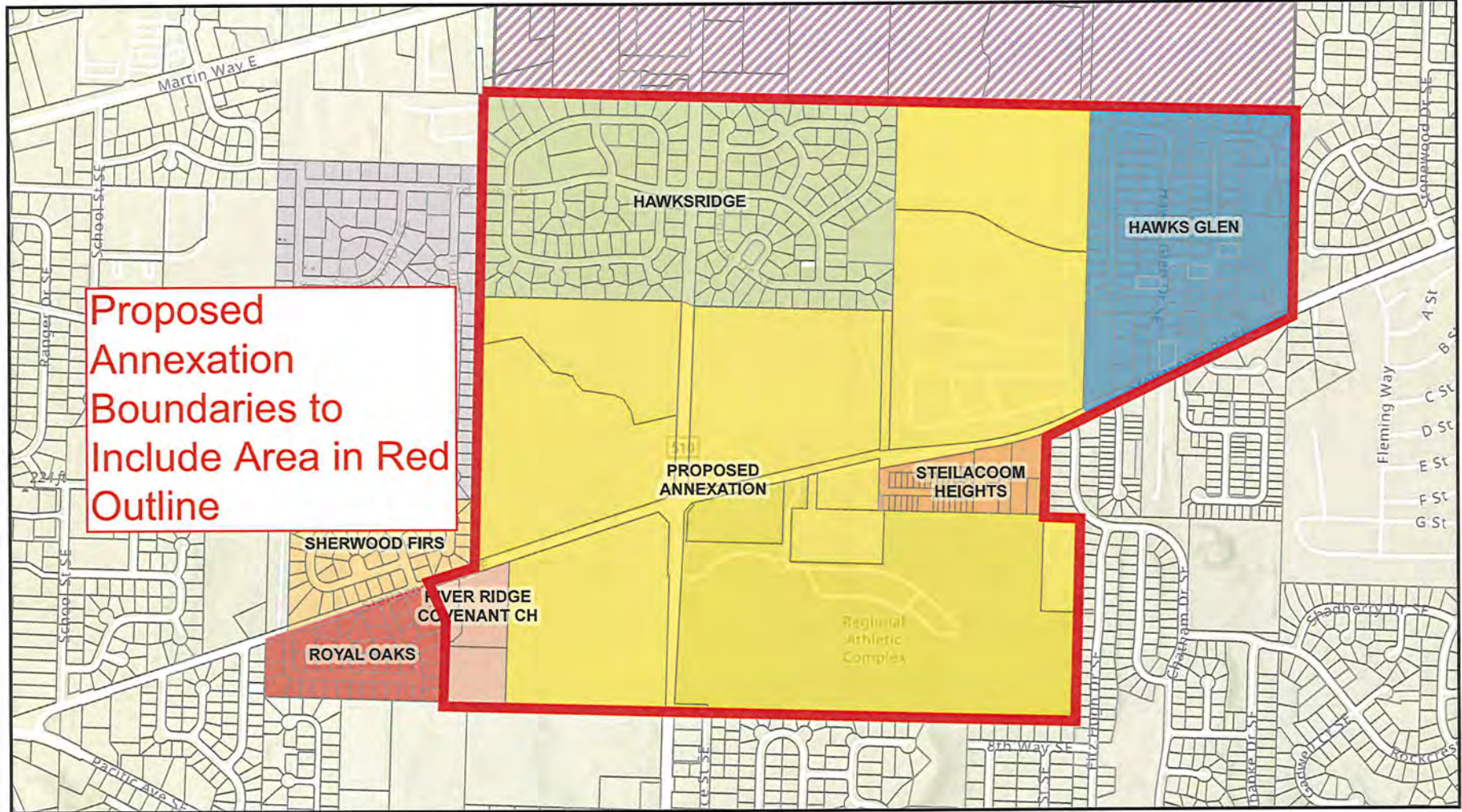
The City of Lacey uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, 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.



ATTACHMENT B: MAP OF EXPANDED ANNEXATION AREA

LACEY PROPOSED ANNEXATION VICINITY

- PROPOSED ANNEXATION
- HAWKS GLEN
- HAWKS RIDGE
- RIVER RIDGE COVENANT
- ROYAL OAKS
- SHERWOOD FIRS
- STEILACOOM HEIGHTS
- TANGLEWILDE EAST
- CITY OF LACEY



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community Map created by SLS on 12/27/2018

ATTACHMENT C: NOTICE OF INTENTION



Thurston County Boundary Review Board

2424 Heritage Court SW, Suite A

Olympia, WA 98502

(360) 956-7575 / (360) 956-7815 (Fax)

Email: brbchiefclerk@trpc.org

www.trpc.org/873/Thurston-County-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: Ryan Andrews, Planning Manager

Phone: (360) 412-3190

FAX: (360) 438-2669

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

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

See Petition

3. Method used to initiate the proposed action: 60% Petition Method RCW 35A.14.120

4. Location (address, if assigned): See petition for individual addresses. Proposed annexation is generally located around the intersection of Steilacoom Road SE and Marvin Road SE.

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

6. Size in Acres: 259.1

7. Assessed Valuation (attach Assessor's information): \$39,941,500 total assessed valuation of all parcels.

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

Annexation using the direct petition method pursuant to RCW 35A.14.120 for code cities.

9. Current Joint Plan Designation:

Low Density Residential 3-6, Moderate Density Residential, High Density Residential, Open Space Institutional

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

X Sewer X Water ___ Neither

If no, specify services desired: Water is served by the City of Lacey throughout the majority of the proposed annexation area with water mains located in both Marvin and Steilacoom Roads. The exceptions to this are the Ostrom's facility which is on its own private wells (but on City of Lacey water for fire protection purposes) and Nisqually Middle School which is on Thurston County PUD water for domestic service (also on City of Lacey water for fire protection). City of Lacey sewer service is available with a force main that runs north and south on the easterly edge of the annexation area to serve the lift station at Steilacoom Road and Hawk's Glen. The only property currently connected to sewer is the Regional Athletic Complex.

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

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

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

12. Does this proposal affect any other interjurisdictional agreements?

Yes No

If yes, please list these agreements:

Not applicable.

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

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

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

The county-wide planning policies address the fiscal impact of annexations by stating that the jurisdictions cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties (CWPP 6.2). Since most of the property to be annexed is owned by a government entity, the only parcels providing tax benefit would be the Rainier Vista mobile home park including the future development of the connecting parcel to the north and Ostrom's. Any revenue associated with the annexation is anticipated to be far less than the cost of the services provided, therefore, there will be a net fiscal benefit to county government and a net fiscal deficit to city government as a result of the annexation .

14. Other specific Reason(s) for Annexation: Submittal of a notice of intent to annex by the property owners to the City of Lacey.

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 only residential area affected is the annexation of the Rainier Vista Mobile Home Park in its entirety. The park does not connect to any other neighborhood in the vicinity. No other neighborhoods are proposed for annexation and would not be effected.

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

This boundary connects to the current city limits to the south of the Marq Apartments. This configuration is a logical extension and would not create any unincorporated islands.

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 service will continue from Fire District 3.

d. Prevention of abnormally irregular boundaries: Annexation area follows established parcel boundaries. The proposal will make for more logical municipal boundaries for an area that contains city property and receives city services..

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

Not applicable.

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

g. Adjustment of impractical boundaries: Incorporation of the proposed annexation will create logical boundaries for an area that includes city-owned property and receives city services.

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

- i. Protection of agricultural lands:

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

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 Regional Planning Council”. *(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)

RECEIVED

SEP 10 2018

BY _____

PETITION FOR ANNEXATION
60 PERCENT PETITION METHOD
RCW 35A.14.120

TO: THE HONORABLE CITY COUNCIL of the City of Lacey, State of Washington:

The undersigned, being property owner(s) and representing at least 60% of the assessed value of property herein described in Exhibit A and depicted on exhibit B, do hereby petition to annex this property to the City of Lacey pursuant to RCW 35A.14.120 and under the following terms and conditions.

1. Adoption of current comprehensive plan and zoning designations as identified in the official Zoning Map for the Lacey Urban Growth Area;
2. Assumption of a pro rata share of the City's bonded indebtedness.

Signature(s) of property owners:

WARNING

EVERY PERSON WHO SIGNS THIS PETITION WITH ANY OTHER THAN HIS/HER TRUE NAME, OR WHO KNOWINGLY SIGNS MORE THAN ONE OF THESE PETITIONS, OR SIGNS A PETITION SEEKING AN ELECTION WHEN HE/SHE IS NOT A LEGAL VOTER, OR SIGNS A PETITION WHEN HE/SHE IS OTHERWISE NOT QUALIFIED TO SIGN, OR WHO MAKES HEREIN ANY FALSE STATEMENT, SHALL BE GUILTY OF A MISDEMEANOR.

NOTE: EACH PAGE WITH A SIGNATURE MUST CONTAIN ALL OF THE ABOVE INFORMATION

<u>Property Owner</u>	<u>Date</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>
Frank W. Evans X <i>[Signature]</i>	9-9-18	8530 Steilacoom Road SE	22.46	11813220100	\$347,400
Narrows Real Estate Inc. X <i>[Signature]</i>	9-9-18	8530 Steilacoom Road SE	39.55	11813220200	\$5,548,800
Ostrom Mushroom Co. Inc. X <i>[Signature]</i>	11-1-18	8322 Steilacoom Road SE	1.16	11813220300	\$60,400
Ostrom Mushroom Co. Inc. X <i>[Signature]</i>	11-1-18	8322 Steilacoom Road SE	33.86	11814140500	\$4,726,500
School District # 3 X <i>[Signature]</i>	9-26-18	8100 Steilacoom Road SE	15.82	11814130200	\$589,400
School District # 3 X <i>[Signature]</i>	9-26-18	8100 Steilacoom Road SE	28.99	11814130100	\$9,957,100

X	City of Lacey <i>[Signature]</i>	9-13-18	8101 Steilacoom Road SE	25.99	11814420000	\$374,800
X	City of Lacey <i>[Signature]</i>	9-13-18	8345 Steilacoom Road SE	67.06	11814410300	\$12,576,800
X	City of Lacey <i>[Signature]</i>	9-13-18	8323 Steilacoom Road SE	4.3	11814410200	\$274,100
X	Fire District #3 <i>[Signature]</i>	9-28-18	8407 Steilacoom Road SE	5.39	11814410100	\$2,313,500
X	Fire District #3 <i>[Signature]</i>	9-28-18	8447 Steilacoom Road SE	2.3	11814140400	\$157,000
X	City of Lacey <i>[Signature]</i>	9-13-18	8705 Steilacoom Road SE	3.44	11813320200	\$3,015,700

WARNING

EVERY PERSON WHO SIGNS THIS PETITION WITH ANY OTHER THAN HIS/HER TRUE NAME, OR WHO KNOWINGLY SIGNS MORE THAN ONE OF THESE PETITIONS, OR SIGNS A PETITION SEEKING AN ELECTION WHEN HE/SHE IS NOT A LEGAL VOTER, OR SIGNS A PETITION WHEN HE/SHE IS OTHERWISE NOT QUALIFIED TO SIGN, OR WHO MAKES HEREIN ANY FALSE STATEMENT, SHALL BE GUILTY OF A MISDEMEANOR.

NOTE: EACH PAGE WITH A SIGNATURE MUST CONTAIN ALL OF THE ABOVE INFORMATION

EXHIBIT “A”
ANNEXATION LEGAL DESCRIPTION

1-Parcel No. 11813220100

That portion of the West half of the Northwest Quarter of Section 13, Township 18 North, Range 1 West, W.M., lying northerly of the following described line:
Beginning at the Northwest corner of said section 13; thence South 87°57'39" East, along the northerly line of said section 13, a distance of 1314.71 feet to the northeast corner of the west half of the Northwest Quarter of said section 13; thence along the easterly line of said west half South 01°40'51" West 932.28 feet to the **TRUE POINT OF BEGINNING**; thence North 88°19'09" West 138.74 feet to a point on a curve to the right having a radius of 1974.34 feet, the center of which bears North 14°37'12" East; thence westerly, along said curve, through a central angle of 13°52'20" an arch length of 478.02 feet to a point of tangency; thence North 61°30'28" West 132.46 feet to a point on a curve to the left having a radius of 376.01 feet the center of which bears South 28°29'32" West; thence westerly, along said curve, through a central angle of 26°48'41" an arch length of 175.95 feet to a point of tangency; thence North 88°19'09" West 438.18 feet to a point on the west line of said section 13, said point being South 01°33'11" West 678.23 feet from the Northwest corner of said section 13;

EXCEPTING THEREFROM the West 60.00 feet;

Situate in the County of Thurston, State of Washington.

ALSO shown as Parcel B on Record of Survey recorded under Auditor's File No. 3003437 recorded in said county.

2-Parcel No. 11813220200

ALSO, that portion of the West half of the Northwest Quarter of Section 13, Township 18 North, Range 1 West, W.M., lying northerly of county road known as Steilacoom Road and southerly of the following described line:
Beginning at the Northwest corner of said section 13; thence South 87°57'39" East, along the northerly line of said section 13, a distance of 1314.71 feet to the northeast corner of the west half of the Northwest Quarter of said section 13; thence along the easterly line of said west half South 01°40'51" West 932.28 feet to the **TRUE POINT OF BEGINNING**; thence North 88°19'09" West 138.74 feet to a point on a curve to the right having a radius of 1974.34 feet, the center of which bears North 14°37'12" East; thence westerly, along said curve, through a central angle of 13°52'20" an arch length of 478.02

feet to a point of tangency; thence North 61°30'28" West 132.46 feet to a point on a curve to the left having a radius of 376.01 feet, the center of which bears South 28°29'32" West; thence westerly, along said curve, through a central angle of 26°48'41" an arch length of 175.95 feet to a point of tangency; thence North 88°19'09" West 438.18 feet to a point on the west line of said section 13, said point being South 01°33'11" West 678.23 feet from the Northwest corner of said Section 13;

EXCEPTING THEREFROM the West 60.00 feet;

ALSO EXCEPTING THEREFROM that portion conveyed to Thurston County by deed recorded October 30, 1980, under Auditor's File No. 1126866;

ALSO EXCEPTING THEREFROM any mobile homes situated thereon.

Situate in the County of Thurston, State of Washington.

ALSO shown as Parcel A on Record of Survey recorded under Auditor's File No. 3003437 recorded in said county.

3-Parcel No. 11813220300

ALSO, the west 60 feet of that part of the Northwest Quarter of Section 13, Township 18 North, Range 1 west, W.M. lying northerly of the county road know as Steilacoom Road;

EXCEPT the North 1355.59 feet of said Northwest Quarter;

ALSO EXCEPT that portion conveyed to the State of Washington for matter of State Route 510, Hogum Bay Road, by deed recorded June 16, 1989 under recording No. 8906160107;

In Thurston County, Washington.

Parcel A also being shown on record of survey for the Ostrom Company filed as recording No. 4608119.

4-Parcel No. 11814140500

ALSO, the East half of the Northeast Quarter of Section 14, Township 18 North Range 1 West, W.M., lying northerly of county road known as Steilacoom Road and easterly of county road known as Marvin Road;

EXCEPT the North 1355.59 feet of said East half of the Northeast Quarter;

ALSO EXCEPT that portion conveyed to the State of Washington for matter of State Route 510, Hogum Bay Road, by deed recorded June 16, 1989 under recording No. 8906160107;

AND EXCEPT that portion conveyed to the State of Washington for SR 510. JCT. SR 5 to Pacific Highway Vic. By deed recorded March 28, 2001 under recording No. 3343189;

In Thurston County, Washington.

Parcel B also being shown on record of survey for the Ostrom Company filed as recording No. 4608119.

5-Parcel No. 11814130200

ALSO, Lot 2 of Large Lot Subdivision LLS 09102298TC as recorded on December 31, 2009, under Auditor's File No. 4129384, records of Thurston County, Washington.

6-Parcel No. 11814130100

ALSO, Lot 1 of Large Lot Subdivision LLS 09102298TC as recorded on December 31, 2009, under Auditor's File No. 4129384, records of Thurston County, Washington.

7-Parcel No. 11814420000

ALSO, Lot 3 of Boundary Line Adjustment No. BLA-1732, as recorded August 18, 1995 under Auditor's File No. 9508180071 and amended April 4, 1996 under Auditor's File No. 3022893.

EXCEPT that portion conveyed to the State of Washington by deed recorded August 5, 1999 under Auditor's File No. 3247431, records of Thurston County, Washington.

8-Parcel No. 11814410300

ALSO, Parcel B of Boundary Line Adjustment BLA-13101203TC, as recorded May 14, 2013, under Auditor's File No. 4335765, records of Thurston County, Washington.

9-Parcel No. 11814410200

ALSO, Parcel A of Boundary Line Adjustment BLA-13101203TC, as recorded May 14, 2013, under Auditor's File No. 4335765, records of Thurston County, Washington.

10-Parcel No. 11814410100

ALSO, Parcel A of Boundary Line Adjustment No. BLA-0931 as recorded June 26, 1990, under Auditor's File No. 9006260006, records of Thurston County, Washington.

11-Parcel No. 11814140400

ALSO, that part of the Easterly 402 feet of the Southeast Quarter of the Northeast Quarter of Section 14, Township 18 North, Range 1 West, W.M., lying southerly of County Road known as Olympia Steilacoom Road.

In Thurston County, Washington.

12-Parcel No. 11813320200

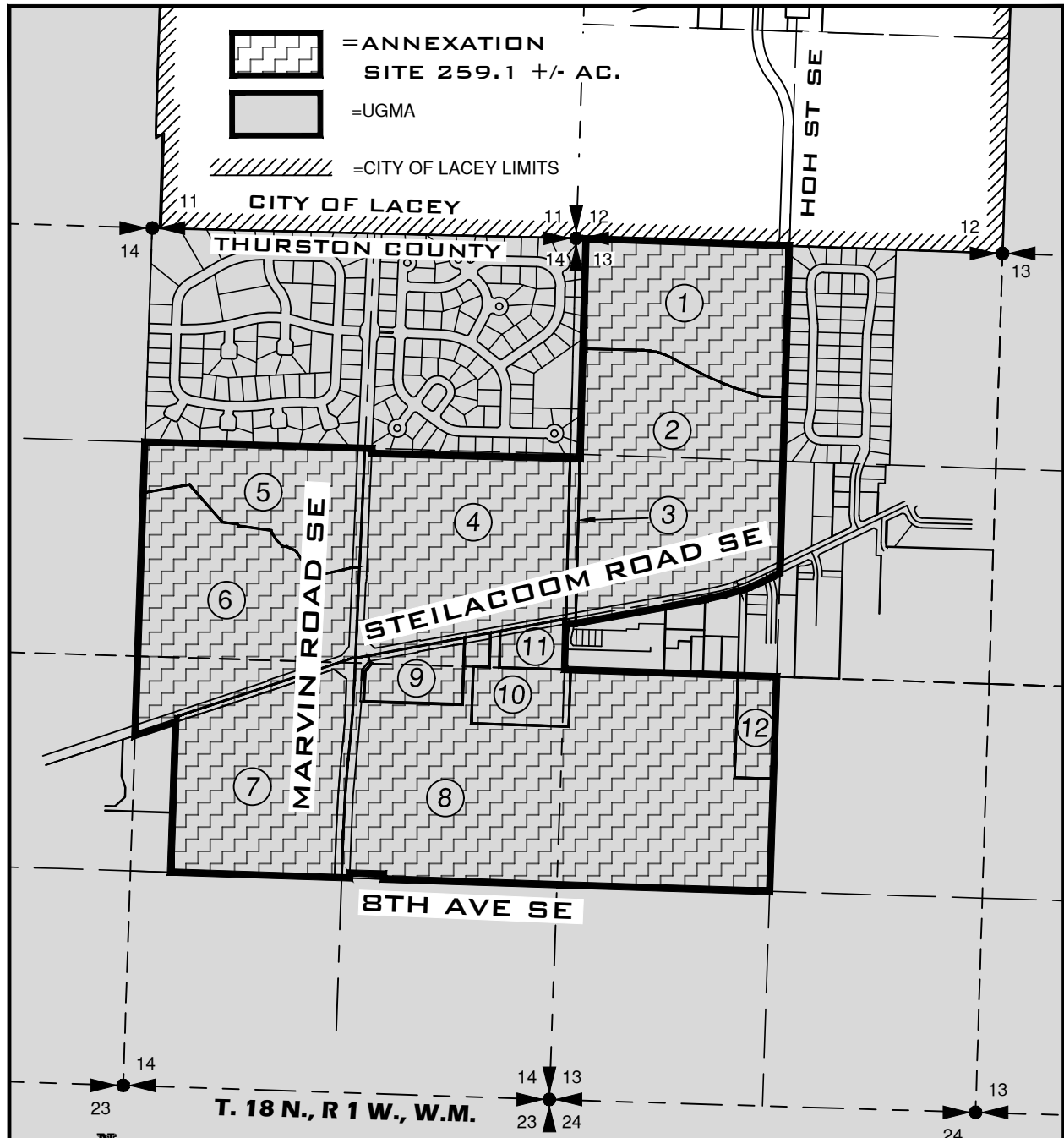
ALSO, the North 629.09 feet of the East 238.45 feet of the Northwest Quarter of the Southwest Quarter of Section 13, Township 18 North, Range 1 West, W.M.

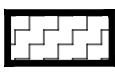

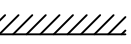
Steilacoom Road Southeast & Marvin Road Southeast

ALSO, to include the entire right of way of Steilacoom Road Southeast & Marvin Road Southeast coincident with the above describe parcels.

See Exhibit "B" attached hereto and by this reference made apart hereof.






 = ANNEXATION
 SITE 259.1 +/- AC.
 = UGMA
 = CITY OF LACEY LIMITS



- | | |
|----------------|-----------------|
| 1. 11813220100 | 7. 11814420000 |
| 2. 11813220200 | 8. 11814410300 |
| 3. 11813220300 | 9. 11814410200 |
| 4. 11814140500 | 10. 11814410100 |
| 5. 11814130200 | 11. 11814140400 |
| 6. 11814130100 | 12. 11813320200 |

EXHIBIT B MAP OF ANNEXATION SITE STEILACOOM-MARVIN-RAC-NISQUALLY-2018.DWG		CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS		
		DWN. MKB	CKD. RLE	

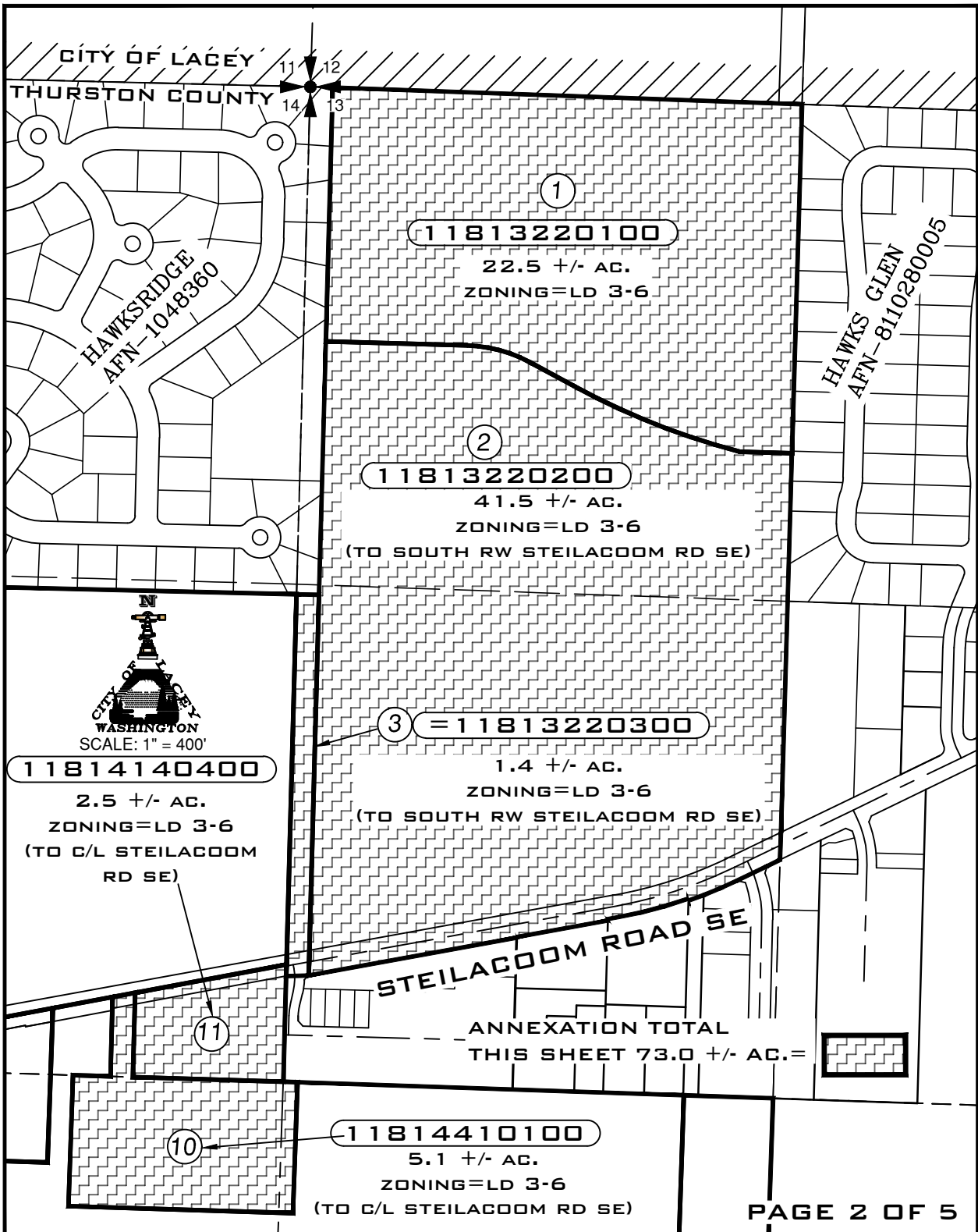


EXHIBIT B
MAP OF ANNEXATION SITE
 STEILACOOM-MARVIN-RAC-NISQUALLY-2018.DWG

CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS		
DWN. MKB	CKD. RLE	DATE 06-08-2018



STEILACOOM-MARVIN-RAC-NISQUALLY-2018.DWG

EXHIBIT B
MAP OF ANNEXATION SITE

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

DWN.
MKR

CKD.
RLE

DATE
06-08-2018

PAGE 3 OF 5



5

4

3

2

6

11814410200
4.8 +/- AC.
ZONING=LD 3-6
(TO C/L STEILACOOM RD SE)

STEILACOOM ROAD SE

11

9

10

11813320200
3.4 +/- AC.
ZONING=LD 3-6

12

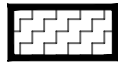
MARVIN ROAD SE

7

8

11814410300
68.9 +/- AC.
ZONING=OSI-P
(TO C/L MARVIN RD SE) &
TO C/L STEILACOOM RD SE

8TH AVE SE



ANNEXATION TOTAL
=THIS SHEET 77.1 +/- AC.

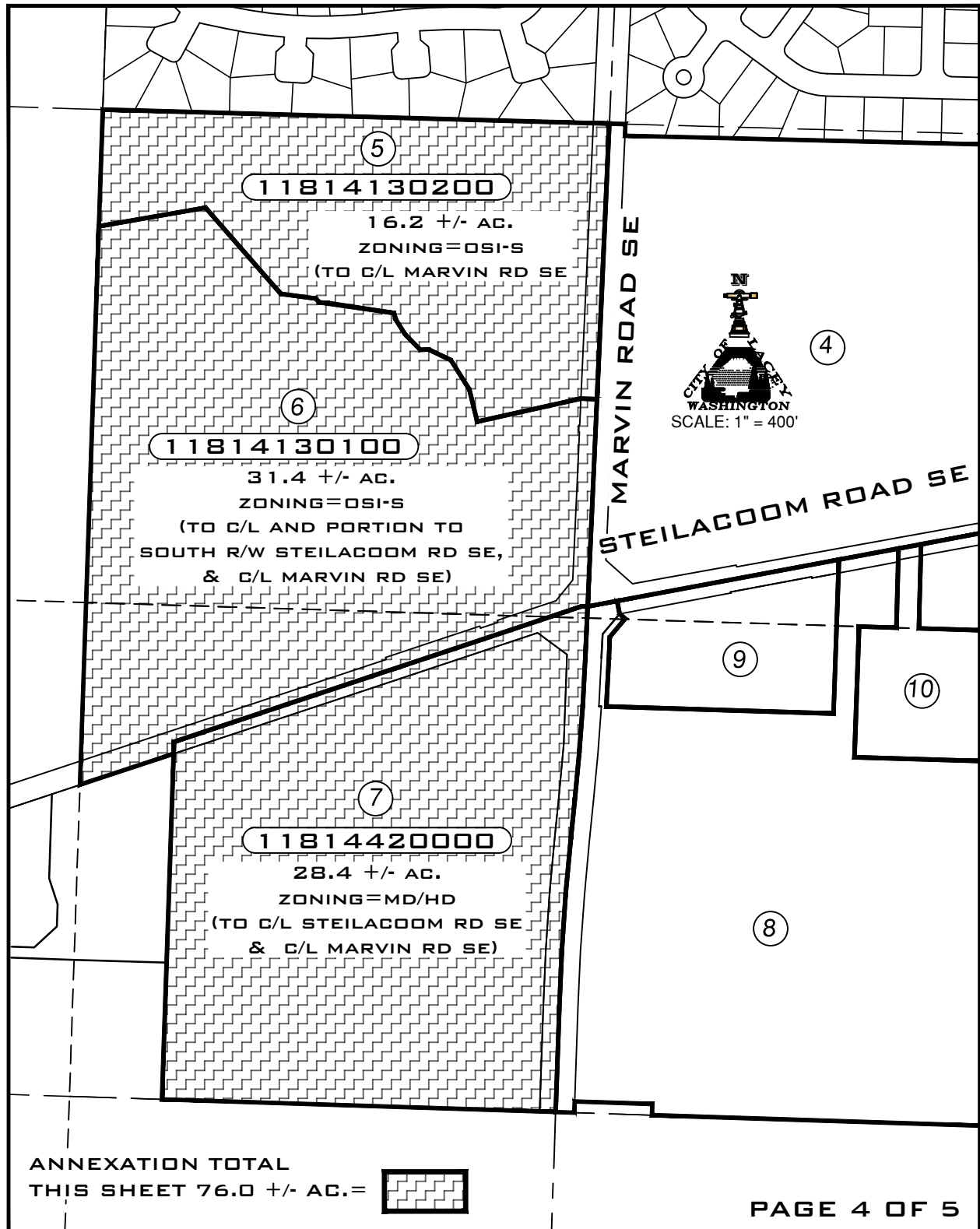


EXHIBIT B
MAP OF ANNEXATION SITE
STEILACOOM-MARVIN-RAC-NISQUALLY-2018.DWG

CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS		
DWN. MKB	CKD. RLE	DATE 06-08-2018



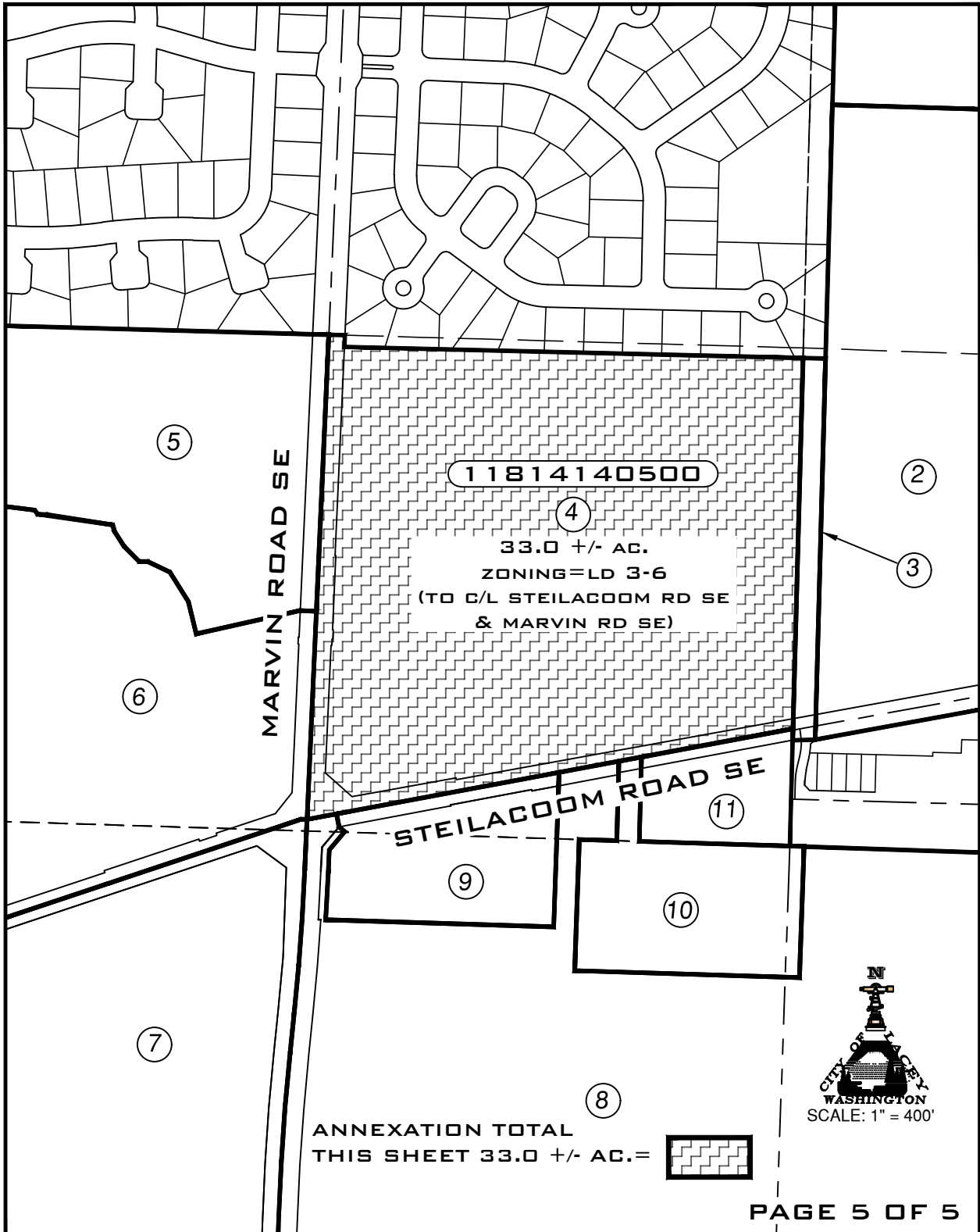
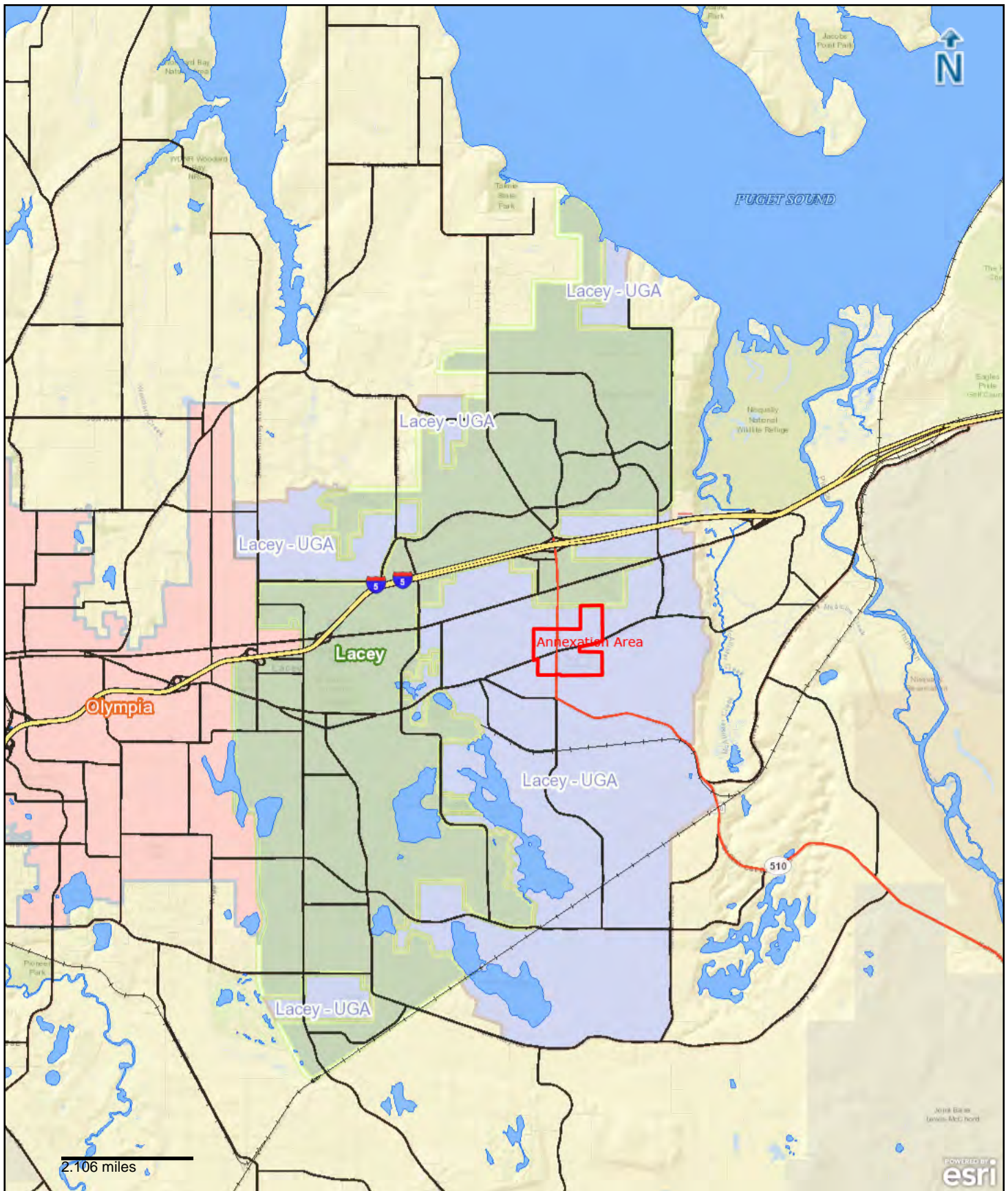


EXHIBIT B
MAP OF ANNEXATION SITE
STEILACOOM-MARVIN-RAC-NISQUALLY-2018.DWG

CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS		
DWN. MKB	CKD. RLE	DATE 06-08-2018





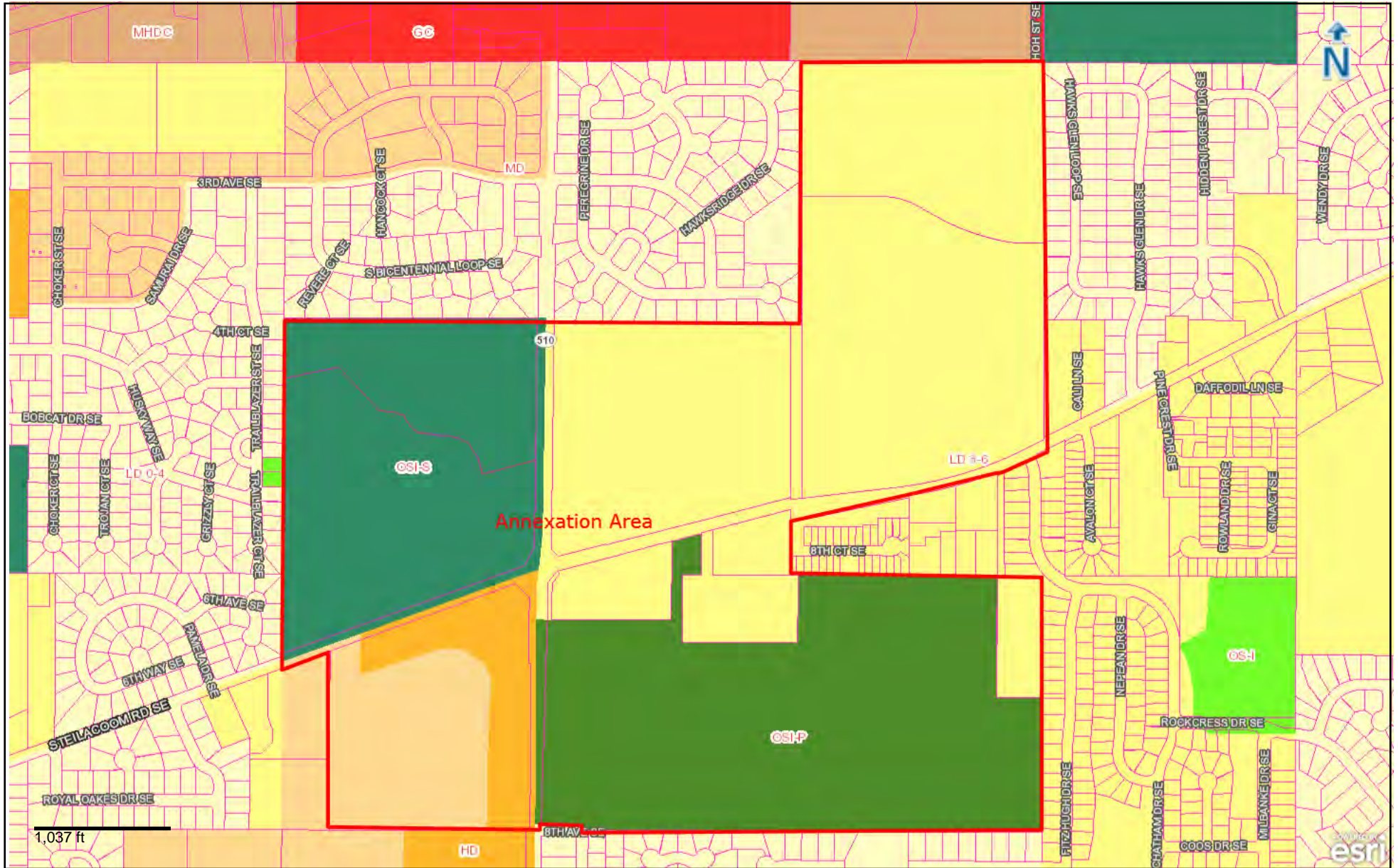
Steilacoom/Marvin Annexation Vicinity Map



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.



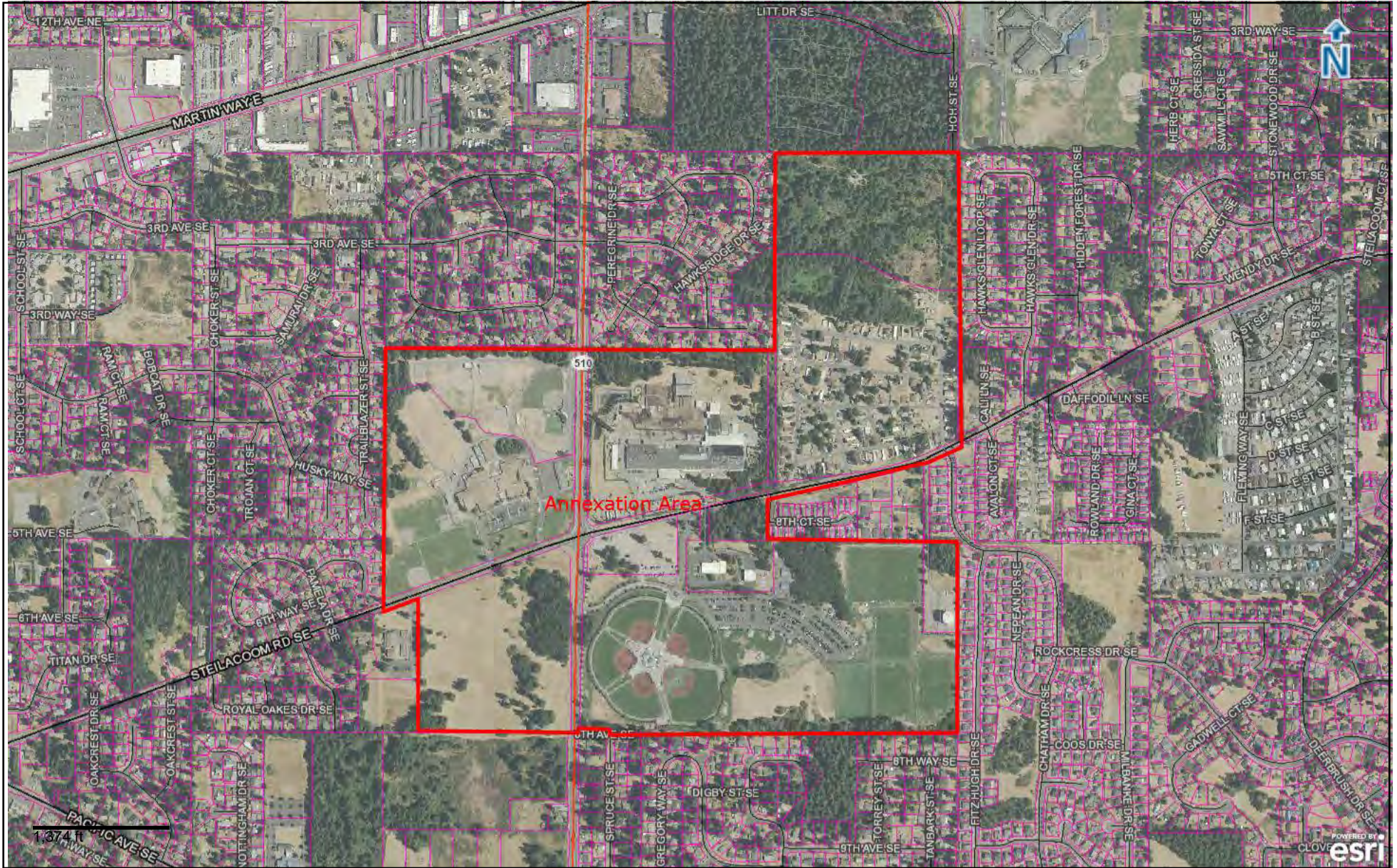
Steilacoom/Marvin Annexation Zoning



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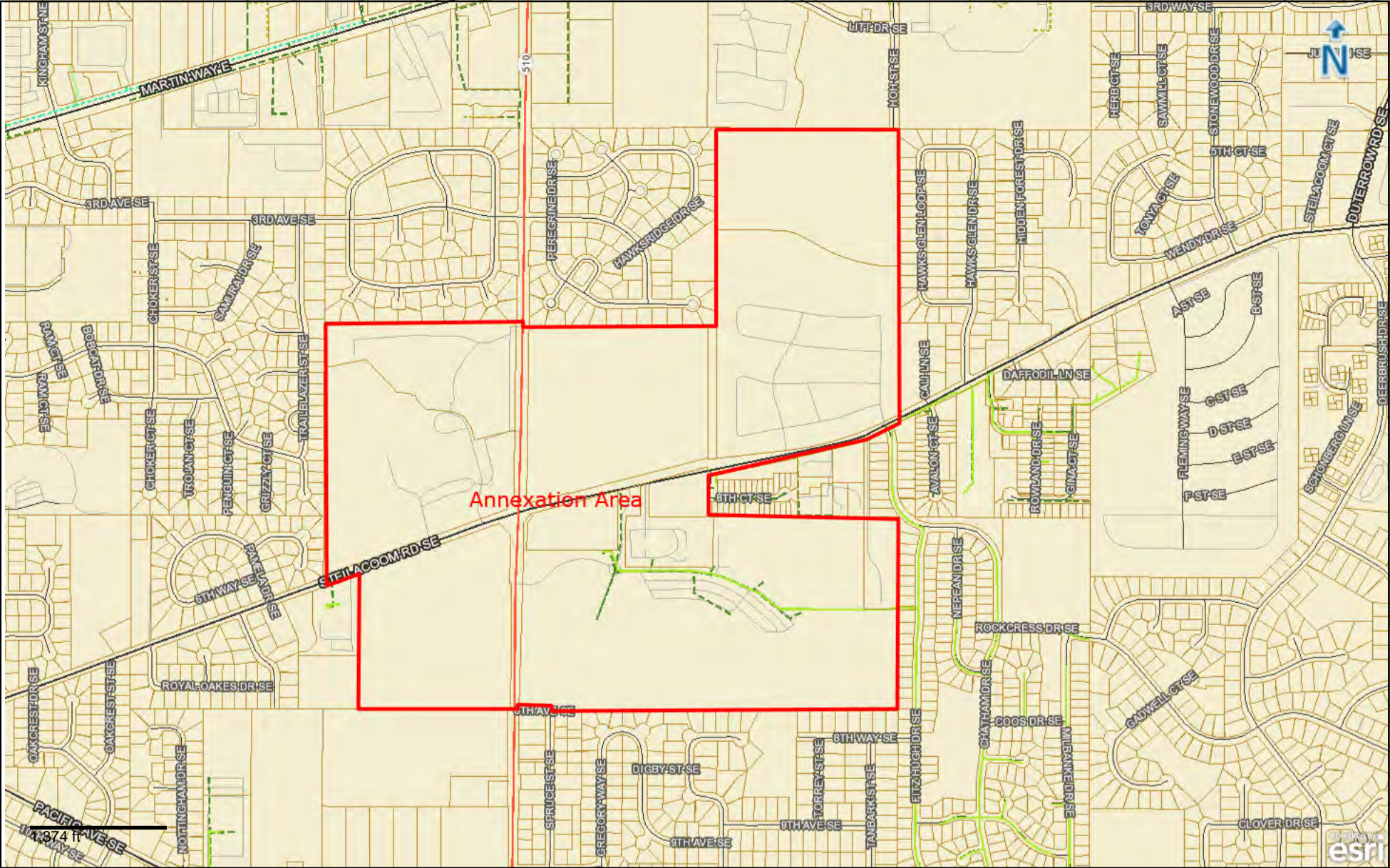
Steilacoom/Marvin Annexation Aerial



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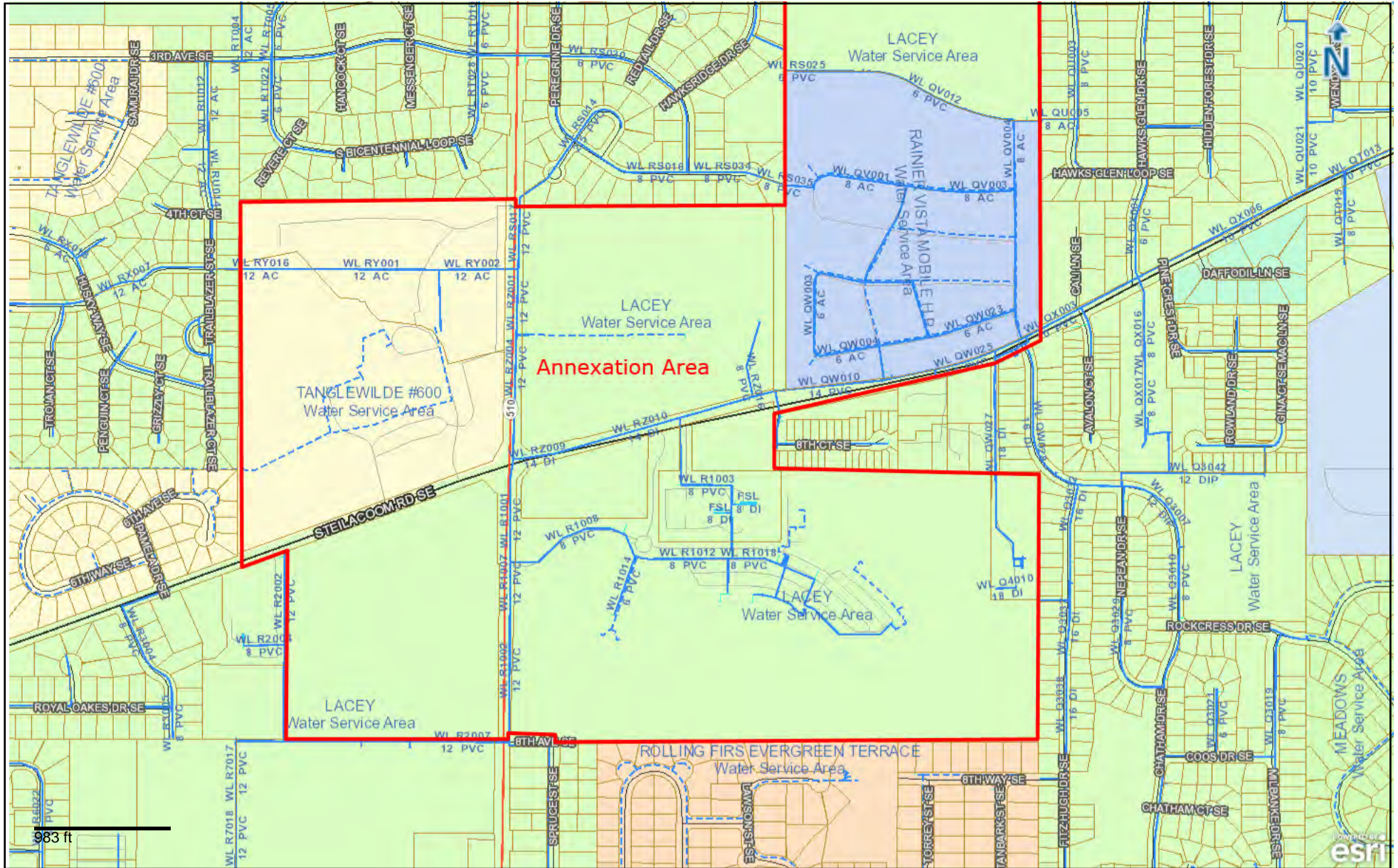
Steilacoom/Marvin Annexation Sewer Lines



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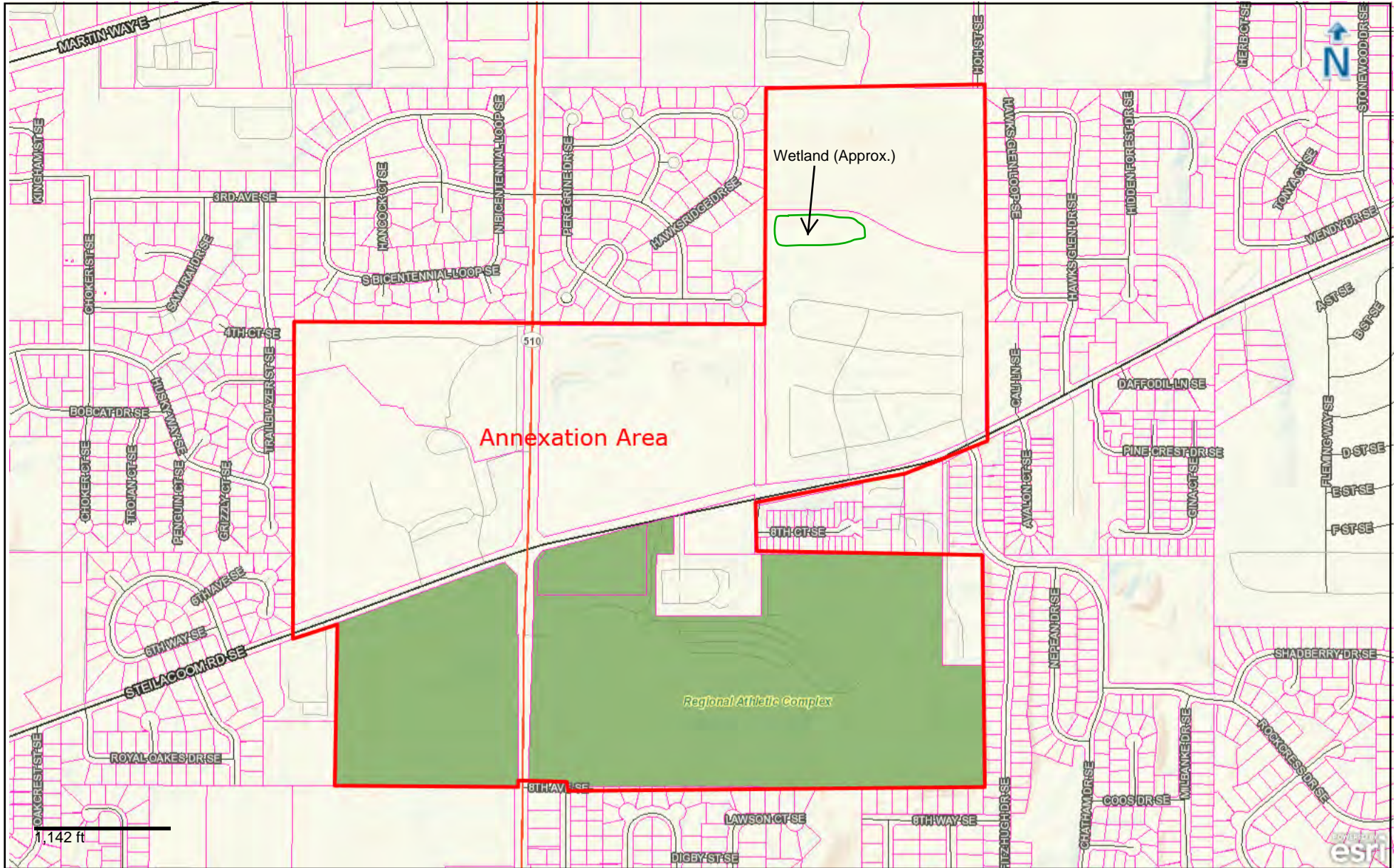
Steilacoom/Marvin Annexation Area Water Lines and Service Areas



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Steilacoom/Marvin Annexation Physical Features Map



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UTILITIES COMMITTEE MINUTES

JULY 2, 2018

11:57 – 12:52 P.M.

COUNCIL PRESENT: CHAIR, RACHEL YOUNG, MICHAEL STEADMAN, JASON HEARN

STAFF PRESENT: SCOTT SPENCE, SCOTT EGGER, DAVE SCHNEIDER, ED ANDREWS,
RYAN ANDREWS, JIM BAKER, JESSICA BRANDT, PETER BROOKS, JIM
MACK, TERI O'NEIL, EMILY WATTS, KELSEY WILLIAMS

Scott Egger, Public Works Director, requested adding *Rescind Resolution 1037 for Sole Source SCADA Programming and Software* to the *400 Pressure Zone Storage Improvements* agenda item.

ACTION: APPROVE AMENDED UTILITIES COMMITTEE AGENDA.

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

SEWER PUMP STATION O&M

STAFF: JIM BAKER, CONTROLS TECH (WATER-WASTEWATER), PWOPS

ACTION: INFORMATION ONLY.

The Wastewater Facilities Maintenance Program has four types of sewer lift stations throughout Lacey and the UGA: Submersible pumps, wet well/dry well, above ground priming systems, and single tank effluent pump (STEP) lift stations.

The City has a total of 48 lift stations:

- 23 submersible pumps.
- 4 wet/dry well stations.
- 6 priming systems.
- 15 STEP stations.

The City has a UL rated electrical cabinet shop with the capabilities of developing and building electrical cabinets. The electrical cabinet houses the controls, which run most of the lift station functions. Not every city has this type of approval and it saves Lacey a lot of money.

The Supervisory Control and Data Acquisition System (SCADA) allows staff to monitor wastewater lift stations and odor control facilities. These are operated remotely using mobile devices in order to view active alarms and perform troubleshooting before

responding to the site. It also captures trends that are important for facility management.

DISCUSSION ON TAMPERING WITH METERS

STAFF: DAVE SCHNEIDER, CITY ATTORNEY

ACTION: INFORMATION ONLY

Council discussed fines for tampering with meters at a Council worksession, then later at a Utilities Committee meeting. There were concerns over creating a fine for something that is already a crime. The fee at the time was a \$200 fine for damaging City property. There cannot be different penalties for the same conduct. If this conduct is decriminalized and changed to an infraction, the City of Lacey can collect penalties without court involvement. This still requires evidence against the person who made the infraction. The City would have to do an investigation and utilize City resources in order to prove the infraction. One of the disadvantages of changing a crime to an infraction is that it sends a poor message, which could mean more violations. Staff does not recommend changing this crime to an infraction.

400 PRESSURE ZONE STORAGE IMPROVEMENTS AND RESOLUTION 1037 REGARDING TECHNICAL SYSTEMS INC.

STAFF: TERI O'NEAL, SENIOR UTILITY ENGINEER

ACTION: FORWARD RECOMMENDATION TO FULL COUNCIL TO AFFIRM RESCINDING RESOLUTION 1037

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

During the 2016 annual inspection of the 4 million gallon Hawks Prairie reservoir, there was corrosion discovered which will require certain repairs on the coating and roof connections. This means the reservoir will have to be taken off-line. The 400 pressure zone cannot provide sufficient fire suppression volume in northern Lacey while off-line. There are three alternatives to handle the repairs. The third recommended alternative is to construct a 1 million gallon sister standpipe and associated improvements at the Hawks Prairie site. The total budgeted cost for construction would be \$4.5 million. Staff will hire a consultant in 2018, design in 2019, and construct the project 2020 – 2021. The new submersible pump will help avoid drilling a new well. There is no guarantee that if you drill a new well it will stop the corrosion problem from happening again.

Staff requests Council rescind resolution 1037, which declares Technical Systems, Inc. (TSI) to be a sole source provider for the SCADA system. TSI has done work for the City of Lacey for many decades, but has had a change in personnel, which effects their ability to provide high-level service. Dave Schneider will prepare a resolution for the July 12, 2018, Council meeting.

MARVIN/STEILACOOM ANNEXATION – PROJECT NO. 18-154

STAFF: RYAN ANDREWS, PLANNING MANAGER

ACTION: FORWARD RECOMMENDATION TO FULL CITY COUNCIL WITH
RECOMMENDATION TO APPROVE PROPOSAL TO ANNEX

MOTION: MARVIN/STEILACOOM PROJECT NO. 18-154.

MOTION MADE, SECONDED, AND CARRIED BY COUNCILMEMBERS
STEADMAN AND HEARN.

The City of Lacey received a notice of intent to commence annexation proceedings for the Meadows Planning Area off Steilacoom Road SE, filed by Frank Evans of Narrows Real Estate, Inc. The ownership comprises a minimum of more than 10% of the assessed valuation for general taxation purposes of the properties.

The current assessed value of the 62 acres and two tax parcels is \$5,896,200. Council can modify the boundaries to include Ostrom’s farm, the RAC, another fire station, and Nisqually Middle School. The proposed area would increase to 10 additional parcels and 259 acres. The taxable assessed value for the expanded area is \$10,683,100. Police services would increase to roughly 1000 calls in the area every year (200 are associated with the mobile home park). Lacey Police would need to expand its school resource officers program to include Nisqually Middle School. The owner of the Rainier Vista Mobile Home Park stated that the annexation would benefit its residents by decreasing the utility surcharge and providing a change in property taxes. The Thurston County Boundary Review Board could make Lacey annex the Hawks Ridge neighborhood as well.

Staff recommends moving the proposed annexation to full Council in order to increase City ownership, control zoning, and many other benefits of annexation. It is an area the City has wanted to annex for a long time. This is typically an applicant led process, but the City will prepare this petition ahead of time because of its ownership in the area.

MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
AUGUST 9, 2018, 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, J. Hearn, L. Greenstein,
M. Steadman, R. Young

COUNCIL ABSENT: C. Cox

STAFF PRESENT: D. Pierpoint, D. Schneider, S. Egger, R. Walk,
P. Edmonds

APPROVAL OF AGENDA
AND CONSENT AGENDA:

Consent Agenda Items:

- A. Council Meeting Minutes of July 12, 2018
- B. Council Worksession Minutes of July 19, 2018
- C. A motion to approve payment of claims, wages
and transfers for 7/18/2018 – 7/31/2018.

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

PUBLIC COMMENT: Joe Panesko, a resident who lives on Ulery Street,
noted the traffic in his neighborhood has increased
substantially due to the road construction at

Carpenter Road and Pacific Avenue. He requested the Police Department enforce the traffic laws.

Sherry Jacobs, the property manager for Alpine Estates, noted there is a processing plant next to the development, and the truck noise has increased substantially. She has contacted Doug Kramer, Code Enforcement Officer, but the noise level has not improved.

**REFERRAL FROM
HEARINGS EXAMINER:**

Sarah Schelling, Associate Planner, presented Council with a request to approve Preliminary Plat and Class IV Forest Practices Permit Applications for the Gateway North Subdivision Project #17-332 as recommended including adoption of findings, conclusions, and conditions.

The Hearings Examiner conducted a public hearing on June 25, 2018. Staff and the applicant provided testimony in regards to the project. Several residents of the neighboring community, Eagle Estates, also attended the hearing and provided testimony. The City received several written comments during project review and immediately prior to the hearing. Topics of concern related to the project are in regards to the neighborhood compatibility with existing development, storm water impacts, tree hazards, and traffic and transportation system related impacts. There are conditions in the recommendation that address these issues.

The Hearings Examiner has recommended approval of the plat and forest practices permit request with conditions. Staff is requesting Council approve the recommendation including adoption of findings, conclusions, and conditions outlined in the written recommendation of the Hearings Examiner.

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE PROJECT #17-332 PRELIMINARY PLAT AND CLASS IV FOREST PRACTICES PERMIT APPLICATIONS FOR THE GATEWAY NORTH SUBDIVISION. COUNCILMEMBER HEARN SECONDED. MOTION CARRIED.

ORDINANCES:

Ordinance No. 1531 approves a housekeeping amendment related to the Martin Way East Annexation.

City Council adopted Ordinance 1518 on October 12, 2017, to formally approve the Martin Way East annexation. During final processing of the annexation by the Thurston County Assessor's Office, staff was made aware that the language in the adopted ordinance did not include specific language that waived the City's portion of the Fire District 3 levy. Without the language, the Assessor's Office is concerned that the property owners would be paying both the Thurston County fire levy as well as the Lacey fire levy as per the language in the ordinance. It was the Council's intent to waive Lacey's portion of the fire levy, however, this was not specifically stated in the ordinance.

Ordinance 1531 amends Ordinance 1528 to waive the City's portion of the bonded indebtedness associated with Fire District 3. Once approved, the revised ordinance will be sent to the Thurston County Assessor's Office and final processing of the annexation can occur.

DEPUTY MAYOR PRATT MOVED TO ADOPT ORDINANCE NO. 1531 APPROVING THE HOUSEKEEPING AMENDMENT RELATED TO THE MARTIN WAY EAST ANNEXATION. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

MAYOR'S REPORT:

Mayor Ryder recommended the appointment of Eddie Bishop to the Planning Commission.

MAYOR RYDER MOVED TO APPOINT EDDIE BISHOP TO THE PLANNING COMMISSION. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

CITY MANAGER'S REPORT:

Rick Walk, Community & Economic Development Department, requested Council approval of the proposed Steilacoom/Marvin Road annexation with provisions.

The City received a notice of intent to commence annexation proceedings filed by Frank Evans of Narrows Real Estate, Inc. 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.

As a result of the petition, the City Council must pass a motion notifying the petitioners of its approval, rejection, or modification of the annexation area's geographical boundaries. If the Council votes to approve the 10% petition, then the City will move forward with obtaining property owner signatures on a petition from a total of 60% of the assessed valuation of the area.

Staff recommends Council approve the annexation request under the 60% petition method.

COUNCILMEMBER STEADMAN MOVED TO APPROVE THE PROPOSED STEILACOOM/ MARVIN ROAD ANNEXATION PROPOSAL, PROJECT NO. 18-154, WITH PROVISIONS:

1. AUTHORIZE STAFF TO CIRCULATE A PETITION AND GATHER SIGNATURES OF PROPERTY OWNERS REPRESENTING AT LEAST 60% OF THE ASSESSED VALUE OF THE ANNEXATION PROPERTY DEMONSTRATING THEIR CONSENT TO ANNEX.

2. REQUIRE THE FOLLOWING ADDITIONAL PARCELS ALSO BE INCLUDED WITHIN THE BOUNDARY OF THE AREA TO BE CONSIDERED FOR ANNEXATION:

PARCEL NO:11813220300
11814140500
11814130200
11814130100
11814420000
11814410300
11814410200
11814410100

3. REQUIRE THE ASSUMPTION OF ALL OR OF ANY PORTION OF EXISTING CITY INDEBTEDNESS BY THE AREA TO BE ANNEXED; HOWEVER, AS IT RELATES TO THE ISSUE OF BONDED INDEBTEDNESS ASSOCIATED WITH FIRE DISTRICT 3, THE CITY WILL WAIVE THE CITY'S PORTION OF SUCH BONDED INDEBTEDNESS FOR THE AREA OF THE ANNEXED TERRITORY LOCATED IN FIRE DISTRICT 3.

4. WAIVE THE REQUIREMENT FOR COMPLETION OF AN ANNEXATION STUDY IN ACCORDANCE WITH THE CITY'S ANNEXATION POLICIES PRIOR TO ADOPTION OF AN ORDINANCE TO FORMALLY ANNEX THE AREA OR MAKE APPLICATION TO THE BOUNDARY REVIEW BOARD.

5. AUTHORIZE THE CITY MANAGER TO SIGN THE ANNEXATION PETITION AS THE CITY'S REPRESENTATIVE FOR THE CITY'S PROPERTIES.

COUNCILMEMBER HEARN SECONDED. MOTION CARRIED.

Rick Walk, Community & Economic Development Director, requested Council authorize the City Manager to sign the Memorandum of Understanding (MOU) between the City of Lacey and Saint Martin's University, and to execute a real estate lease agreement based on the terms of the MOU.

The MOU has been developed for the purpose of establishing the Lacey MakerSpace in Zaveril Hall on Saint Martin's University campus.

The Lacey MakerSpace project is a public-private partnership to establish a community space, tools, equipment, and software to support entrepreneurship, education, and businesses. The Lacey MakerSpace is a 501C3e organization with an executive board consisting of representatives of the City of Lacey, Thurston EDC-Center for Business Innovation, Saint Martin's University and community members, Graeme Sackrison, Jim DeBlasio, Dan Nicholson and Brad Hooper.

In order to provide facilities and resources for the MakerSpace proposal, the City of Lacey and Saint Martin's University have agreed to enter into an agreement to lease approximately 4,600 square feet within Zaveril Hall for a 3-year period totaling \$150,000. Zaveril Hall is an existing maintenance facility on the west-side of the campus adjacent to College Street.

Once the MOU is approved, the City will enter into the lease agreement based on the terms of the MOU at the time the MakerSpace is ready to take occupancy. The goal for Saint Martin's University maintenance staff is to transition out of the maintenance facility by the end of August. This will enable the Lacey MakerSpace to access Zaveril Hall and start making improvements to facilitate future equipment, computer network, and designing workspace for the eventual opening later in the year.

The Lacey MakerSpace Executive Board is working on a community fundraising plan, and have scheduled an event for August 25, 2018, at The Hub.

DEPUTY MAYOR PRATT MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN THE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF LACEY AND SAINT MARTIN'S UNIVERSITY, AND TO EXECUTE A REAL ESTATE LEASE AGREEMENT BASED ON THE TERMS OF THE MOU. COUNCILMEMBER YOUNG SECONDED. MOTION CARRIED.

Scott Egger, Public Works Director, updated Council on the PSE Natural Gas Main Relocation Project. On Monday, August 13, there will be a portion of Carpenter Road closed from 9:00 a.m. to 4:00 p.m., near to the intersection at Pacific Avenue. Traffic will be re-routed through side streets.

STANDING GENERAL
COMMITTEES:

Finance & Economic Development Committee
Mayor Ryder reported the Committee received an update on the 2nd Quarter City Investment Report, and the 2018 Budget Amendment.

General Government & Public Safety Committee

Deputy Mayor Pratt reported the Committee received an update on Council Policies and Procedures, the Flag Policy, and the Joint Use Agreement with North Thurston Public School.

BOARDS &
COMMISSIONS:

Mayors' Forum

Mayor Ryder reported on their meeting in Bucoda where they discussed creating community connector programs with JBLM and the cities/towns in Thurston's south county; they also discussed Mayor Selby's STEDI initiative.

JASCOM

Deputy Mayor Pratt reported on several items:

- Draft policies relating to rules and procedures, reserve and contingency fund, and a donations policy.
- Approval of Order Covering Charges for public records requests.
- Noise abatement in the dog kennel.
- Status of exotic species case.
- Training funds received in the amount of \$5,000.
- Status of serial cat killer.

LOTT

Deputy Mayor Pratt reported on several items:

- Water Resources Management Plan.
- Impacts of homelessness on LOTT's Bud Inlet Treatment Plant.
- Approval of a 3% preliminary rate increase.

Thurston Thrives

Councilmember Young announced Congressman Heck will present on homeless issues at the August 20, 2018, meeting. A regional housing summit will be held on August 29, 2018.

Ad Hoc Committee on Homelessness and Affordable Housing

Councilmember Young reported on discussions relating housing funding dollars, and meetings to be scheduled with city and county officials.

Thurston County Coalition Against Trafficking

Councilmember Hearn reported a Human Trafficking 101 seminar was held today, and was well attended.

Community Action Council

Councilmember Steadman reported an increase in homelessness due to rental homes being sold, and renters being displaced.

Lacey South Sound Chamber

Councilmember Steadman reported on a presentation received by Dr. Lisa Poundstone, and noted Chief Pierpoint was honored for his work in the community.

WORKSESSION

Mayor Ryder adjourned to a Worksession at 8:31 pm. to discuss the Lacey Veterans Services Hub.

There have been 3,424 client appointments at the Veterans Center from January-July 2018, with a projected total of 5,750 appointments by the end of 2018.

The Lacey Veterans Services Hub network now exceeds 50 service partners and providers. Six additional providers are waiting for available space in the facility. Key enhancements to programs and services in 2018 include implementing the Veterans Van Transportation Program, increasing technology funding for the training room, addition of free legal and financial management services for Veterans, addition of stress management training, expansion of employment training, and expansion of housing services.

Staff presented options for potential Veterans Center expansion, and the process to submit a request for lease proposal.

Council directed staff to move forward with exploring facility expansion options.

Mayor Ryder adjourned the meeting at 9:17 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____



STEVEN J. DREW
Assessor
OFFICE OF THE ASSESSOR
Service, Integrity, Fairness,
Internationally Recognized for Excellence



DECLARATION OF PETITION SUFFICIENCY

I, Dan Janiga, do hereby certify, pursuant to RCW 35A.01.040,

That petition, Steilacoom/Marvin Annexation – City of Lacey project No. 18-154, for annexation to the City of Lacey, submitted to this office by Ryan Andrews, Planning Manager on November 5th, 2018, bears the names and purported signatures of persons who are owners or part owners of parcels of real property lying within the proposed annexation area collectively of not less than **sixty percent** of the assessed value of the total proposed annexation area.

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

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

Dated this November 9th, 2018 in Olympia, Washington.

Dan Janiga
Property Administration Manager
Thurston County Assessor's Office

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
258890	0003934693	#6136 NOTICE OF PUBLIC HEARING CITY OF I		\$341.18	2	43

Attention:

LACEY, CITY OF-LEGAL
420 COLLEGE ST SE
LACEY, WA 98503

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

1 Insertions

Published On:
November 05, 2018

#6136

**NOTICE OF PUBLIC HEARING
CITY OF LACEY - STELLACOOM/MARVIN ANNEXATION**
NOTICE IS HEREBY GIVEN THAT the Lacey City Council will conduct a public hearing on November 15, 2018, beginning at 7:00 pm at Lacey City Hall, 420 College St. S.E., in the Council Chambers, for consideration of the following item:
Stellacoom/Marvin Annexation (Project no. 1B-154): A proposal annex 12 parcels with a combined size of approximately 259.1 acres. The area proposed for annexation is located in the Meadows Planning Area and within the Lacey Urban Growth Area and is centered around the intersection of Marvin Road SE and Stellacoom Road SE. The Assessor's parcel numbers are:

- | | |
|----------------|-----------------|
| 1. 11813220100 | 7. 11814420000 |
| 2. 11813220200 | 8. 11814410300 |
| 3. 11813220300 | 9. 11814410200 |
| 4. 11814140500 | 10. 11814410100 |
| 5. 11814130200 | 11. 11814140400 |
| 6. 11814130100 | 12. 11813320200 |

The current zoning is proposed to be retained upon annexation. Under the annexation agreement the parcels may assume a pro rata share of the City's bonded indebtedness. The Utilities Committee of the Lacey City Council and City staff has recommended approval of the annexation.

The above summary is only an overview of the topic. For a complete review of the annexation proposal, interested individuals should contact the Community and Economic Development Department for a copy of the annexation petition and staff analysis prepared for this proposal.

The purpose of the public hearing is to give citizens an opportunity to testify to the City Council regarding the above proposal. Any interested citizen may testify. Anyone who cannot attend the meeting may give testimony in a letter addressed to: Lacey City Council, 420 College St. SE, Lacey, WA 98503. If your letter is received before the hearing, it will become part of the public record. Prior to the hearing, information regarding the proposal may be obtained from the Lacey Community and Economic Development Department at city Hall; or you may phone (360) 491-5642. If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m., the day before the meeting.

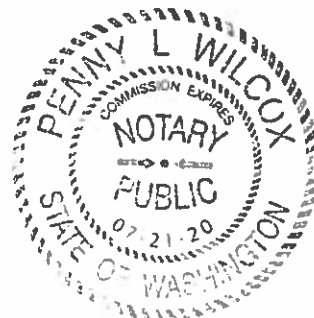
Lacey Community and Economic Development Department
Ryan Andrews, Planning Manager

Peri Edmonds
City Clerk

Publish: November 5, 2018

Elizabeth Brown
(Principal Clerk)

Subscribed and sworn on this 5th day of November in the year of 2018 before me, a Notary Public, personally appeared before me Elizabeth Brown known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.



Penny L Wilcox
Notary Public in and for the state of Washington, residing at Olympia, Thurston County, Washington

Note: The above affidavit and fee is in compliance with RCW 63.16.030 and Sec. 3 Chapter 34, Laws of 1977



LACEY CITY COUNCIL MEETING
November 15, 2018

SUBJECT: Steilacoom/Marvin Annexation. Project no. 18-154.

RECOMMENDATION: Conduct a public hearing on the Steilacoom/Marvin Annexation.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS:

1. Annexation Petition
2. Overview Map
3. Existing Zoning
4. Aerial Photo

FISCAL NOTE: The proposed annexation will have a fiscal impact to the City of Lacey. Earlier this year, the City Council reviewed costs associated with the Tanglewilde-Thompson Place Annexation Study. As part of the analysis, the annexation of the Regional Athletic Complex (RAC) area, in general, was examined and identified approximately \$400,000 in expenditures. This assessment included the neighborhoods of Hawks Ridge and Bicentennial. The annexation under consideration does not include these two neighborhoods. At a minimum, however, the City will have to increase public safety expenditures to absorb Nisqually Middle School and to account for the calls for service associated with the RAC. For reference, the potential of employing two fulltime police officers is estimated at \$260,000.

If City Council desires a more detailed cost analysis as part of the proposed annexation, it should be noted that a majority of the properties are under public ownership and the potential for

revenue generation is minimal. As a result, the cost of a more detailed analysis would provide negligible value.

PRIOR REVIEW: July 2, 2018, Utilities Committee Meeting
August 9, 2018, City Council Meeting

BACKGROUND:

The City has received a petition for annexation filed by Frank Evans, Ostrom Mushroom Company, North Thurston Public Schools, Fire District 3, and the City of Lacey using the 60 percent petition method (RCW 35A.14.120). The Thurston County Assessor's office has verified that the signatures represent not less than 60 percent of the assessed valuation for general taxation of the property for which the annexation has been petitioned (RCW 35A.01.040).

Prior to approval of the annexation, a public hearing is required to be held by the City Council. Notice of the public hearing has been published in The Olympian and posted in three public places in the proposed annexation area.

Procedurally, the annexation is required to be sent to the Thurston County Boundary Review Board (BRB) for their review. Once the hearing has been held, the BRB process will begin. If the Boundary Review Board declines to assert jurisdiction, then the application returns to the Council for final consideration in ordinance form.

Proposed Annexation Area

The area proposed for annexation is located in the Meadows Planning Area and within the Lacey Urban Growth Area and generally located around the intersection of Steilacoom Road SE and Marvin Road SE. The area includes 259.1 acres in twelve separate tax parcels. The 2018-2019 assessed value of these parcels is \$39,941,500, however, much of the assessed value is in parcels that are owned by a government entity and would be exempt from the payment of property taxes. The taxable assessed value for the area is \$10,683,100. This boundary, as proposed, would connect to the current city limits to the south of the Marq Apartments. This configuration is a logical extension and would not create any unincorporated islands.

The area proposed for annexation includes the existing Rainier Vista Mobile Home Park which contains 151 leased spaces over 39.55 acres. To the north is a parcel of 22.46 acres which is undeveloped and is primarily forested with third-growth Douglas firs. A wetland is located at the southwestern corner of the undeveloped parcel. To the west of the mobile home park is the Ostrom's mushroom farm complex, Nisqually Middle School, and the former Bucknell Field. To the south are the Regional Athletic Complex and the future RAC Phase 3 property as well as Lacey Fire District 3 station 34. All property owners have signed the petition for annexation.

The properties contain a mixture of zoning. Ostrom's, the existing mobile home park properties, Fire District 3 properties, and the future expansion area of the RAC at the southeastern corner of the intersection of Steilacoom and Marvin Roads are zoned Low Density Residential 3-6. Nisqually Middle School and the Regional Athletic Complex are zoned Open Space Institutional. The RAC Phase 3 property is zoned a mixture of High Density and Moderate Density Residential. In accordance with the Countywide Planning Policies and joint planning agreements with Thurston County, the zoning would remain upon annexation.

With annexation, the associated street frontage and right-of-way is also annexed. Therefore, Marvin and Steilacoom Roads and their associated rights-of-way would be annexed adjacent to the subject parcels. Marvin Road is designated as State Highway 510 in this area.

Additional Considerations

Since the City Council meeting to consider the 10% petition held in August, additional information has been gathered related to the annexation area. This includes information about police services to be provided, future potential revenue, and the new Station 34 currently under development by Fire District 3. Discussion on each item is provided below in more detail.

Police Service

The most significant change to services within the annexation area will be related to law enforcement as additional demands on police resources would result from annexation of the area. Police services are currently provided by the Thurston County Sherriff's Office. According to Thurston County Sherriff's Office data, there were approximately 1,000 incidents (not including traffic stops) in both 2016 and 2017. Of those calls, approximately 200 were associated with the Rainier Vista Mobile Home Park. With annexation, police response will transition from Thurston County Sherriff's Office to the Lacey Police Department. Transitioning to the Lacey Police Department will provide a more timely response in the area which would benefit property owners as well as visitors to the Regional Athletic Complex. Annexation may also necessitate expanding the School Resource Officer program to Nisqually Middle School.

Future Potential Revenue

The city would benefit from additional tax revenue associated with any property, sales, and B&O taxes associated with the existing and future businesses as well as the revenue associated with any future land use and building permits. However, any revenue is anticipated to be minor in relation to the services provided. Since most of the property to be annexed is owned by a government entity, the only parcels providing tax benefit would be the Rainier Vista mobile home park and Ostrom's. The primary tax benefit associated with these properties would be through property taxes.

Fire District 3 Station 34

Fire Services are currently provided by Lacey Fire District 3 out of Station 34 which is within the proposed expanded annexation area. Fire District 3 is currently in the land use application process at Thurston County to build a new Station 34 on property located between the existing station and Steilacoom Road SE. The new station will require approval of a Special Use Permit by Thurston County. Currently, the public hearing associated with the SUP is expected to be held within the next month. It is anticipated that, pending approval of the SUP by Thurston County and the pending annexation, that the building permits for the station will be issued by the City of Lacey with construction of the station occurring in early 2019.

Process

Procedurally, the next step is for the City Council to conduct a public hearing to accept testimony on the proposed annexation. Additionally, the annexation application is required to be sent to the Thurston County Boundary Review Board. Once the public hearing has been held and the Boundary Review Board process has been concluded, the City Council can take final action on the annexation through passage of an ordinance approving the annexation.

ADVANTAGES:

1. Conducting the public hearing will allow members of the public to provide testimony on the proposed annexation and will meet the procedural requirement.
2. Annexing the proposed area is a logical extension of city boundaries into an area that contains city utilities, city property, and future economic development opportunities.

DISADVANTAGES:

1. None identified.



COUNTY COMMISSIONERS

John Hutchings
District One

Gary Edwards
District Two

Bud Blake
District Three

**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

Andy Ryder, Mayor and City Council
City of Lacey
420 College Street SE
Lacey, WA 98503

Honorable Mr. Ryder and Council,

Thurston County appreciates the opportunity to comment on the proposed Steliacoom Rd-Marvin Rd Annexation. The County would appreciate entering into further discussions with the City on this proposed annexation, and others the City may have planned in the near future.

The County has several concerns regarding the proposed annexation that should be discussed prior to the City submitting the proposed annexation to the Washington State Boundary Review Board for Thurston County for review.

The primary concern is the irregular boundary of the annexation area, including:

- The proposed boundaries would leave a significant peninsula of residential area including approximately 170 properties only accessible via Marvin Rd through the existing City of Lacey and the proposed annexation area. This residential area would still be patrolled by County Sheriff's deputies and served by the county.
- The residential development located at Viewport DR SE and Steliacoom, which includes 26 duplex units, would remain in the County following the proposed annexation. It would only be accessible via a portion of Steliacoom Rd. which is proposed to be annexed by the City. Viewport DR SE and 8th Ct SE are private roadways.

Sincerely,

Joshua Cummings, Director
Thurston County Community Planning and Economic Development

CC: Thurston County Board of Commissioners
Ramiro Chavez, Thurston County Manager
Scott Spence, City Manager, City of Lacey
Rick Walk, Director, City of Lacey Community Development

MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
NOVEMBER 15, 2018, 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, J. Hearn, L. Greenstein,
M. Steadman, R. Young, C. Cox

STAFF PRESENT: S. Spence, J. Burbidge, S. Egger, D. Schneider,
R. Walk, C. Ward, P. Edmonds

Mayor Ryder amended the agenda to add *Student of the Month* under Public Recognitions/Presentations.

APPROVAL OF AGENDA
AND CONSENT AGENDA:

Consent Agenda Items:

- A. Council Meeting Minutes of October 25, 2018.
- B. Council Meeting Minutes of November 1, 2018.
- C. A motion to approve payment of claims, wages and transfers for October 25, 2018 through November 7, 2018.

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

**PUBLIC RECOGNITIONS
AND PRESENTATIONS:**

Diane Cockrell with Gateway Rotary and Jeannie Dimico, Volunteer Specialist with North Thurston Public Schools, presented Baylen Ratcliff with the Service Above Self Student of the Month award. Baylen is a sophomore at River Ridge High School and Puget Sound's Estuarium's youngest certified beach naturalist.

Gateway Rotary and North Thurston Public Schools have partnered together to create the Service Above Self Student of the Month award. Each month, one student from a high school within North Thurston Public Schools will be selected to receive the award.

Mayor Ryder would like to recognize recipients of the Student of the Month award at Council meetings.

PUBLIC COMMENT:

Ed Pole, resident of Lacey, spoke about the unexpected results of the Metropolitan Park District Proposition 1. He offered suggestions on how to approach the results, and would like to assist the Parks Commission and Council in implementing the will of the people to develop a different park philosophy.

Lisa Gilotti founded Build a Bus Home with the intention of helping with the low income housing crisis. The organization is currently working on two buses and are now ready to begin the design and implementation. They are in need of volunteers, supplies, and funding, and are interested in partnering with as many people as possible.

Terry Johnson, a Lacey resident who lives in the Meridian Campus area, spoke of his concerns with the homeless encampment near his home. He asked Council to deal with this issue with a firm hand, and not enable the situation.

Tyler Burbidge, a resident of Tumwater, spoke in favor of the Build a Bus Home organization and encouraged Council and others to volunteer.

Mitchel Potter expressed his concern for the lack of street lighting and sidewalks at the corner of Husky and School Streets. He's concerned about the safety of the children who wait for the bus at the corner.

Mayor Ryder explained to Mr. Potter that the corner of Husky and School is in Thurston County. The Mayor encouraged him to reach out to the County with his concerns.

Councilmember Hearn thanked citizens for speaking during the public comment period. He encouraged citizens to also send written comments to the Mayor and Council.

PUBLIC HEARING:

Mayor Ryder opened the public hearing at 7:23 pm to accept public comment and provide staff with any guidance or direction regarding the proposed 2019 Budget. Any City Council direction will be incorporated into the budget, which is scheduled for adoption on December 20, 2018.

A balanced 2019 budget was presented to the City Council on October 25, 2018, by City Manager Scott Spence. The City Council conducted a revenue hearing on November 1, 2018.

The total proposed 2019 Budget is \$142,138,399, which is a decrease of \$809,418 compared to the amended 2018 Budget. The proposed 2019 Budget maintains all services and provides funding for a number of capital projects and improvements.

The City Council is scheduled to conduct a second and final budget hearing on December 6, 2018. Budget adoption is scheduled for December 20, 2018.

There were no public comments.

Mayor Ryder would like to discuss adding a youth council and increasing the Council's travel budget at the next Worksession.

Mayor Ryder closed the public hearing at 8:01 p.m.

Mayor Ryder opened the public hearing at 8:02 p.m. to receive public comment on the Steilacoom/Marvin Annexation Project No. 18-154.

Staff distributed Thurston County's written comments relating to their concerns of the proposed boundaries.

The City received a petition for annexation filed by Frank Evans, Ostrom Mushroom Company, North Thurston Public Schools, Fire District 3, and the City of Lacey using the 60 percent petition method (RCW 35A.14.120). The Thurston County Assessor's office has verified that the signatures represent not less than 60 percent of the assessed valuation for general taxation of the property for which the annexation has been petitioned (RCW 35A.01.040).

Prior to approval of the annexation, a public hearing is required to be held by the City Council. Notice of the public hearing has been published in The Olympian and posted in three public places in the proposed annexation area.

Following the public hearing, the annexation application is required to be sent to the Thurston County Boundary Review Board. Once the public hearing has been held and the Boundary Review Board process has concluded, the City Council can take final action on the annexation through passage of an ordinance approving the annexation.

Chief Steve Brooks, Lacey Fire District 3 (FD3), spoke in favor of the proposed annexation. The LFD staff and board are actively working on their capital facilities plan. A top priority is a new fire station in the proposed annexation area. They anticipate their Special Use Permit will be approved by the County by the end of the month.

Ed Pole inquired where Lacey's current boundary is located in relation to the proposed boundaries, and if there are any considerations for rezoning residential zones in conjunction with annexation or afterwards.

Rick Walk, Community & Economic Development Director, responded that when the comprehensive plan is reviewed, there might be rezoning at that time.

Mayor Ryder closed the public hearing at 8:19 p.m.

COUNCILMEMBER GREENSTEIN MOVED TO FORWARD THE ANNEXATION APPLICATION TO THE THURSTON COUNTY BOUNDARY REVIEW BOARD. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

PROCLAMATION:

Mayor Ryder and Council read the Small Business Saturday Proclamation.

Mayor Ryder and Council read the Giving Tuesday Proclamation.

RESOLUTIONS:

Resolution 1072 authorizes the 2019 Ad Valorem Tax Increase.

RCW 84.55.005(2)(c) sets the property tax limit factor for a taxing jurisdiction with a population over 10,000 as the lesser of 101 percent or 100 percent plus inflation.

The Thurston County Assessor's Office suggests the adoption of a separate resolution or ordinance to satisfy the provisions of RCW 84.55.120 (3)(a), which states:

Except as provided in (b) of this subsection (3), no increase in property tax revenue may be authorized by a taxing district, other than the state, except by adoption of a separate ordinance or resolution, pursuant to notice, specifically authorizing the increase in terms of both dollars and percentage. The ordinance or resolution may cover a period of up to two years, but the ordinance must specifically state for each year the dollar increase and percentage change in the levy from the previous year.

The exceptions referenced above relate to new construction, improvements to property, newly construction wind turbines, and state-assessed utility property.

The proposed resolution includes provisions to comply with this requirement, which will allow the County Assessor's Office to assess the City's 2019 property tax as authorized. The resolution authorizes an increase of one percent, which is equal to \$64,679.

Councilmember Hearn encouraged Council and citizens to read a recent article by Bloomberg on *Why Economists Love Property Taxes and You Don't*. He will provide a copy to the Finance Director.

DEPUTY MAYOR PRATT MOVED TO APPROVE RESOLUTION 1072 RELATING TO THE 2019 AD VALOREM TAX INCREASE. COUNCILMEMBER YOUNG SECONDED. MOTION CARRIED.

Resolution 1073 supports reforms to the Washington Condominium Act.

The City of Lacey, and the entire Thurston County region, is experiencing a shortage of affordable housing options. Condominiums represent a viable and affordable opportunity for first-time and downsizing homebuyers.

The potential for litigation and liability related to building defects are some of the primary drivers that have increased costs associated with this housing option and caused the development community (i.e., developers, lenders, architects, contractors, and insurance carriers) to find disfavor in building new condominiums. Reforms to the Washington Condominium Act could be an avenue to address these concerns.

As part of the City of Lacey's work to encourage affordable housing and to increase a diversity of housing types, the City Council discussed support for balanced reform to the Washington Condominium Act as a way to renew interest in constructing more condominiums in the State of Washington

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE RESOLUTION 1073 TO SUPPORT REFORMS TO THE WASHINGTON CONDOMINIUM ACT. COUNCILMEMBER YOUNG SECONDED. MOTION CARRIED.

ORDINANCES:

Ordinance 1536 adopts the 2019 Ad Valorem Property Tax.

Each year the taxing districts must certify their budgets and property tax levies by November 30 or the County Assessor must use the previous year's certified levy amounts.

The proposed ad valorem tax ordinance sets the 2019 general property tax at \$6,797,100. This will result in an estimated levy rate of \$1.0644 per \$1,000 of

assessed valuation. This is an increase of \$329,163 or 5.09 percent compared to the 2018 general property tax collections. The adjustments to next year's levy include an \$208,771 increase due to new construction, a \$64,679 increase due exercising the 1.0 percent revenue limit adjustment, and a \$55,713 increase from the 2018 refund levy.

The proposed ordinance also sets the voter-approved GO Bond redemption property tax levies. The total 2019 property tax levy collection for GO Bond redemption is \$1,131,150. The total estimated GO Bond redemption levy rate is \$0.1791 per \$1,000 of assessed valuation. The outstanding GO Bonds and their portion of the property tax levies are listed below.

DEPUTY MAYOR PRATT MOVED TO ADOPT THE 2019 AD VALOREM PROPERTY TAX ORDINANCE NO. 1536. COUNCILMEMBER YOUNG SECONDED. MOTION CARRIED.

MAYOR'S REPORT:

Mayor Ryder recommended the appointment of Don Melnick to the TC Media Board.

MAYOR RYDER MOVED TO APPROVE THE APPOINTMENT OF DON MELNICK TO THE TC MEDIA BOARD. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

CITY MANAGER'S REPORT:

Scott Egger, Public Works Director, presented Council with a request to authorize the City Manager to sign an Interlocal Cooperation Agreement (ILA) between LOTT Clean Water Alliance, the cities of Lacey, Olympia, and Tumwater, and Thurston County for wastewater flow reduction and water conservation projects.

The ILA is an updated version of the previous Water Conservation ILA's. The intent of this ILA is to

regionally reduce wastewater flows through implementation of the Water Conservation Coordination Plan (Plan) thereby delaying the need to develop additional wastewater treatment capacity. The Plan establishes a wastewater flow reduction goal of at least 120,000 gallons per day by 2024.

Activities implemented as part of the Plan include:

- Energy Star Certified Clothes Washer Rebates
- High-Efficiency Toilet Rebates
- WaterSmart Technology Rebates
- Better-than-Code Rebates
- Water-Saving Kits
- Promotional/Educational Efforts

As all elements cannot be implemented simultaneously due to budget and staffing constraints, a biennial work plan will be developed and approved. This also allows the program to respond to advances in water saving technology, regulatory requirements, and adjust program offerings to reach the wastewater reduction goal.

COUNCILMEMBER STEADMAN MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN THE LOTT CLEAN WATER ALLIANCE, THE CITIES OF LACEY, OLYMPIA, AND TUMWATER, AND THURSTON COUNTY FOR WATER FLOW REDUCTION AND WATER CONSERVATION PROJECTS. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

Scott Spence, City Manager, updated Council on two Interlocal Agreements he recently signed that were under \$25,000:

1. ILA between the City of Lacey and Washington State Patrol to utilize their facilities for

Emergency Vehicle Operator Course (EVOC) training for 2019-2024.

2. ILA between the City of Lacey and Thurston County for the repair and/or replacement of car radios.

STANDING GENERAL
COMMITTEES:

Finance & Economic Development Committee

Mayor Ryder reported the Committee reviewed the Ad Valorem Tax Ordinance, Ad Valorem Tax Resolution, and Third Quarter 2018 Investment Report Budget.

General Government & Public Affairs Committee

Deputy Mayor reported the Committee received an update on the FCC Small Cell Order, and visited the finished parks projects at Woodland Creek Community Park trail connection and the bleacher cover project at the Regional Athletic Conference.

BOARDS & COMMISSIONS:

Transportation Policy Board

Mayor Ryder reported on several items:

- Deschutes Valley Trail funding transfer request.
- Human Services Transportation Plan prioritized project list.
- I-5 update.
- 2019 legislative session.
- Ruckelshause Center workshops.

LOTT

Deputy Mayor Pratt reported on several items:

- 2019-2024 Strategic Plan final draft.
- Public Health Emergency Support Program.
- Budget for shower facility for the homeless residing in Olympia.
- Procurement Policy updates.
- Biosolids Hauling and Beneficial Use Services Contract.
- Nimble Storage Array Purchase.

- Non-discrimination in Benefits Policy Repeal.
- Henderson North Property Easement.
- 2019-2020 Budget and Capital Improvements Plan.
- Employee Service Award.
- Finance and Environmental Planning & Communications performance reports.
- TRPC update.

Olympic Region Clean Air Agency

Deputy Mayor Pratt reported on several items:

- Update on gas station rule.
- Review asbestos and demolition penalty worksheets.
- 10-year review of employee changes.
- Small Works Roster.
- Woodstove program update.

Thurston County Coalition Against Trafficking

Councilmember Hearn reported on the community conversation event, 5k fundraising event, and developing key sponsors.

Community Action Council

Councilmember Cox reported on the impacts of the state's determination on the weatherization program. Projects utilizing state or federal dollars must pay prevailing wage, which will result in at least 20-25% reduction in the number of homes serviced by this program.

Intercity Transit

Councilmember Cox reported on several items:

- Conducted public hearing for 2019 draft budget.
- Ballot measure approved by 65%.
- Approved short and long range plans.
- Declared vehicles and maintenance items as surplus.

Ad Hoc Committee on Homelessness and Affordable Housing

Councilmember Cox reported on several items:

- Update on Olympia’s housing crisis.
- City of Olympia will clean up encampments on State Street.
- Discussed ways Lacey and Olympia can work together on these issues.

Economic Development Council

Councilmember Young reported on several items:

- Hosted delegation from Mianyang China, and signed Memorandum of Economic Development Agreement.
- Online platform created for opportunity zoned funds.
- All EDC programs are on target to meet their goals.
- Regional Innovation Expo will be on December 6 at Little Creek Conference Center.

Mayor Ryder adjourned the meeting at 9:16 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____

ATTACHMENT D: THURSTON COUNTY REVIEW REQUEST



T.R.P.C.
JAN 14 2019

COUNTY COMMISSIONERS

John Hutchings
District One

Gary Edwards
District Two

Tye Menser
District Three

BOARD OF COUNTY COMMISSIONERS

January 14, 2019

Washington State Boundary Review Board for Thurston County
Chief Clerk Katrina Van Every
c/o Thurston Regional Planning Council
2424 Heritage Court SW, STE A
Olympia, WA 98502

SUBJECT: Proposed Annexation - 259 acre Steilacoom/Marvin Rd (ANNEX2015-5)

Dear Boundary Review Board Members,

Pursuant to RCW 36.93.100, Thurston County objects to the proposed boundary of the annexation referenced above, and requests review by the Washington State Boundary Review Board for Thurston County (BRB). The proposed annexation boundary is an irregular boundary that will create unincorporated county peninsulas leaving existing residentially developed areas outside the city boundaries. Moreover, the proposed irregularity presents boundaries that are impractical for purposes of providing consistent community services.

Thurston County seeks to have the BRB modify the proposed annexation to include additional areas pursuant to RCW 36.93.150 as shown on the attached map. The BRB may add up to 100% of the initial territory of the proposal before the BRB. The proposed annexation is 259.1 acres. The additional territory proposed to be added is approximately 250.2 acres.

Including these areas will result in a more regular boundary and further the inclusion of the City of Lacey Urban Growth Area into the city, consistent with current local comprehensive plans, and as envisioned in the Growth Management Act (Chapter 36.70A RCW). If requested by the BRB and its Chief Clerk, Thurston County is able to provide an electronic list of specific properties to assist with the public hearing process.

Sincerely,



John Hutchings



Gary Edwards, Vice-Chair

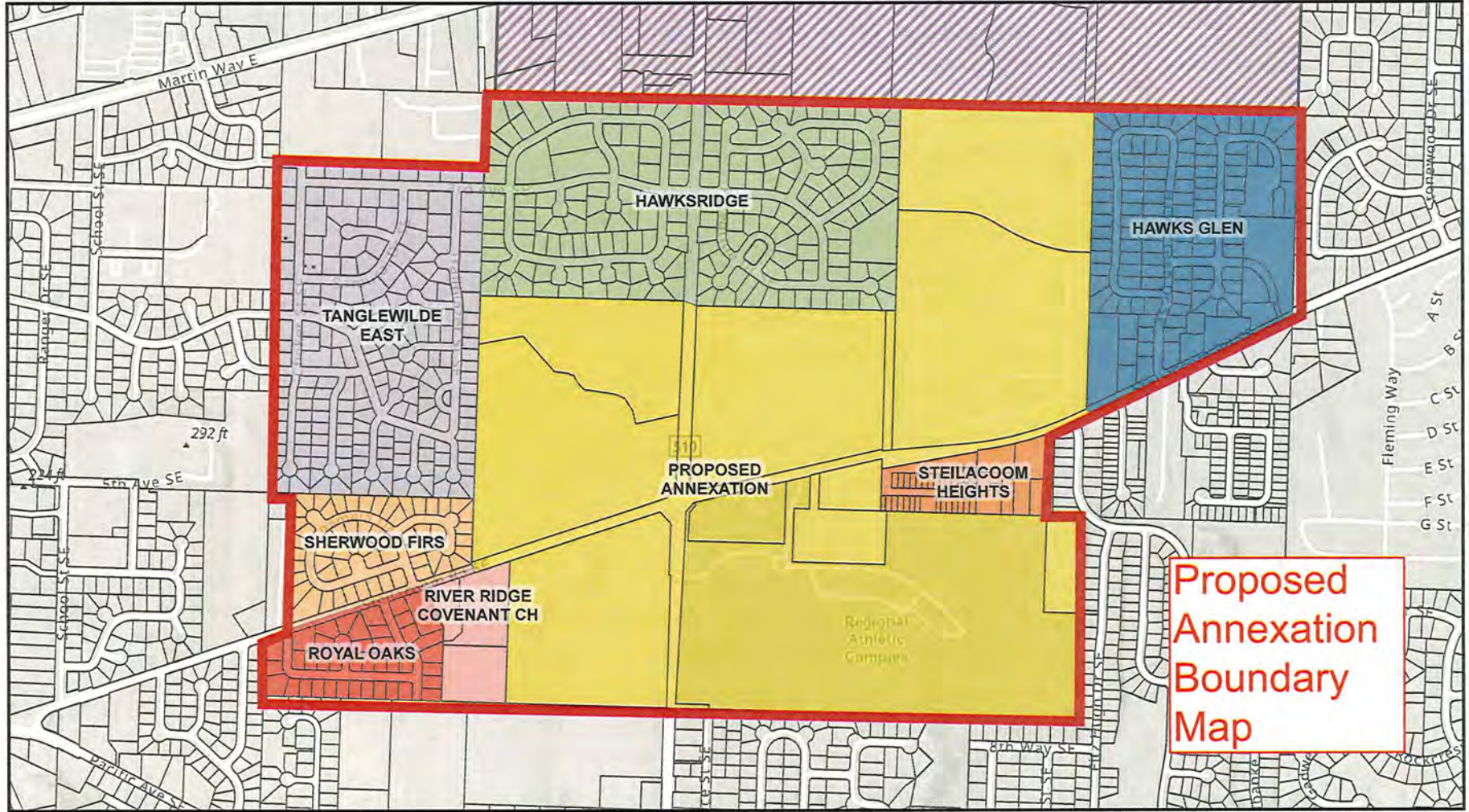


Tye Menser, Commissioner

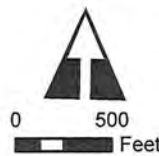
(AS TO OBJECTION ONLY)

LACEY PROPOSED ANNEXATION VICINITY

- PROPOSED ANNEXATION
- HAWKS GLEN
- HAWKS RIDGE
- RIVER RIDGE COVENANT
- ROYAL OAKS
- SHERWOOD FIRS
- STEILACOOM HEIGHTS
- TANGLEWILDE EAST
- CITY OF LACEY



Proposed
Annexation
Boundary
Map



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Map created by SLS on 12/27/2018



01/14/2019 09:27
albertj

Thurston County Washington
JOURNAL INQUIRY

P I
glcjeinq

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL	DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD	YEAR	JNL	TYPE
2019	01	10626	GEN	01/11/2019	01/11/2019	IG	PAYMENT	albertj	1	N	Hist	2019		N	
LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	ACCOUNT	DESCRIPTION	LINE	DESCRIPTION	DEBIT	CREDIT	OB		
1	0136P100	549000					IG PAYMENT BRB	BOUNDARY REV BRD FEE			200.00		B		
	0010-50-36-5860-P100-01-00-549000-						MISCELLANEOUS					200.00			
2	0123B700	369910					IG PAYMENT BRB	BOUNDARY REV BRD FEE							
	0010-10-23-1310-B700-01-00-369910-						OTHER MISCELLANEOUS REVENUE				200.00		C		
3	01000000	292200					IG PAYMENT BRB	EXPENDITURE/EXPENSE CONTROL							
	0010-00-00-0000-0000-00-00-292200-						REVENUES CONTROL					200.00	C		
4	01000000	292100					IG PAYMENT BRB								
	0010-00-00-0000-0000-00-00-292100-														
** JOURNAL TOTAL											200.00	200.00			
** GRAND TOTAL											200.00	200.00			

1 Journals printed

** END OF REPORT - Generated by JASON ALBERT **

ATTACHMENT E: THURSTON COUNTY REVISED REQUEST



T.R.P.C.
FEB 22 2019

COUNTY COMMISSIONERS

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

BOARD OF COUNTY COMMISSIONERS

February 21, 2019

Washington State Boundary Review Board for Thurston County
Chief Clerk Katrina Van Every
c/o Thurston Regional Planning Council
2424 Heritage Court SW, STE A
Olympia, WA 98502

SUBJECT: Proposed 259 acre Steilacoom/Marvin Rd Annexation (ANNEX2018-5)

Dear Boundary Review Board Members,

On January 14, 2019, Thurston County submitted a review request to the Washington State Boundary Review Board for Thurston County (BRB) pursuant to RCW 36.93.100, objecting to the proposed boundary of the above referenced annexation request by the City of Lacey. It is our understanding that on February 7, 2019, the BRB voted to allow for a modification of the boundary to include additional territory in the annexation as requested by Thurston County.

Thurston County and the City of Lacey have been working together on the revised boundary parameters and have reached a tentative agreement as depicted on the attached map. The County requests the BRB to consider amending our original request to modify the proposed boundary of the 259.1 acre annexation request to include additional territory of approximately 120 acres.

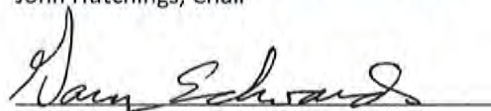
Including the areas on the amended map will result in a more regular boundary and further the inclusion of the City of Lacey Urban Growth Area into the city, consistent with current local comprehensive plans and as envisioned in the Growth Management Act (Chapter 36.70A RCW). If requested by the BRB and its Chief Clerk, Thurston County is able to provide an electronic list of specific properties to assist with the public hearing process.

Thank you for your consideration.

Sincerely,



John Hutchings, Chair



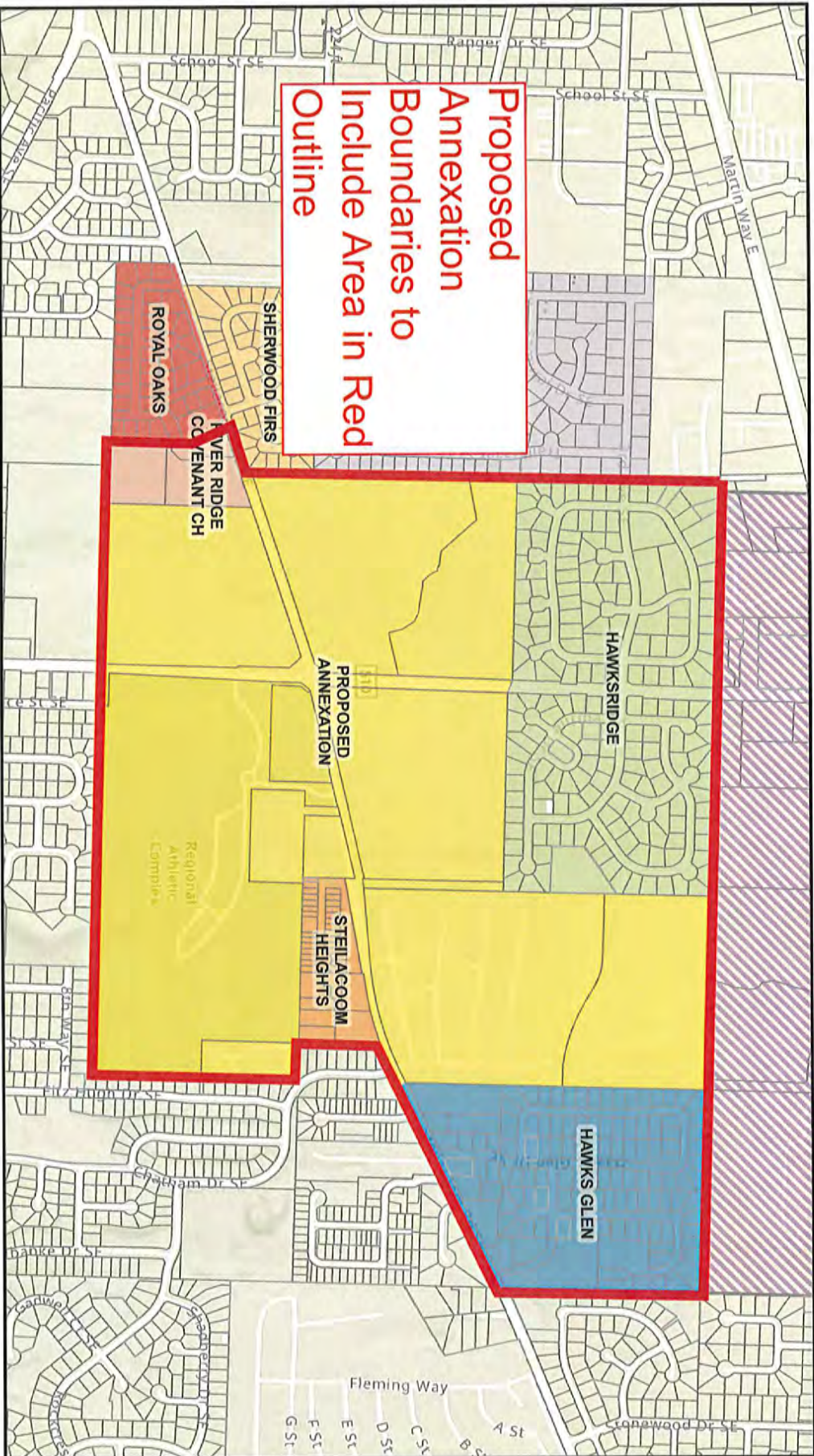
Gary Edwards, Vice-Chair



Tye Menser, Commissioner

LACEY PROPOSED ANNEXATION VICINITY

- PROPOSED ANNEXATION
- HAWKS GLEN
- RIVER RIDGE COVENANT
- HAWKS RIDGE
- ROYAL OAKS
- SHERWOOD FIRS
- STELLACOOM HEIGHTS
- TANGLEWILDE EAST
- CITY OF LACEY



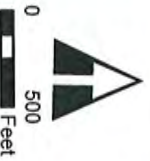
Proposed Annexation Boundaries to Include Area in Red Outline

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

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Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrielsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Map created by SLS on 12/27/2018



ATTACHMENT F: MARCH 20, 2019 THURSTON COUNTY MEMORANDUM



COUNTY COMMISSIONERS

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

**DEPARTMENT OF COMMUNITY PLANNING
AND ECONOMIC DEVELOPMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

MEMORANDUM

Date: March 20, 2019
To: Washington State Boundary Review Board for Thurston County
From: Jeremy Davis, Operations Manager CPED
Subject: Steilacoom/Marvin Rd Annexation (ANNEX2018-5)

The Chief Clerk, on behalf of the Boundary Review Board, requested further substantiation of the proposed expansion, including the following:

- (1) An analysis of the factors to be considered found in RCW 36.170;
- (2) An analysis of how compliance with the Growth Management Act will be met;
- (3) Any assets and liabilities between the City and County, if applicable; and

Factors to be Considered (RCW 36.93.170)

In reaching a decision on a proposal or an alternative, the Boundary Review Board must take into consideration three factors. The responses below are a short summary, and not intended to be a complete evaluation of the proposal against the review factors. It is expected the City of Lacey, Thurston County and others speaking will provide more information on each as they apply to the proposal for the final decision by the Boundary Review Board.

“(1) Population and territory; population density; land area and land uses; comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A RCW; applicable service agreements entered into under chapter 36.115 or 39.34 RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten

years; location and most desirable future location of community facilities;” (RCW 36.93.170)

The proposed initial annexation area is 259.1 acres. The proposed additional annexation area is 120 acres. A population census will take place upon final action by the City of Lacey. The estimated population of the area is 1,489 persons, using an average household size of 2.65 persons per household.

The proposed expanded boundary of the annexation area preserves natural neighborhoods. It includes the Nisqually Middle School, the Regional Athletic Complex and an adjacent city recreational property. The neighborhoods proposed to be included in the annexation include the Rainier Vista Mobile Home Park in its entirety and the entire subdivisions of Bicentennial, Hawksridge, Hawks Glen, Steilacoom Heights, and an adjacent smaller subdivision. The boundary extends the current city boundaries to the north, to Steilacoom Rd and the south side of city owned properties on the south side of Steilacoom Rd.

The City of Lacey and Thurston County have also previously entered into a joint planning agreement for the area within the City of Lacey Urban Growth Area. The joint planning agreements outline matters related to joint planning, the adoption of consistent implementation codes and inter-jurisdictional coordination within the associated urban growth areas.

The City of Lacey and Thurston County have jointly adopted a common comprehensive plan for the City of Lacey and the Lacey Urban Growth Area. The current land use and zoning is urban and is not proposed to change with the annexation.

The City has subsequently adopted the 2016 City of Lacey & Lacey Urban Growth Area Comprehensive Plan in 2016 to be consistent and compliant with RCW 36.70A. The land use designations for the annexation area remain consistent with the Joint Plan. The annexation area is within the Lacey Urban Growth Area established under RCW 36.70A.110. The joint plan and annexation area is consistent with RCW 36.70A and specifically consistent with the planning goals enumerated in RCW 36.70A.020 by encouraging urban development within urban growth areas where adequate city facilities and services exist and can be provided in an efficient manner.

“(2) Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units; and” (RCW 36.93.170)

The City of Lacey and Thurston County have a 1990 annexation agreement. The city and county are currently working on an annexation agreement for this area to address specific issues regarding current infrastructure, law enforcement, and finances. Long term cost and services will be provided by the City of Lacey.

Sewer and Water:

The proposed annexation area is located within the City of Lacey water and sewer planning areas, and will be served by the City of Lacey. Water and sewer services are not expected to change.

Fire Service Information:

Lacey Fire District 3 currently serves the annexation area, which will not change upon annexation.

Law Enforcement Services:

Thurston County Sherriff's Office current serves this area. Upon annexation, the City of Lacey will serve as the law enforcement agency.

“(3) 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.” (RCW 36.93.170)

Thurston County, the Evergreen State College and the cities of Lacey, Olympia, Tumwater, Yelm, and Tenino have an Interlocal Cooperation Agreement for Law Enforcement Mutual Aid adopted in 2011 by all jurisdictions.

This annexation area is within the identified Urban Growth Boundary for the City of Lacey. The proposed annexation will have a beneficial impact on the local government structure of the county.

Objectives of boundary review board (RCW 36.93.180)

The decisions of the boundary review board shall attempt to achieve nine objectives when considering annexations. Thurston County again reserves the right to expand upon these explanations at the time of the Boundary Review Board hearing.

“(1) Preservation of natural neighborhoods and communities;”

The proposed expanded boundary of the annexation area preserves natural neighborhoods. It includes the Nisqually Middle School, the Regional Athletic Complex and an adjacent city recreational property. The neighborhoods proposed to be included in the annexation include the Rainier Vista Mobile Home Park in its entirety and the entire subdivisions of Bicentennial, Hawksridge, Hawks Glen, Steilacoom Heights, and an adjacent smaller subdivision. The boundary extents the current city boundaries to the north, to Steilacoom Rd and the south side of city owned properties on the south side of Steilacoom Rd.

“(2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;”

The proposed annexation area abuts the City of Lacey boundary to the north south of the Marq Apartments, and follows established parcel lines and streets at the perimeter of the annexation areas. Where a street is used as a boundary, the City will be required to annex the entire street pursuant to state law.

The proposed additional annexation area creates a more logical outer boundary than the boundary originally proposed in the Notice of Intention by the City of Lacey. The proposed revised annexation boundary includes several residential neighborhoods that would be unincorporated county peninsulas. There are no bodies of water, highways, and significant land contours to use for a boundary such as I-5, a river, or a lake.

“(3) Creation and preservation of logical service areas;”

The annexation area is almost entirely developed. The largest vacant property at the southwest corner of Steilacoom Rd and Marvin Rd is owned by the City of Lacey and is expected to serve as an expansion of the Regional Athletic Complex on the southeast corner. The next largest property to the north of the Rainier Vista Mobile Home Park will likely develop as a residential use.

No significant utility services will change as a result of this annexation. Police service will be provided by Lacey Police instead of Thurston County Sherriff.

Fire service will continue from Fire District 3.

“(4) Prevention of abnormally irregular boundaries;”

The proposed expanded annexation would prevent an irregular boundary. The proposed annexation area abuts the City of Lacey boundary to the north south of the Marq Apartments, and follows established parcel lines and streets at the perimeter of the annexation areas. The proposed additional annexation area creates a more logical outer boundary than the boundary proposed in the Notice of Intention by the City of Lacey. The proposed revised annexation boundary includes several residential neighborhoods that would be unincorporated county peninsulas if not included in the annexation.

“(5) Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;”

N/A

“(6) Dissolution of inactive special purpose districts;”

N/A

“(7) Adjustment of impractical boundaries;”

The proposed annexation, as amended by the County request, will not create an impractical outer boundary.

“(8) Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and”

This objective is not applicable. However, the annexation area as already developed is located in the City of Lacey Urban Growth Area and is urban in character. Annexing areas of urban density is consistent with this objective and consistent with the Growth Management Act, RCW 36.70A.110(4), which states that “In general, cities are the units of local government most appropriate to provide urban governmental services.” The Growth Management Act supports annexation of any portion of the Lacey Urban Growth Area into the City of Lacey.

“(9) Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.”

N/A

Compliance with the Growth Management Act

The decisions of a Boundary Review Board located in a county that is required to plan under the Growth Management Act (RCW 36.70A) must be consistent with RCW 36.70A.020, 36.70A.110, and 36.70A.210.

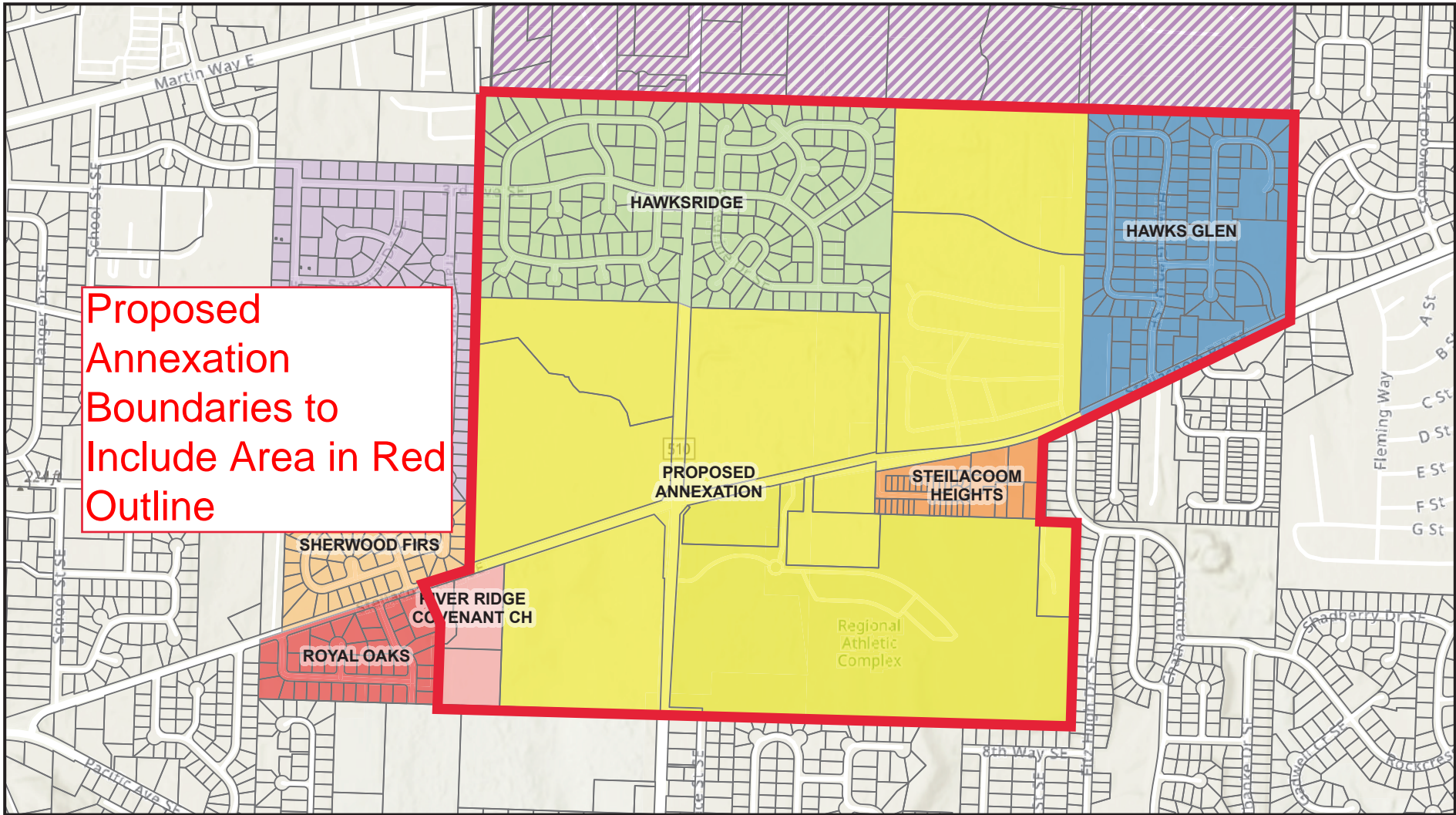
- Thurston County and the City of Lacey plan under the Growth Management Act.
- They both have adopted a joint comprehensive plan under the Growth Management Act for the city and for the unincorporated urban growth area where the proposed annexation is located, and have found this plan meets the goals of the Growth Management Act in RCW 36.70A.020.
- Thurston County has adopted County-Wide planning policies as required under RCW 36.70A.210.

Attachments:

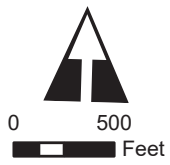
Attachment a: Map of Annexation Area, as Amended
Attachment b: Joint Planning Agreements
Attachment c: County-Wide Planning Policies
Attachment d: Lacey/Thurston County 1990 Annexation Agreement

LACEY PROPOSED ANNEXATION VICINITY

- PROPOSED ANNEXATION
- HAWKS GLEN
- HAWKSBRIDGE
- RIVER RIDGE COVENANT
- ROYAL OAKS
- SHERWOOD FIRS
- STEILACOOM HEIGHTS
- TANGLEWILDE EAST
- CITY OF LACEY



Proposed Annexation Boundaries to Include Area in Red Outline



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Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Map created by SLS on 12/27/2018

ATTACHMENT G: EXCERPTS FROM STATE LAW

RELEVANT EXCERPTS FROM STATE LAW ADOPTED AS OF MARCH 22, 2019

EXCERPTS FROM CHAPTER 36.93 RCW

RCW [36.93.150](#)

Review of proposed actions—Actions and determinations of board— Disapproval, effect.

The board, upon review of any proposed action, shall take such of the following actions as it deems necessary to best carry out the intent of this chapter:

(1) Approve the proposal as submitted.

(2) Subject to RCW [35.02.170](#), modify the proposal by adjusting boundaries to add or delete territory. Subject to the requirements of this chapter, a board may modify a proposal by adding territory that would increase the total area of the proposal before the board. A board, however, may not modify a proposal for annexation of territory to a city or town by adding an amount of territory that constitutes more than one hundred percent of the total area of the proposal before the board. Any modifications shall not interfere with the authority of a city, town, or special purpose district to require or not require preannexation agreements, covenants, or petitions. A board shall not modify the proposed incorporation of a city with an estimated population of seven thousand five hundred or more by removing territory from the proposal, or adding territory to the proposal, that constitutes ten percent or more of the total area included within the proposal before the board. However, a board shall remove territory in the proposed incorporation that is located outside of an urban growth area or is annexed by a city or town, and may remove territory in the proposed incorporation if a petition or resolution proposing the annexation is filed or adopted that has priority over the proposed incorporation, before the area is established that is subject to this ten percent restriction on removing or adding territory. A board shall not modify the proposed incorporation of a city with a population of seven thousand five hundred or more to reduce the territory in such a manner as to reduce the population below seven thousand five hundred.

(3) Determine a division of assets and liabilities between two or more governmental units where relevant.

(4) Determine whether, or the extent to which, functions of a special purpose district are to be assumed by an incorporated city or town, metropolitan municipal corporation, or another existing special purpose district.

(5) Disapprove the proposal except that the board shall not have jurisdiction: (a) To disapprove the dissolution or disincorporation of a special purpose district which is not providing services but shall have jurisdiction over the determination of a division of the assets and liabilities of a dissolved or disincorporated special purpose district; (b) over the division of assets and liabilities of a special purpose district that is dissolved or disincorporated pursuant to chapter [36.96](#) RCW; nor (c) to disapprove the incorporation of a city with an estimated population of seven thousand five hundred or more, but the board may recommend against the proposed incorporation of a city with such an estimated population.

Unless the board disapproves a proposal, it shall be presented under the appropriate statute for approval of a public body and, if required, a vote of the people. A proposal that has been modified shall be presented under the appropriate statute for approval of a public body and if required, a vote of the people. If a proposal, other than that for a city, town, or special purpose district annexation, after modification does not contain enough signatures of persons within the modified area, as are required by law, then the initiating party, parties or governmental unit has thirty days after the modification decision to secure enough signatures to satisfy the legal requirement. If the signatures cannot be secured then the proposal may be submitted to a vote of the people, as required by law.

The addition or deletion of property by the board shall not invalidate a petition which had previously satisfied the sufficiency of signature provisions of RCW [35.13.130](#) or [35A.14.120](#). When the board, after due proceedings held, disapproves a proposed action, such proposed action shall be unavailable, the proposing agency shall be without power to initiate the same or substantially the same as determined by the board, and any succeeding acts intended to or tending to effectuate that action shall be void, but such action may be reinitiated after a period of twelve months from date of disapproval and shall again be subject to the same consideration.

The board shall not modify or deny a proposed action unless there is evidence on the record to support a conclusion that the action is inconsistent with one or more of the objectives under RCW [36.93.180](#). The board may not increase the area of a city or town annexation unless it holds a separate public hearing on the proposed increase and provides ten or more days' notice of the hearing to the registered voters and property owners residing within the area subject to the proposed increase. Every such determination to modify or deny a proposed action shall be made in writing pursuant to a motion, and shall be supported by appropriate written findings and conclusions, based on the record.

RCW [36.93.157](#)

Decisions to be consistent with growth management act.

The decisions of a boundary review board located in a county that is required or chooses to plan under RCW [36.70A.040](#) must be consistent with RCW [36.70A.020](#), [36.70A.110](#), and [36.70A.210](#).

RCW [36.93.160](#)

Hearings—Notice—Record—Subpoenas—Decision of board—Appellate review.

(1) When the jurisdiction of the boundary review board has been invoked, the board shall set the date, time and place for a public hearing on the proposal. The board shall give at least thirty days' advance written notice of the date, time and place of the hearing to the governing body of each governmental unit having jurisdiction within the boundaries of the territory proposed to be annexed, formed, incorporated, disincorporated, dissolved or consolidated, or

within the boundaries of a special district whose assets and facilities are proposed to be assumed by a city or town, and to the governing body of each city within three miles of the exterior boundaries of the area and to the proponent of the change. Notice shall also be given by publication in any newspaper of general circulation in the area of the proposed boundary change at least three times, the last publication of which shall be not less than five days prior to the date set for the public hearing. Notice shall also be posted in ten public places in the area affected for five days when the area is ten acres or more. When the area affected is less than ten acres, five notices shall be posted in five public places for five days. Notice as provided in this subsection shall include any territory which the board has determined to consider adding in accordance with RCW [36.93.150\(2\)](#).

(2) A verbatim record shall be made of all testimony presented at the hearing and upon request and payment of the reasonable costs thereof, a copy of the transcript of the testimony shall be provided to any person or governmental unit.

(3) The chair upon majority vote of the board or a panel may direct the chief clerk of the boundary review board to issue subpoenas to any public officer to testify, and to compel the production by him or her of any records, books, documents, public records or public papers.

(4) Within forty days after the conclusion of the final hearing on the proposal, the board shall file its written decision, setting forth the reasons therefor, with the board of county commissioners and the clerk of each governmental unit directly affected. The written decision shall indicate whether the proposed change is approved, rejected or modified and, if modified, the terms of the modification. The written decision need not include specific data on every factor required to be considered by the board, but shall indicate that all standards were given consideration. Dissenting members of the board shall have the right to have their written dissents included as part of the decision.

(5) Unanimous decisions of the hearing panel or a decision of a majority of the members of the board shall constitute the decision of the board and shall not be appealable to the whole board. Any other decision shall be appealable to the entire board within ten days. Appeals shall be on the record, which shall be furnished by the appellant, but the board may, in its sole discretion, permit the introduction of additional evidence and argument. Decisions shall be final and conclusive unless within thirty days from the date of the action a governmental unit affected by the decision or any person owning real property or residing in the area affected by the decision files in the superior court a notice of appeal.

The filing of the notice of appeal within the time limit shall stay the effective date of the decision of the board until such time as the appeal shall have been adjudicated or withdrawn. On appeal the superior court shall not take any evidence other than that contained in the record of the hearing before the board.

(6) The superior court may affirm the decision of the board or remand the case for further proceedings; or it may reverse the decision if any substantial rights may have been prejudiced because the administrative findings, inferences, conclusions, or decisions are:

- (a) In violation of constitutional provisions, or
- (b) In excess of the statutory authority or jurisdiction of the board, or
- (c) Made upon unlawful procedure, or
- (d) Affected by other error of law, or
- (e) Unsupported by material and substantial evidence in view of the entire record as submitted, or
- (f) Clearly erroneous.

An aggrieved party may seek appellate review of any final judgment of the superior court in the manner provided by law as in other civil cases.

RCW [36.93.170](#)

Factors to be considered by board—Incorporation proceedings exempt from state environmental policy act.

In reaching a decision on a proposal or an alternative, the board shall consider the factors affecting such proposal, which shall include, but not be limited to the following:

(1) Population and territory; population density; land area and land uses; comprehensive plans and zoning, as adopted under chapter [35.63](#), 35A.63, or [36.70](#) RCW; comprehensive plans and development regulations adopted under chapter [36.70A](#) RCW; applicable service agreements entered into under chapter [36.115](#) or [39.34](#) RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities;

(2) Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units; and

(3) 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.

The provisions of chapter [43.21C](#) RCW, State Environmental Policy, shall not apply to incorporation proceedings covered by chapter [35.02](#) RCW.

RCW [36.93.180](#)

Objectives of boundary review board.

The decisions of the boundary review board shall attempt to achieve the following objectives:

- (1) Preservation of natural neighborhoods and communities;
- (2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;
- (3) Creation and preservation of logical service areas;
- (4) Prevention of abnormally irregular boundaries;

- (5) Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;
- (6) Dissolution of inactive special purpose districts;
- (7) Adjustment of impractical boundaries;
- (8) Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and
- (9) Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.

RCW [36.93.190](#)

Decision of board not to affect existing franchises, permits, codes, ordinances, etc., for ten years.

For a period of ten years from the date of the final decision, no proceeding, approval, action, or decision on a proposal or an alternative shall be deemed to cancel any franchise or permit theretofore granted by the authorities governing the territory to be annexed, nor shall it be deemed to supersede the application as to any territory to be annexed, of such construction codes and ordinances (including but not limited to fire, electrical, and plumbing codes and ordinances) as shall have been adopted by the authorities governing the territory to be annexed and in force at the time of the decision.

CONSISTENCY WITH THE WASHINGTON STATE GROWTH MANAGEMENT ACT

The decisions of a boundary review board located in a county that is required or chooses to plan under RCW 36.70A.040 must be consistent with RCW 36.70A.020, 36.70A.110, and 36.70A.210. Thurston County Plans under RCW 36.70A.040.

RCW [36.70A.020](#)

Planning goals.

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW [36.70A.040](#). The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

RCW [36.70A.110](#)

Comprehensive plans—Urban growth areas.

(1) Each county that is required or chooses to plan under RCW [36.70A.040](#) shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city. An urban growth area may include territory that is located outside of a

city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth, or is a designated new fully contained community as defined by RCW [36.70A.350](#).

(2) Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a national historical reserve. As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

Each urban growth area shall permit urban densities and shall include greenbelt and open space areas. In the case of urban growth areas contained totally within a national historical reserve, the city may restrict densities, intensities, and forms of urban growth as determined to be necessary and appropriate to protect the physical, cultural, or historic integrity of the reserve. An urban growth area determination may include a reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive plans to make many choices about accommodating growth.

Within one year of July 1, 1990, each county that as of June 1, 1991, was required or chose to plan under RCW [36.70A.040](#), shall begin consulting with each city located within its boundaries and each city shall propose the location of an urban growth area. Within sixty days of the date the county legislative authority of a county adopts its resolution of intention or of certification by the office of financial management, all other counties that are required or choose to plan under RCW [36.70A.040](#) shall begin this consultation with each city located within its boundaries. The county shall attempt to reach agreement with each city on the location of an urban growth area within which the city is located. If such an agreement is not reached with each city located within the urban growth area, the county shall justify in writing why it so designated the area an urban growth area. A city may object formally with the department over the designation of the urban growth area within which it is located. Where appropriate, the department shall attempt to resolve the conflicts, including the use of mediation services.

(3) Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW [36.70A.350](#).

(4) In general, cities are the units of local government most appropriate to provide urban governmental services. In general, it is not appropriate that urban governmental services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development.

(5) On or before October 1, 1993, each county that was initially required to plan under RCW [36.70A.040](#)(1) shall adopt development regulations designating interim urban growth areas under this chapter. Within three years and three months of the date the county legislative

authority of a county adopts its resolution of intention or of certification by the office of financial management, all other counties that are required or choose to plan under RCW [36.70A.040](#) shall adopt development regulations designating interim urban growth areas under this chapter. Adoption of the interim urban growth areas may only occur after public notice; public hearing; and compliance with the state environmental policy act, chapter [43.21C](#) RCW, and under this section. Such action may be appealed to the growth management hearings board under RCW [36.70A.280](#). Final urban growth areas shall be adopted at the time of comprehensive plan adoption under this chapter.

(6) Each county shall include designations of urban growth areas in its comprehensive plan.

(7) 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.

(8)(a) Except as provided in (b) of this subsection, the expansion of an urban growth area is prohibited into the one hundred year floodplain of any river or river segment that: (i) Is located west of the crest of the Cascade mountains; and (ii) has a mean annual flow of one thousand or more cubic feet per second as determined by the department of ecology.

(b) Subsection (8)(a) of this section does not apply to:

(i) Urban growth areas that are fully contained within a floodplain and lack adjacent buildable areas outside the floodplain;

(ii) Urban growth areas where expansions are precluded outside floodplains because:

(A) Urban governmental services cannot be physically provided to serve areas outside the floodplain; or

(B) Expansions outside the floodplain would require a river or estuary crossing to access the expansion; or

(iii) Urban growth area expansions where:

(A) Public facilities already exist within the floodplain and the expansion of an existing public facility is only possible on the land to be included in the urban growth area and located within the floodplain; or

(B) Urban development already exists within a floodplain as of July 26, 2009, and is adjacent to, but outside of, the urban growth area, and the expansion of the urban growth area is necessary to include such urban development within the urban growth area; or

(C) The land is owned by a jurisdiction planning under this chapter or the rights to the development of the land have been permanently extinguished, and the following criteria are met:

(I) The permissible use of the land is limited to one of the following: Outdoor recreation; environmentally beneficial projects, including but not limited to habitat enhancement or environmental restoration; stormwater facilities; flood control facilities; or underground conveyances; and

(II) The development and use of such facilities or projects will not decrease flood storage, increase stormwater runoff, discharge pollutants to fresh or salt waters during normal operations or floods, or increase hazards to people and property.

(c) For the purposes of this subsection (8), "one hundred year floodplain" means the same as "special flood hazard area" as set forth in WAC 173-158-040 as it exists on July 26, 2009.

(9) If a county, city, or utility has adopted a capital facility plan or utilities element to provide sewer service within the urban growth areas during the twenty-year planning period, nothing in this chapter obligates counties, cities, or utilities to install sanitary sewer systems to

properties within urban growth areas designated under subsection (2) of this section by the end of the twenty-year planning period when those properties:

- (a)(i) Have existing, functioning, nonpolluting on-site sewage systems;
- (ii) Have a periodic inspection program by a public agency to verify the on-site sewage systems function properly and do not pollute surface or groundwater; and
- (iii) Have no redevelopment capacity; or
- (b) Do not require sewer service because development densities are limited due to wetlands, flood plains, fish and wildlife habitats, or geological hazards.

RCW [36.70A.210](#)

Countywide planning policies.

(1) The legislature recognizes that counties are regional governments within their boundaries, and cities are primary providers of urban governmental services within urban growth areas. For the purposes of this section, a "countywide planning policy" is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW [36.70A.100](#). Nothing in this section shall be construed to alter the land-use powers of cities.

(2) The legislative authority of a county that plans under RCW [36.70A.040](#) shall adopt a countywide planning policy in cooperation with the cities located in whole or in part within the county as follows:

(a) No later than sixty calendar days from July 16, 1991, the legislative authority of each county that as of June 1, 1991, was required or chose to plan under RCW [36.70A.040](#) shall convene a meeting with representatives of each city located within the county for the purpose of establishing a collaborative process that will provide a framework for the adoption of a countywide planning policy. In other counties that are required or choose to plan under RCW [36.70A.040](#), this meeting shall be convened no later than sixty days after the date the county adopts its resolution of intention or was certified by the office of financial management.

(b) The process and framework for adoption of a countywide planning policy specified in (a) of this subsection shall determine the manner in which the county and the cities agree to all procedures and provisions including but not limited to desired planning policies, deadlines, ratification of final agreements and demonstration thereof, and financing, if any, of all activities associated therewith.

(c) If a county fails for any reason to convene a meeting with representatives of cities as required in (a) of this subsection, the governor may immediately impose any appropriate sanction or sanctions on the county from those specified under RCW [36.70A.340](#).

(d) If there is no agreement by October 1, 1991, in a county that was required or chose to plan under RCW [36.70A.040](#) as of June 1, 1991, or if there is no agreement within one hundred twenty days of the date the county adopted its resolution of intention or was certified by the office of financial management in any other county that is required or chooses to plan under RCW [36.70A.040](#), the governor shall first inquire of the jurisdictions as to the reason or reasons

for failure to reach an agreement. If the governor deems it appropriate, the governor may immediately request the assistance of the *department of community, trade, and economic development to mediate any disputes that preclude agreement. If mediation is unsuccessful in resolving all disputes that will lead to agreement, the governor may impose appropriate sanctions from those specified under RCW [36.70A.340](#) on the county, city, or cities for failure to reach an agreement as provided in this section. The governor shall specify the reason or reasons for the imposition of any sanction.

(e) No later than July 1, 1992, the legislative authority of each county that was required or chose to plan under RCW [36.70A.040](#) as of June 1, 1991, or no later than fourteen months after the date the county adopted its resolution of intention or was certified by the office of financial management the county legislative authority of any other county that is required or chooses to plan under RCW [36.70A.040](#), shall adopt a countywide planning policy according to the process provided under this section and that is consistent with the agreement pursuant to (b) of this subsection, and after holding a public hearing or hearings on the proposed countywide planning policy.

(3) A countywide planning policy shall at a minimum, address the following:

(a) Policies to implement RCW [36.70A.110](#);

(b) Policies for promotion of contiguous and orderly development and provision of urban services to such development;

(c) Policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW [47.06.140](#);

(d) Policies for countywide transportation facilities and strategies;

(e) Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;

(f) Policies for joint county and city planning within urban growth areas;

(g) Policies for countywide economic development and employment, which must include consideration of the future development of commercial and industrial facilities; and

(h) An analysis of the fiscal impact.

(4) Federal agencies and Indian tribes may participate in and cooperate with the countywide planning policy adoption process. Adopted countywide planning policies shall be adhered to by state agencies.

(5) Failure to adopt a countywide planning policy that meets the requirements of this section may result in the imposition of a sanction or sanctions on a county or city within the county, as specified in RCW [36.70A.340](#). In imposing a sanction or sanctions, the governor shall specify the reasons for failure to adopt a countywide planning policy in order that any imposed sanction or sanctions are fairly and equitably related to the failure to adopt a countywide planning policy.

(6) Cities and the governor may appeal an adopted countywide planning policy to the growth management hearings board within sixty days of the adoption of the countywide planning policy.

(7) Multicounty planning policies shall be adopted by two or more counties, each with a population of four hundred fifty thousand or more, with contiguous urban areas and may be adopted by other counties, according to the process established under this section or other processes agreed to among the counties and cities within the affected counties throughout the multicounty region.

ATTACHMENT H: JOINT PLANNING AGREEMENTS

MEMORANDUM OF UNDERSTANDING
URBAN GROWTH AREA ZONING AND DEVELOPMENT STANDARDS

The purpose of this Memorandum is to set forth the Agreement between Thurston County and the cities of Lacey, Olympia and Tumwater on adoption and implementation of Urban Growth Area zoning and development standards.

WHEREAS, the cities of Lacey, Olympia, and Tumwater have adopted Joint Plans to guide the character of future development within their respective Urban Growth Areas;

WHEREAS, Thurston County has also adopted these Joint Plans and made them a part of its Comprehensive Plan;

WHEREAS, the Washington State Growth Management Act requires Thurston County to enact development standards consistent with its adopted Comprehensive Plan;

WHEREAS, Thurston County and the cities of Lacey, Olympia, and Tumwater will each adopt development standards intended to implement the Joint Plans applicable to their respective cities and their Urban Growth Areas; and

WHEREAS, Thurston County and the three cities find that the adoption of such standards by the County will contribute to the achievement of the long term objectives that each city has for the development of its Urban Growth Area;

NOW THEREFORE, Thurston County and the cities of Lacey, Olympia, and Tumwater do hereby agree that:

Section 1: Thurston County will adopt each city's zoning standards, except that the County will retain its authority to approve administrative variances and to conditionally approve expansion of non-conforming uses and structures. It is also understood that review procedures under each of the standards will be modified to conform to existing County review procedures.

Section 2: Thurston County will maintain administration of its Critical Areas Ordinance within the Urban Growth Area, except the County will modify its ordinance to adopt each city's method of calculating development densities.

Section 3: Thurston County will adopt a Forest Practices Ordinance that applies a single approach throughout the Urban Growth Area. This approach is intended to support forest management practices that retain and integrate significant stands of trees into the layout and design of developments within the Urban Growth Area.

Section 4: Thurston County will maintain administration of its current Subdivision Ordinance within the Growth Area, except that the County will amend either its subdivision or zoning code to reflect the different open space requirements for each of the three cities.

Section 5: Thurston County will adopt each city's street design standards. It is intended that civil engineering plan review and inspections for streets and utilities related to private development projects will be conducted by each city's staff under the direction of the County Engineer. The cities may charge plan review, permit and inspection fees as necessary to cover the cost of providing these services.

Section 6: Thurston County will adopt city design standards only for commercial and multiple-family projects greater than fourplexes.

Section 7: Thurston County will adopt the various village classifications advanced by the cities, except that some review procedures may need to be modified to accommodate existing County review processes.

Section 8: Thurston County and the cities of Lacey, Olympia and Tumwater agree that it is desirable to annex properties located within village classifications prior to securing development approvals. Where prior annexation is not possible, city staff will lead review processes for village projects. The cities may charge development review fees as necessary to cover the cost of providing these services.

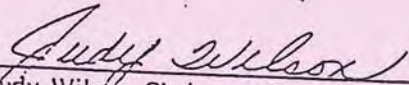
Section 9: The cities of Lacey, Olympia and Tumwater will each provide 75% of the funding to support the preparation of a County bill draft version of each of their respective development standards.

Section 10: The cities of Lacey, Olympia and Tumwater will provide ongoing technical assistance and support to County staff responsible for implementing their development standards in their respective Urban Growth Areas.

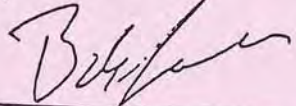
Section 11: The cities of Lacey, Olympia and Tumwater agree that the standards adopted in reliance upon this agreement are the complete requirements for developments within the Growth Area. The cities will not apply additional physical development requirements as a condition of utility connection approval.

Section 12: Thurston County and the cities of Lacey, Olympia and Tumwater agree to develop a process for the joint consideration and adoption of future code amendments affecting the Urban Growth Area. The parties further agree to establish a process for resolving disagreements over implementation of this Agreement.

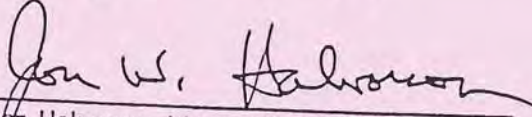
AGREED TO THIS 7th DAY OF DECEMBER, 1995 BY



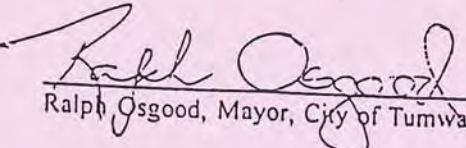
Judy Wilson, Chairman, Thurston County
Board of County Commissioners



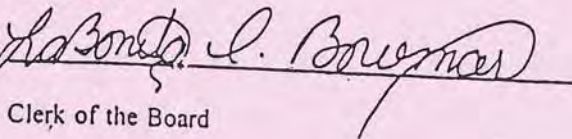
Bob Jacobs, Mayor, City of Olympia



Jon Halvorson, Mayor, City of Lacey



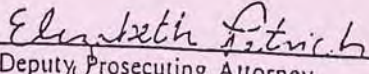
Ralph Osgood, Mayor, City of Tumwater

ATTEST:


Clerk of the Board

APPROVED AS TO FORM:

BERNARDEAN BROADOUS
PROSECUTING ATTORNEY

By: 

Deputy Prosecuting Attorney

**LACEY, Community Development
OLYMPIA, Community Planning and Development
TUMWATER, Development Services
THURSTON COUNTY, Development Services**

**MOU IMPLEMENTATION
(SECTIONS 8, 10 and 12)**

Thurston County and the Cities of Lacey, Olympia and Tumwater hereby agree to the following procedures to implement Sections 8, 10 and 12 of the December 7, 1995 MOU:

Section 1: Village Classifications, Olympia and Lacey UGA's (Section 8 of MOU)

- A. Villages will be annexed to the city when contiguous to the city or the city will take the lead in the County approval process.
- B. When the City takes lead in the County, the process from application submittal to County Hearing Examiner action will be as follows:
 - 1. Joint Presubmission Conferences.
 - 2. Joint City/County staff meetings to assure compliance with development standards, written agreement on any issues and appropriate application and fees.
 - 3. Joint agreement on complete application and notice to community.
 - 4. City and County will provide each other sufficient time to comment on applications. Each jurisdiction shall provide written comments and/or responses within the established time lines, regarding compliance with development standards.
 - 5. City will schedule any community meetings prior to SEPA determination and hearings.
 - 6. County will be nominal lead and City co-lead on SEPA determinations within unincorporated growth area. City will coordinate SEPA review with County SEPA staff and jointly prepare threshold determination. However, County staff will issue threshold determination. Any SEPA appeal will be to the County Hearing Examiner and heard concurrently with the Land Use Application(s), that City staff is responsible for below.
 - 7. City staff will complete all legal notice's per County requirements for the type of application.

8. City staff will prepare a staff report with recommendations to be submitted to the Hearing Examiner. The final staff report will be available one week prior to the public hearing. Staff report attachments shall include any comments submitted by the County.
9. County staff will defer to City staff on matters of interpretation and exercise of discretionary judgement.
10. City staff will be the lead in the presentation to the Hearing Examiner and will be the lead in responding to issues that are brought up at the hearing. County staff will attend the hearing and be available to testify if necessary.
11. Appeals of Hearing Examiner Village decisions are to the Board of County Commissioners. County staff will prepare the record for the Board and schedule public meetings, with City and County staff attending appeal hearing.

C. Final plans will be processed as follows:

1. Subdivisions. City lead in preliminary review as in B 1 through 11 above and County lead in final approval.
2. Site Plan Review. City lead in approval of Commercial and Multi-family site plans.
3. Building permits. County lead in issuance of all building permits after concurring with City that plans meet all conditions and comply with all ordinance standards. Single-family residential permits will not be routed to City for comment. The County will be responsible for all building inspections.

Section 2: Technical assistance to County from Cities (Section 10 of MOU)

A. Administrative application's SEPA exempt (TYPE I).

1. County issues permit.
2. County coordinates with the city to assure compliance with any design standards and utility requirements, if necessary.

B. Administrative application's SEPA required (TYPE II).

1. County issues permit after SEPA complete.
2. County coordinates SEPA review with the city and issues determination.
3. SEPA appeal to County Hearing Examiner with associated land use application to Examiner for action.

C. County Hearing Examiner applications (TYPE III).

1. County lead in review process to Hearing Examiner for public hearing.
2. County coordinates Presubmission Conference.
3. When needed, the County routes and reviews application with city staff for project compliance with appropriate development standards and SEPA.
4. County issues complete application letter and notice of application.
5. County completes SEPA review and issues determination with comment period and appeal process to Hearing Examiner.
6. City will provide timely comments on applications prior to setting a hearing date, consistent with County regulatory reform time lines.
7. ~~City will~~ defer to County staff on matters of interpretation and exercise of discretionary judgement.
8. County staff prepares report for Hearing Examiner which would include any city issues.
9. County Hearing Examiner issues decision which is appealable to the Board of County Commissioners.
10. County staff responsible for appeal process to Board.

Section 3: Joint Plan and Land Use Code Amendments (zoning, platting, shoreline, critical areas and comprehensive joint plans), for north county urban growth areas (Section 12 of MOU).

- A. County and Cities will coordinate docketing of all proposed amendments to joint plans and codes each year. County docket for development regulations will only include UGA zoning amendments that have been adopted by Cities.
- B. County and Cities will initiate early discussions prior to proposing any amendments to plans or codes, that effect their urban growth areas. Cities and County will determine whether a proposed change will affect the other jurisdiction prior to drafting amendments.
- C. County and City staff will attempt to reach agreement on amendments prior to presenting drafts to either Planning Commission. Additional time will be provided in the review schedules for this coordination to occur. If agreement cannot be reached, staffs will identify the differing actions that may be taken by the City and County.
- D. County and City staff will coordinate public hearings and notices, for Joint Plan Amendments.

E. The jurisdiction initiating a code amendment will assist the other jurisdiction in processing the amendment through the other jurisdiction's Planning Commission and elected body. Assistance needs may include some or all of the following, depending on the scope and complexity of the proposal:

1. Provide a bill format version of the proposed amendment;
2. Provide briefings and supporting or background information;
3. Assist in the preparation of SEPA review;
4. Assist in the preparation of public involvement materials;
5. Assist in responding to public inquires and public testimony; and
6. Assist in working through issues in work sessions.

F. City Staff will provide support to County Staff for all amendments to the joint plans and North County Urban Areas Land Use Codes. This support will include assisting County staff in responding to any concerns by the public, Planning Commission and Board of County Commissioners. City and County staffs will follow the procedures agreed too, through the discussion process hosted by the Thurston Regional Planning Council, and described in the "Administrative Changes, Comprehensive Plan Amendment Process" of March 1997, or as modified through mutual agreement.

G. County and City staff will prepare and forward Planning Commission recommendations to their elected officials including SEPA review.

H. City staffs will assist County staff in presenting joint plans and Urban Growth Area code amendments to the Board of County Commissioners.

I. In recognition of County wide Planning Policy 3.4, cities will accept Board of County Commissioner's final joint plan actions, and will assist in the preparation of joint plan documents consistent with Board action for unincorporated urban growth areas.

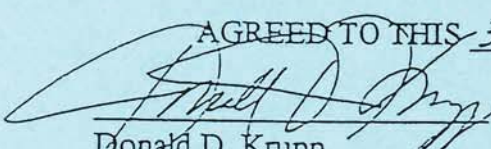
Section 4: Process for resolving disagreements over the implementation of the MOU Agreement.
(Section 12 of MOU)

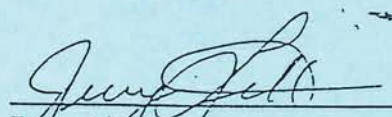
A. County and City staffs will work together in a trustful, responsive, professional and timely manner in all aspects of the joint review process and in the implementation of this MOU.

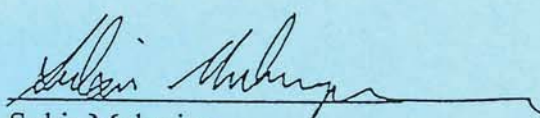
B. County and City staffs will attempt to work toward mutual agreement in all areas of the MOU.

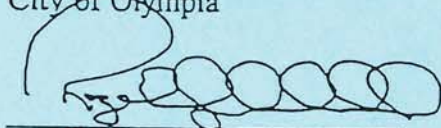
- C. County and City Department Directors will be responsible for resolving all staff disagreements on the implementation of the December 7, 1995 MOU and this Agreement.
- D. If a disagreement between Directors and staff cannot be resolved, any Director may request that a third party be consulted or agree to forward the issue to the County Hearing Examiner. The Examiner's decision would be the final decision on Administrative decisions (TYPE I & II applications).

AGREED TO THIS 31st DAY OF MARCH, 1998 BY


Donald D. Krupp
Director, Development Services
Thurston County


Jerry Litt
Director, Community Development
City of Lacey


Subir Mukerjee
Director, Community Planning and Development
City of Olympia


Roger E. Gellenbeck
Director, Development Services
City of Tumwater

ATTACHMENT I: COUNTY-WIDE PLANNING POLICIES

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.

- g. Phasing extensions of urban services and facilities concurrent with development and prohibiting extensions of urban services and facilities, such as sewer and water, beyond urban growth boundaries except to serve existing development in rural areas with public health or water quality problems.
 - h. Identifying, in advance of development, sites for schools, parks, fire, and police stations, major storm water facilities, greenbelts, open space, and other public assets. Acquisition of sites for these facilities shall occur in a timely manner and as early as possible in the overall development of the area.
- 3.3 Cooperate on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns. Cooperate on developing a streamlined and efficient process for annexation, while maintaining appropriate environmental review.
- 3.4 Provide capacity to accommodate planned growth by:
- a. Assuring that each jurisdiction will have adequate capacity in transportation, public and private utilities, storm drainage systems, municipal services, parks and schools to serve growth that is planned for in adopted local comprehensive plans; and
 - b. Protecting ground water supplies from contamination and maintaining ground water in adequate supply by identifying and reserving future supplies well in advance of need.

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.

ATTACHMENT J: PUBLIC NOTICE INFORMATION



COUNTY COMMISSIONERS

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

BOUNDARY REVIEW BOARD

Creating Solutions for Our Future

TO: Affected Parties

FROM: Katrina Van Every, Chief Clerk

DATE: February 26, 2019

SUBJECT: Public Hearing Dates for City of Lacey Steilacoom/Marvin Rd Annexation (Case No. ANNEX2018-05)

Enclosed are two Notices of Public Hearing regarding the Lacey Steilacoom/Marvin Rd Annexation (Case No. ANNEX2018-05). The hearings on the matter before the Washington Boundary Review Board for Thurston County are scheduled for Thursday, March 28, 2019 at 7:00 P.M. and on Tuesday, April 9, 2019 at 7:00 P.M.

The attached notices set forth the date, time, and location of the public hearings and thus fulfill the statutory requirements regarding notice to affected governmental units in RCW 36.93.160.

If you have any questions, please feel free to contact me at your earliest convenience.

Enclosures: Notice of Public Hearing (March 28, 2019 and April 9, 2019)

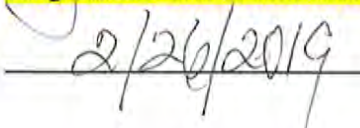
cc/enc.: City of Lacey
Thurston County
City of Olympia
City of Tumwater
Tanglewilde Parks & Recreation District No. 1
Lacey Fire District 3
North Thurston Public Schools
Thurston Conservation District
Port of Olympia
Timberland Regional Library

Received by:



Tanglewilde Parks & Recreation District No. 1

Date:





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Timberland Regional Library

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Port of Olympia

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2/26/19



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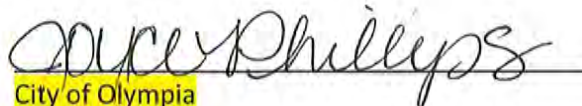
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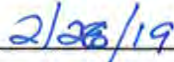
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Timberland Regional Library

Date:



2/28/19



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Thurston Conservation District

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1/26/2019



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Received by: Vince McDowell
Thurston County

Date: 2/26/19



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District One
Gary Edwards
District Two
Tye Menser
District Three

BOUNDARY REVIEW BOARD

Creating Solutions for Our Future

TO: Affected Parties
FROM: Katrina Van Every, Chief Clerk
DATE: February 26, 2019
SUBJECT: Public Hearing Dates for City of Lacey Steilacoom/Marvin Rd Annexation (Case No. ANNEX2018-05)

Enclosed are two Notices of Public Hearing regarding the Lacey Steilacoom/Marvin Rd Annexation (Case No. ANNEX2018-05). The hearings on the matter before the Washington Boundary Review Board for Thurston County are scheduled for Thursday, March 28, 2019 at 7:00 P.M. and on Tuesday, April 9, 2019 at 7:00 P.M.

The attached notices set forth the date, time, and location of the public hearings and thus fulfill the statutory requirements regarding notice to affected governmental units in RCW 36.93.160.

If you have any questions, please feel free to contact me at your earliest convenience.

Enclosures: Notice of Public Hearing (March 28, 2019 and April 9, 2019)

cc/enc.: City of Lacey
Thurston County
City of Olympia
City of Tumwater
Tanglewilde Parks & Recreation District No. 1
Lacey Fire District 3
North Thurston Public Schools
Thurston Conservation District
Port of Olympia
Timberland Regional Library

Received by: Wah Bender
City of Lacey

RECEIVED

FEB 26 2019

Date: _____

BY



COUNTY COMMISSIONERS

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

BOUNDARY REVIEW BOARD

Creating Solutions for Our Future

TO: Affected Parties
FROM: Katrina Van Every, Chief Clerk
DATE: February 26, 2019
SUBJECT: Public Hearing Dates for City of Lacey Steilacoom/Marvin Rd Annexation (Case No. ANNEX2018-05)

Enclosed are two Notices of Public Hearing regarding the Lacey Steilacoom/Marvin Rd Annexation (Case No. ANNEX2018-05). The hearings on the matter before the Washington Boundary Review Board for Thurston County are scheduled for Thursday, March 28, 2019 at 7:00 P.M. and on Tuesday, April 9, 2019 at 7:00 P.M.

The attached notices set forth the date, time, and location of the public hearings and thus fulfill the statutory requirements regarding notice to affected governmental units in RCW 36.93.160.

If you have any questions, please feel free to contact me at your earliest convenience.

Enclosures: Notice of Public Hearing (March 28, 2019 and April 9, 2019)

cc/enc.: City of Lacey
Thurston County
City of Olympia
City of Tumwater
Tanglewilde Parks & Recreation District No. 1
Lacey Fire District 3
North Thurston Public Schools
Thurston Conservation District
Port of Olympia
Timberland Regional Library

Received by: 
Lacey Fire District 3

Date: 2/26/19



COUNTY COMMISSIONERS

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

BOUNDARY REVIEW BOARD

Creating Solutions for Our Future

TO: Affected Parties
FROM: Katrina Van Every, Chief Clerk
DATE: February 26, 2019
SUBJECT: Public Hearing Dates for City of Lacey Steilacoom/Marvin Rd Annexation (Case No. ANNEX2018-05)

Enclosed are two Notices of Public Hearing regarding the Lacey Steilacoom/Marvin Rd Annexation (Case No. ANNEX2018-05). The hearings on the matter before the Washington Boundary Review Board for Thurston County are scheduled for Thursday, March 28, 2019 at 7:00 P.M. and on Tuesday, April 9, 2019 at 7:00 P.M.

The attached notices set forth the date, time, and location of the public hearings and thus fulfill the statutory requirements regarding notice to affected governmental units in RCW 36.93.160.

If you have any questions, please feel free to contact me at your earliest convenience.

Enclosures: Notice of Public Hearing (March 28, 2019 and April 9, 2019)

cc/enc.: City of Lacey
Thurston County
City of Olympia
City of Tumwater
Tanglewilde Parks & Recreation District No. 1
Lacey Fire District 3
North Thurston Public Schools
Thurston Conservation District
Port of Olympia
Timberland Regional Library

Received by: 
Public Utility District

Date: 2/26/19



COUNTY COMMISSIONERS

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

BOUNDARY REVIEW BOARD

Creating Solutions for Our Future

TO: Affected Parties
FROM: Katrina Van Every, Chief Clerk
DATE: February 26, 2019
SUBJECT: Public Hearing Dates for City of Lacey Steilacoom/Marvin Rd Annexation (Case No. ANNEX2018-05)

Enclosed are two Notices of Public Hearing regarding the Lacey Steilacoom/Marvin Rd Annexation (Case No. ANNEX2018-05). The hearings on the matter before the Washington Boundary Review Board for Thurston County are scheduled for Thursday, March 28, 2019 at 7:00 P.M. and on Tuesday, April 9, 2019 at 7:00 P.M.

The attached notices set forth the date, time, and location of the public hearings and thus fulfill the statutory requirements regarding notice to affected governmental units in RCW 36.93.160.

If you have any questions, please feel free to contact me at your earliest convenience.

Enclosures: Notice of Public Hearing (March 28, 2019 and April 9, 2019)

cc/enc.: City of Lacey
Thurston County
City of Olympia
City of Tumwater
Tanglewilde Parks & Recreation District No. 1
Lacey Fire District 3
North Thurston Public Schools
Thurston Conservation District
Port of Olympia
Timberland Regional Library

Received by: 
North Thurston Public Schools

Date: 2/26/19

**NOTICE OF PUBLIC HEARING
ANNEXATION OF 259.1 ACRES TO THE CITY OF LACEY IN THE AREA OF
STEILACOOM RD SE AND MARVIN RD SE**

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold a public hearing on Thursday March 28, 2019 at 7:00 P.M. The purpose of the public hearing will be to determine whether 259.1 acres generally located at the intersection of Steilacoom Rd SE and Marvin Rd SE should be annexed to the City Lacey. The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

WHAT: Boundary Review Board Public Hearing
City of Lacey Steilacoom/Marvin Rd Annexation
WHEN: 7:00 P.M. March 28, 2018
WHERE: Conference Room A, Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502

A complete legal description is on file with the Washington State Boundary Review Board for Thurston County located at Thurston Regional Planning Council.

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 4:30 P.M. March 27, 2019.

If you need special accommodations to participate in this meeting, please call by 10:00 A.M. three days prior to the meeting. Ask for the ADA Coordinator. For TDD users, please use the state's toll-free relay service, 711 and ask the operator to dial 360.956.7575.

Katrina Van Every, Chief Clerk
Boundary Review Board
Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502
brbchiefclerk@trpc.org
360.956.7575

DO NOT PUBLISH BELOW THIS LINE

Publish:

March 7, 2019
March 14, 2019
March 21, 2019

**NOTICE OF PUBLIC HEARING
EXPANDING ANNEXATION AREA TO INCLUDE 120 ADDITIONAL ACRES FOR
CITY OF LACEY STEILACOOM/MARVIN RD ANNEXATION**

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday, April 9, 2019 at 7:00 P.M. The purpose of the public hearing will be to determine whether the proposed annexation of 259.1 acres generally located at the intersection of Steilacoom Rd SE and Marvin Rd SE should be expanded to include an additional 120 acres and be annexed to the City Lacey. The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

WHAT: Boundary Review Board Public Hearing
Expansion of City of Lacey Steilacoom/Marvin Rd Annexation
WHEN: 7:00 P.M. April 9, 2019
WHERE: Nisqually Middle School Cafeteria
8100 Steilacoom Rd SE
Lacey, WA 98503

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 4:30 P.M. April 8, 2019.

If you need special accommodations to participate in this meeting, please call by 10:00 A.M. three days prior to the meeting. Ask for the ADA Coordinator. For TDD users, please use the state's toll-free relay service, 711 and ask the operator to dial 360.956.7575.

Katrina Van Every, Chief Clerk
Boundary Review Board
Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502
brbchiefclerk@trpc.org
360.956.7575

DO NOT PUBLISH BELOW THIS LINE

Publish:

March 19, 2019
March 26, 2019
April 2, 2019

Order Confirmation

Customer

THURSTON REGIONAL PLANNING COUNCIL

Customer Account

258669

Customer Address

2424 HERITAGE CT SW STE A
OLYMPIA WA 985026031 USA

Customer Phone

360-956-7575

Customer Fax

Sales Rep

vsampson@theolympian.com

Payor Customer

THURSTON REGIONAL PLANNING COUNCIL

Payor Account

258669

Payor Address

2424 HERITAGE CT SW STE A
OLYMPIA WA 985026031 USA

Payor Phone

360-956-7575

Customer EMail

JustisT@trpc.org

Order Taker

lcordero@mcclatchy.com

<u>PO Number</u>	<u>Payment Method</u>	<u>Blind Box</u>	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
ANNEX2018-05	Invoice		1	0	1

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$760.76	\$0.00	\$760.76	\$0.00	\$760.76

<u>Ad Order Number</u>	<u>Order Source</u>	<u>Ordered By</u>	<u>Special Pricing</u>
0004111453		Sarah Selstrom	
			<u>Promo Type</u>
			<u>Materials</u>

Invoice Text
ANNEX2018-05

Package Buy

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004111453-01	OLY-Legal Liner	AdBooker	

<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>
1 X 68 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-OL-The Olympian	0300 - Legals Classified	3	\$608.60

<u>Run Schedule Invoice Text</u>	<u>Position</u>
#6405 NOTICE OF PUBLIC HEARING ANNEXATIC	0301 - Legals & Public Notices

Run Dates
03/07/2019, 03/14/2019, 03/21/2019

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-upsell.theolympian.com	0300 - Legals Classified	3	\$152.16

<u>Run Schedule Invoice Text</u>	<u>Position</u>
#6405 NOTICE OF PUBLIC HEARING ANNEXATIC	0301 - Legals & Public Notices

Run Dates
03/07/2019, 03/14/2019, 03/21/2019

#6405

**NOTICE OF PUBLIC HEARING
ANNEXATION OF 259.1 ACRES TO THE
CITY OF LACEY IN THE AREA
OF STEILACOOM RD SE AND
MARVIN RD SE**

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold a public hearing on Thursday March 28, 2019 at 7:00 P.M. The purpose of the public hearing will be to determine whether 259.1 acres generally located at the intersection of Steilacoom Rd SE and Marvin Rd SE should be annexed to the City Lacey. The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

WHAT: Boundary Review Board Public Hearing
City of Lacey Steilacoom/Marvin Rd Annexation

WHEN: 7:00 P.M. March 28, 2018

WHERE: Conference Room A, Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502

A complete legal description is on file with the Washington State Boundary Review Board for Thurston County located at Thurston Regional Planning Council.

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 4:30 P.M. March 27, 2019.

If you need special accommodations to participate in this meeting, please call by 10:00 A.M. three days prior to the meeting. Ask for the ADA Coordinator. For TDD users, please use the state's toll-free relay service, 711 and ask the operator to dial 360.956.7575.

Katrina Van Every, Chief Clerk
Boundary Review Board
Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502
brbchiefclerk@trpc.org
360.956.7575
Pub. March 7, 14 & 21, 2019

Order Confirmation

Customer

THURSTON REGIONAL PLANNING COUNCIL

Customer Account

258669

Customer Address

2424 HERITAGE CT SW STE A
OLYMPIA WA 985026031 USA

Customer Phone

360-956-7575

Customer Fax

Sales Rep

vsampson@theolympian.com

Payor Customer

THURSTON REGIONAL PLANNING COUNCIL

Payor Account

258669

Payor Address

2424 HERITAGE CT SW STE A
OLYMPIA WA 985026031 USA

Payor Phone

360-956-7575

Customer EMail

JustisT@trpc.org

Order Taker

lcordero@mcclatchy.com

<u>PO Number</u>	<u>Payment Method</u>	<u>Blind Box</u>	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
ANNEX2018-05	Invoice		1	0	1

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$489.26	\$0.00	\$489.26	\$0.00	\$489.26

<u>Ad Order Number</u>	<u>Order Source</u>	<u>Ordered By</u>	<u>Special Pricing</u>
0004127508		Sarah Selstrom	
			<u>Promo Type</u>
			<u>Materials</u>

Invoice Text
ANNEX2018-05

Package Buy

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004127508-01	OLY-Legal Liner	AdBooker	

<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>
1 X 63 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-OL-The Olympian	0300 - Legals Classified	2	\$388.20

<u>Run Schedule Invoice Text</u>	<u>Position</u>
#6430 NOTICE OF PUBLIC HEARING EXPANDINC	0301 - Legals & Public Notices

Run Dates
03/19/2019, 03/26/2019

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-upsell.theolympian.com	0300 - Legals Classified	2	\$101.06

<u>Run Schedule Invoice Text</u>	<u>Position</u>
#6430 NOTICE OF PUBLIC HEARING EXPANDINC	0301 - Legals & Public Notices

Run Dates
03/19/2019, 03/26/2019

#6430

**NOTICE OF PUBLIC HEARING
EXPANDING ANNEXATION AREA TO
INCLUDE 120 ADDITIONAL ACRES FOR
CITY OF LACEY STEILACOOM/MARVIN
RD ANNEXATION**

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday, April 9, 2019 at 7:00 P.M. The purpose of the public hearing will be to determine whether the proposed annexation of 259.1 acres generally located at the intersection of Steilacoom Rd SE and Marvin Rd SE should be expanded to include an additional 120 acres and be annexed to the City Lacey. The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

WHAT: Boundary Review Board Public Hearing

Expansion of City of Lacey Steilacoom/Marvin Rd Annexation

WHEN: 7:00 P.M. April 9, 2019

WHERE: Nisqually Middle School Cafeteria

8100 Steilacoom Rd SE

Lacey, WA 98503

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 4:30 P.M. April 8, 2019.

If you need special accommodations to participate in this meeting, please call by 10:00 A.M. three days prior to the meeting. Ask for the ADA Coordinator. For TDD users, please use the state's toll-free relay service, 711 and ask the operator to dial 360.956.7575.

Katrina Van Every, Chief Clerk
Boundary Review Board
Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502
brbchiefclerk@trpc.org
360.956.7575
Pub. March 19 & 26, 2019



COUNTY COMMISSIONERS

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

BOUNDARY REVIEW BOARD

Creating Solutions for Our Future

March 18, 2019

RE: City of Lacey Steilacoom/Marvin Rd Annexation (ANNEX2018-05)

Dear Neighbor,

The Washington State Boundary Review Board for Thurston County will hold a public hearing on Thursday, March 28, 2019, at 7:00 P.M. The purpose of the public hearing will be to determine whether 259.1 acres generally located at the intersection of Steilacoom Rd SE and Marvin Rd SE should be annexed to the City of Lacey. You have received this notice because you are either a property owner or a registered voter in or near the annexation area. Please refer to the back of this notice for a map of the area subject to this proposal.

The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

WHAT: Boundary Review Board Public Hearing
City of Lacey Steilacoom/Marvin Rd Annexation
WHEN: 7:00 P.M. March 28, 2019
WHERE: Conference Room A, Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502

A complete legal description is on file with the Washington State Boundary Review Board for Thurston County located at Thurston Regional Planning Council.

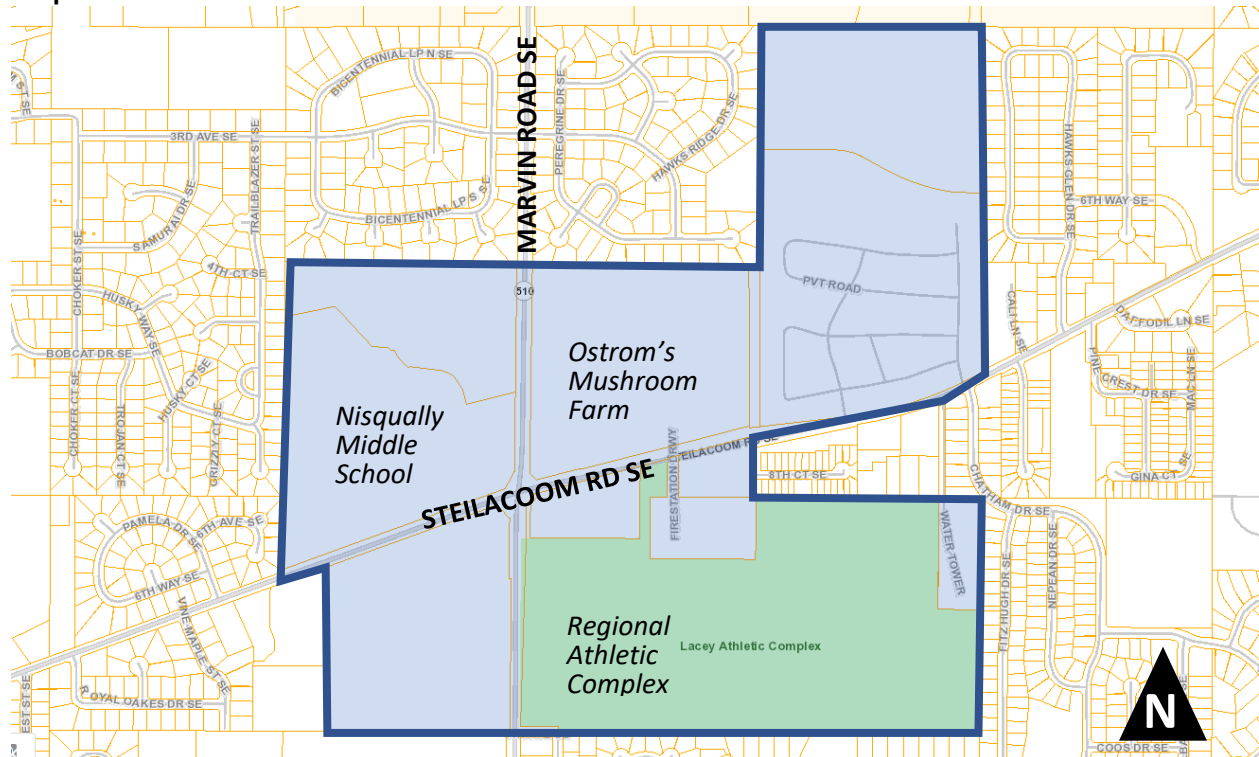
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Sincerely,

Katrina Van Every, Chief Clerk
Boundary Review Board
Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502
brbchiefclerk@trpc.org
360.956.7575

Proposed Annexation Area





COUNTY COMMISSIONERS

John Hutchings
District One

Gary Edwards
District Two

Tye Menser
District Three

BOUNDARY REVIEW BOARD

Creating Solutions for Our Future

March 18, 2019

RE: Expanding Annexation Area for City of Lacey Steilacoom/Marvin Rd Annexation (ANNEX2018-05)

Dear Neighbor,

The Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday, April 9, 2019, at 7:00 P.M. The purpose of the public hearing will be to determine whether the proposed annexation of 259.1 acres generally located at the intersection of Steilacoom Rd SE and Marvin Rd SE should be expanded to include an additional 120 acres and be added to the City of Lacey. You have received this notice because you are either a property owner or a registered voter in or near the annexation area. Please refer to the back of this notice for a map of the area subject to this proposal.

The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

WHAT: Boundary Review Board Public Hearing
Expansion of City of Lacey Steilacoom/Marvin Rd Annexation
WHEN: 7:00 P.M. April 9, 2019
WHERE: Nisqually Middle School Cafeteria
8100 Steilacoom Rd SE
Lacey, WA 98503

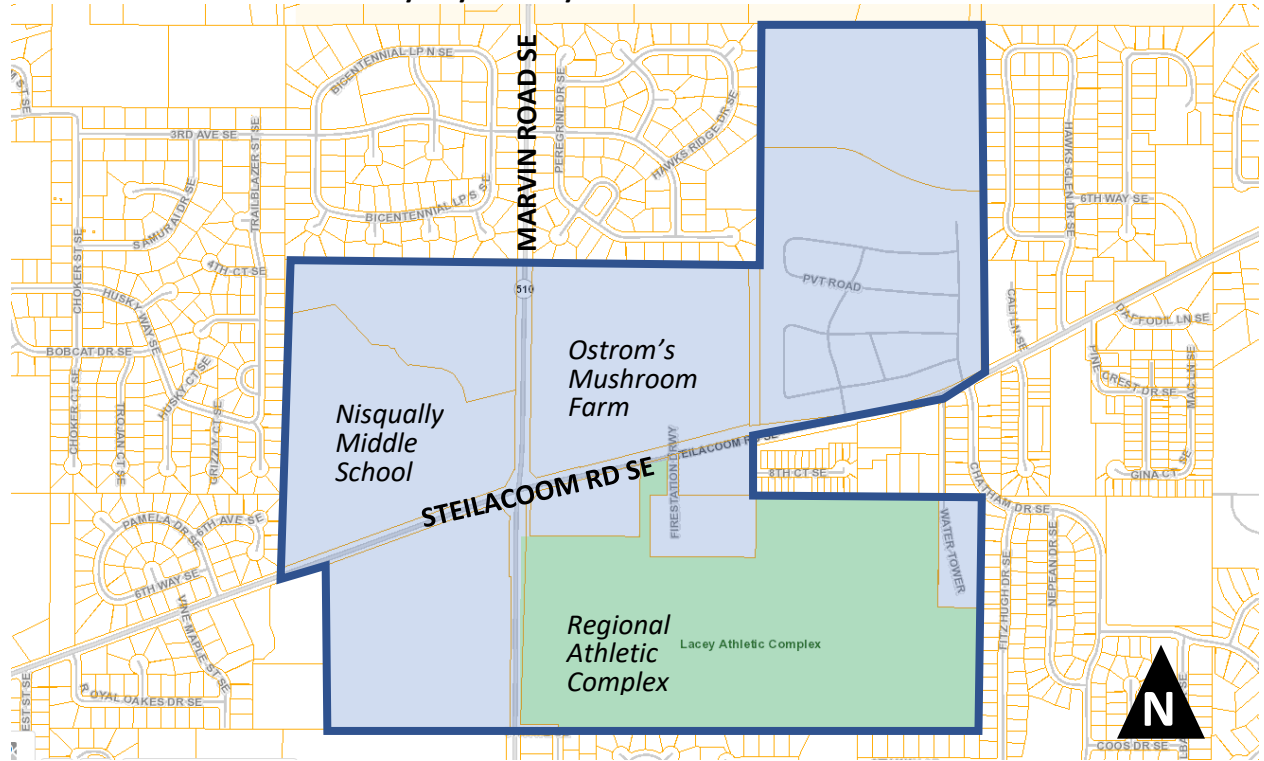
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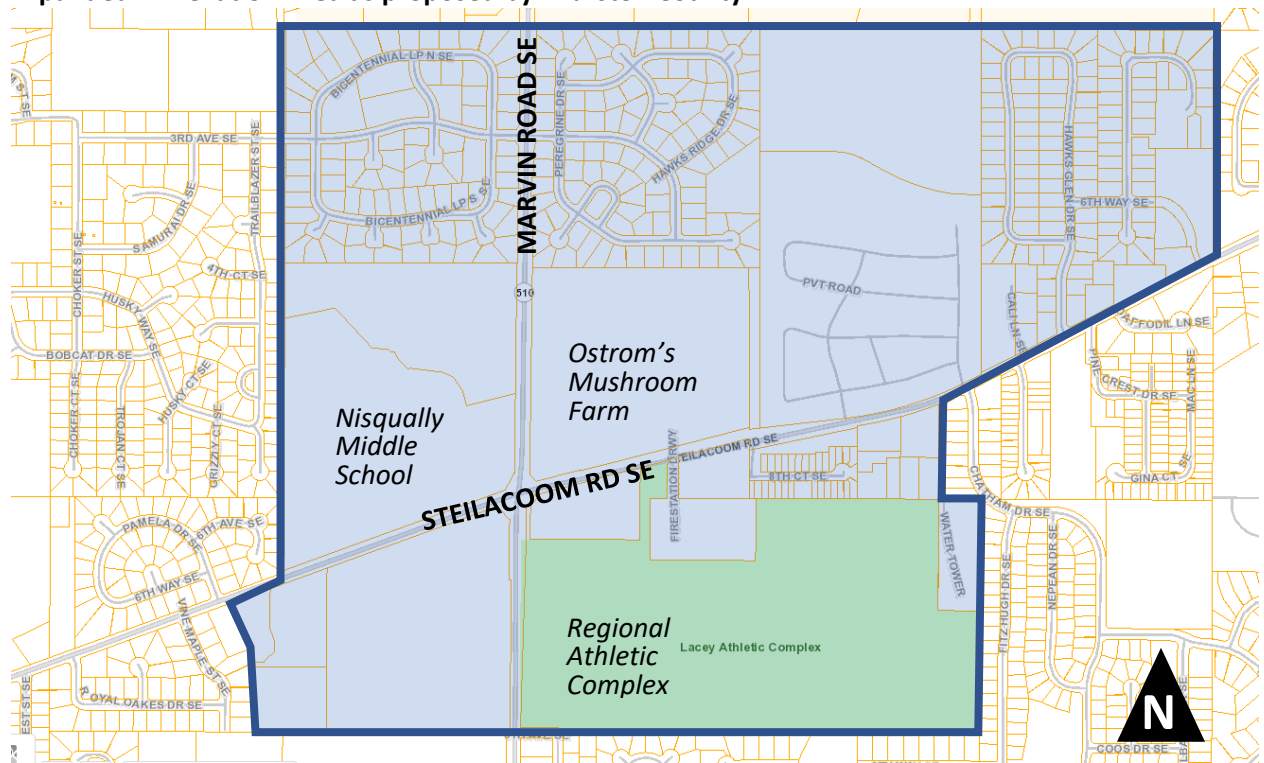
Sincerely,

Katrina Van Every, Chief Clerk
Boundary Review Board
Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502
brbchiefclerk@trpc.org
360.956.7575

Annexation Area as submitted by City of Lacey



Expanded Annexation Area as proposed by Thurston County



FINAL MAILING LIST
ANNEX2018-05 - PROPERTY OWNERS REGISTERED VOTERS

NAME	MailAdd	MailAdd2
Abriam, Ariana Roberta	8530 Steilacoom Rd SE Apt 115	Olympia WA 98513
Abundis Garcia, Aneidi	8530 Steilacoom Rd SE Unit 3	Olympia WA 98513
ADAMS, CHRISTINA M	307 Messenger Ct SE	Lacey, WA 98503
ADAMS, EDWIN E	510 Hawks Glen Dr SE	Olympia, WA 98513
Adams, Edwin Earl	510 Hawks Glen Dr SE	Olympia WA 98513
ADAMS, ERICK M & NORIKO O	8313 3rd Ave SE	Olympia, WA 98513
Adams, Erick Michael	8313 3rd Ave SE	Olympia WA 98513
Adams, Noriko Ogasawara	8313 3rd Ave SE	Olympia WA 98513
Adams, Scott	PO Box 12059	Olympia, WA 98508
Agmata, Larry G	632 Hidden Forest Dr SE	Olympia WA 98513
AGMATA, LARRY G & LYDIA R	632 Hidden Forest Dr SE	Olympia, WA 98513
Agmata, Lydia Roque	632 Hidden Forest Dr SE	Olympia WA 98513
Aguilar, Humberto F	5707 Lacey Blvd SE Ste 100	Lacey WA 98503
Aguilar, Sierra Michelle	19295 W Adams St	Buckeye AZ 85326
AGUON, DANIEL R	216 Peregrine Dr SE	Olympia, WA 98513
Aguon, Daniel Reyes	216 Peregrine Dr SE	Olympia WA 98513
Aguon, Lillian Ann	216 Peregrine Dr SE	Olympia WA 98513
AKPARANTA, MARY	8317 Hawksridge Dr SE	Olympia, WA 98513
Alejandro, Armando Ybarra	8515 8th Ct SE	Olympia WA 98513
Alexander, Amber Nycole	8514 8th Ct SE	Olympia WA 98513
ALVARADO, GRISELDA E & CHRISTIAN E	511 Hidden Forest Dr SE	Olympia, WA 98513
Alvarado, Griselda Eugenia	511 Hidden Forest Dr SE	Olympia WA 98513
Alvarado, Jose	8530 Steilacoom Rd SE Apt UNIT107	Olympia WA 98513
Alvarez, Raul A	8530 Steilacoom Rd SE Unit 150	Olympia WA 98513
AMMERMAN, SHERI K	310 Messenger Ct SE	Lacey, WA 98503
Ammerman-Mulkey, Sarah Kay	310 Messenger Ct SE	Olympia WA 98503
Anagnost, Jacob Mortensen	8008 N Bicentennial Loop SE Apt B	Olympia WA 98503
Anderson, Deborah Lynn	507 Hidden Forest Dr SE	Olympia WA 98513
Anderson, Erick Bertel	507 Hidden Forest Dr SE	Olympia WA 98513
ANDERSON, HERBERT & JOETTA M	8840 6th Way SE	Olympia, WA 98513
Anderson, Herbert R	8840 6th Way SE	Olympia WA 98513
Anderson, Jeffery Stephen	8530 Steilacoom Rd SE Unit 130	Olympia WA 98513
Anderson, Joetta M	8840 6th Way SE	Olympia WA 98513
Anderson, Kelly Suellen	8427 3rd Ave SE	Olympia WA 98513
Anderson, Rosa Mae	PO Box 3914	Lacey WA 98509-3914
Anderson, Terri L	8619 Steilacoom Rd SE Apt A	Olympia WA 98513
Anderson-Reyes, Jacob William	8619 Steilacoom Rd SE Apt A	Olympia WA 98513
ANDRES, RUTH	8417 Hawksridge Dr SE	Olympia, WA 98513
Andres, Ruth A	8417 Hawksridge Dr SE	Olympia WA 98513
ANSON, JONATHAN D	611 Hawks Glen Dr SE	Olympia, WA 98513
Anson, Jonathan Daniel	611 Hawks Glen Dr SE	Olympia WA 98513
Anson, Lisette Marie	611 Hawks Glen Dr SE	Olympia WA 98513
ANTONOWICZ, BRUCE P	642 Hidden Forest Dr SE	Olympia, WA 98513
Antonowicz, Chang Yo	642 Hidden Forest Dr SE	Olympia WA 98513
Armstrong, Shalinda Lee	8530 Steilacoom Rd SE Unit 43	Olympia WA 98513
Arndt, Jeff R	8724 Hawks Glen Loop SE	Olympia WA 98513
ARNDT, JEFFREY R & MELANIE A	8724 Hawks Glen Loop SE	Olympia, WA 98513
Arndt, Melanie A	8724 Hawks Glen Loop SE	Olympia WA 98513
Arneson, Ethel May	8710 Hawks Glen Loop SE	Olympia WA 98513
Arnold, Mindy Marie	18275 SW Broad Oak CT	Aloha OR 97007
Arona, Tulua Safotu	8836 6th Way SE	Olympia WA 98513
Atkins, Danika Sydney	507 Hidden Forest Dr SE	Olympia WA 98513
ATKINS, DEBORAH LYNN	507 Hidden Forest Dr SE	Olympia, WA 98513
Aussem, Jared Dean	8030 3rd Ave SE Apt C	Olympia WA 98503
Ayala-Dominguez, Karina G	8530 Steilacoom Rd SE Unit 87	Olympia WA 98513
Aye, Floyd F Jr	719 Hawks Glen Dr SE	Olympia WA 98513
Ayers, Daniel Wade	3109 Ridgecrest Dr	Gillette WY 82718
Ayers, Heather Rochelle	3109 Ridgecrest Dr	Gillette WY 82718

FINAL MAILING LIST
ANNEX2018-05 - PROPERTY OWNERS REGISTERED VOTERS

NAME	MailAdd	MailAdd2
Ayers, Kevin G	8619 Steilacoom Rd SE	Olympia WA 98513
Bache, Alexander Conner	617 Hawks Glen Dr SE	Olympia WA 98513
Bache, Deangelo P	617 Hawks Glen Dr SE	Olympia WA 98513
Bache, Jennifer J	617 Hawks Glen Dr SE	Olympia WA 98513
Bache, Zacary Perry	617 Hawks Glen Dr SE	Olympia WA 98513
Bailey, Kaitlyn Marie	8530 Steilacoom Rd SE Unit 88	Olympia WA 98513
Balas, Jenna I	8320 Peregrine Loop SE	Olympia WA 98513
BALAS, JUDITH	8320 Peregrine Loop SE	Olympia, WA 98513
Balas, Judith M	8320 Peregrine Loop SE	Olympia WA 98513
Balas, Lauren Marie	8320 Peregrine Loop SE	Olympia WA 98513
Balela, Jared	8511 8th Ct SE	Olympia WA 98513
BALELA, JARED T	8511 8th Ct SE	Olympia, WA 98513
Ballesteros, Beverly J	8503 8th Ct SE	Olympia WA 98513
Ballesteros, Daniel R	8503 8th Ct SE	Olympia WA 98513
Barajas, Viridiana	8530 Steilacoom Rd SE Unit 50	Olympia WA 98513
Barlow, Sawyer Penn	319 Peregrine Dr SE	Olympia WA 98513
Barlow, Seth Alexander	319 Peregrine Dr SE	Olympia WA 98513
Barlow, Stephen W	319 Peregrine Dr SE	Olympia WA 98513
BARLOW, STEPHEN W & TONI R	319 Peregrine Dr SE	Olympia, WA 98513
Barlow, Toni R	319 Peregrine Dr SE	Olympia WA 98513
Barnes, Celeste Nicole	8607 Steilacoom Rd SE Unit B	Olympia WA 98513
BARTOLOME, ENRIQUE & DIANNE JAYMEE	8538 8th Ct SE	Olympia, WA 98513
Baxter, Clint Garret	221 Peregrine Dr SE	Olympia WA 98513
Baxter, Kelly L	221 Peregrine Dr SE	Olympia WA 98513
BAXTER, KELLY L & CLINT G	221 Peregrine Dr SE	Olympia, WA 98513
Beausoleil, Laura J	8038 N Bicentennial Loop SE Unit A	Olympia WA 98503
Beckman, Maria Teresa	8002 N Bicentennial Loop SE Apt B	Olympia WA 98503
Beers, Brian C	8303 Hawksridge Dr SE	Olympia WA 98513
BEERS, BRIAN C & KRISTINA L	8303 Hawksridge Dr SE	Olympia, WA 98513
Beers, Dolores A	8014 S Bicentennial Loop SE	Olympia WA 98503
Beers, Kristina L	8303 Hawksridge Dr SE	Olympia WA 98513
Beers, Nicholas Brian	8303 Hawksridge Dr SE	Olympia WA 98513
BELAMIDE, KEITH & CELIA ARGUETA	519 Hidden Forest Dr SE	Olympia, WA 98513
BELL, RODRIQUEZ A	421 Peregrine Dr SE	Olympia, WA 98513
Bell, Rodriquez A SR	421 Peregrine Dr SE	Olympia WA 98513
Bell, Ryan P	231 Redtail Dr SE	Olympia WA 98513
Bellinger, Evangeline	5615 S Bell St	Tacoma WA 98408
Beltran Pelagio, Salvador	8530 Steilacoom Rd SE Unit 10	Olympia WA 98513
Benavente, Kaprice Simone	8530 Steilacoom Rd SE Unit 105	Olympia WA 98513
Bennett, Travis R	8530 Steilacoom Rd SE Unit 141	Olympia WA 98513
BERG, DAVID M & MELODY M	409 Peregrine Dr SE	Olympia, WA 98513
Berzins, Renate	8532 8th Ct SE	Olympia WA 98513
Bilgri, Jin O	410 Peregrine Dr SE	Olympia WA 98513
Bilgri, Joanna M	410 Peregrine Dr SE	Olympia WA 98513
Bin, Kim Lean	8446 Hawksridge Dr SE	Olympia WA 98513
Bin, Mali	8446 Hawksridge Dr SE	Olympia WA 98513
Bin, Michael D	8446 Hawksridge Dr SE	Olympia WA 98513
BIN, MICHAEL DARUN	8446 Hawksridge Dr SE	Olympia, WA 98513
Bin, Sith Duong	8446 Hawksridge Dr SE	Olympia WA 98513
Binford, Danielle Charrell	8030 3rd Ave SE Apt C	Olympia WA 98503
Bingham, Jessaca Athena	535 Hidden Forest Dr SE	Olympia WA 98513
Bingham, Jonathan Miles	535 Hidden Forest Dr SE	Olympia WA 98513
Black, Ryan	8333 3rd Ave SE	Olympia WA 98513
Blackhurst, Elishia Marie Ann	731 Hawks Glen Dr SE	Olympia WA 98513
BLACKMER, CHRISTINA	8742 Hawks Glen Loop SE	Olympia, WA 98513
Blackmer, Christina Lynn	8742 Hawks Glen Loop SE	Olympia WA 98513
Blocker, Dan M	446 Peregrine Dr SE	Olympia WA 98513
BLOCKER, DANIEL M	446 Peregrine Dr SE	Olympia, WA 98513

FINAL MAILING LIST
ANNEX2018-05 - PROPERTY OWNERS REGISTERED VOTERS

NAME	MailAdd	MailAdd2
Blodgett, Joseph Theodore	8150 N Bicentennial Loop SE Apt A	Olympia WA 98503
BLYTHE, THERESE	8733 Hawks Glen Loop SE	Olympia, WA 98513
Boggs, Craig Alan	8044 3rd Ave SE Apt D4	Olympia WA 98503
Bohnsack, Robert	530 Hidden Forest Dr SE	Olympia WA 98513
BOHNSACK, ROBERT D & MARJORIE A	530 Hidden Forest Dr SE	Olympia, WA 98513
Bohnsack, Robert Dean Jr	530 Hidden Forest Dr SE	Olympia WA 98513
BOLENDER, ELIZABETH LOUISE	541 Hidden Forest Dr SE	Olympia, WA 98513
Boyce, Nicholas Dale	4812 Fuller Rd	Minden LA 71055
Boyce, Sarah Modisette	10536 Canyon Sage Dr	El Paso TX 79924-2464
Brewer, Crystal Elizabeth	8530 Steilacoom Rd SE	Olympia WA 98513
Brickey, Matthew Lake	8014 N Bicentennial Loop SE	Olympia WA 98503
Bridges, Jacky Blue	PO Box 93	McLean IL 61754
Bridges, Kyndal Lin	8046 N Bicentennial Loop SE Apt A	Olympia WA 98503
Brimmer, Maty M	224 Redtail Dr SE	Olympia WA 98513
BRIMMER, TERENCE A	224 Redtail Dr SE	Olympia, WA 98513
BROMBACHER, MABEL L	304 Messenger Ct SE	Lacey, WA 98503
Brombacher, Patricia Louise	304 Messenger Ct SE	Olympia WA 98503
Brooks, Lynn M	8008 N Bicentennial Loop SE APT A	Olympia WA 98503
Brooks, Robert J	852 E Grangeville Blvd Spc 104	Hanford CA 93230
Brooks, Robert Thomas	8044 3rd Ave SE Apt C1	Olympia WA 98503
Brouse, Deanne Marie	8044 3rd Ave SE Apt C2	Olympia WA 98503
Brown, Laverne S	3122 W Park St	Phoenix AZ 85041
Brownell, Joshua Han	410 Freedom Ct SE	Olympia WA 98503
Brownell, Richard Jason	410 Freedom Ct SE	Olympia WA 98503
BROWNELL, XYZLORA & RICHARD	410 Freedom Ct SE	Lacey, WA 98503
Brownell, Xyzlora H	410 Freedom Ct SE	Olympia WA 98503
Buchanan, Claire	8414 Hawksridge Dr SE	Olympia WA 98513
Buchanan, Diana L	8414 Hawksridge Dr SE	Olympia WA 98513
BUCHANAN, MARY CLAIRE	8414 Hawksridge Dr SE	Olympia, WA 98513
Burch, Ashton M	PO Box 864	Olympia WA 98507
BUSBEE, DANTZLER A & DONA M	8004 S Bicentennial Loop SE	Lacey, WA 98503
Busbee, Dona M	8004 S Bicentennial Loop SE	Olympia WA 98503
Bush, Carole Alice	8530 Steilacoom Rd SE Unit 35	Olympia WA 98513
Bush, Donald Floyd	8530 Steilacoom Rd SE Unit 25	Olympia WA 98513
CAMPBELL, CAROL S	633 Hidden Forest Dr SE	Olympia, WA 98513
Campbell, Carole Joanne	633 Hidden Forest Dr SE	Olympia WA 98513
Campbell, R Geraldine	633 Hidden Forest Dr SE	Olympia WA 98513
CAMPOS, NORMA	8418 Hawksridge Dr SE	Olympia, WA 98513
Cardwell, Amanda L	3990 Washington Ave Apt 1306	Houston TX 77007
Cardwell, Douglas A	314 Hancock Ct SE	Olympia WA 98503
CARDWELL, PENNY A	314 Hancock Ct SE	Lacey, WA 98503
Carlos, Clarence Denton	629 Hidden Forest Dr SE	Olympia WA 98513
CAROSSINO, ADAM	532 Hidden Forest Dr SE	Olympia, WA 98513
Carossino, Adam Joseph	532 Hidden Forest Dr SE	Olympia WA 98513
Carossino, Carley Ann	532 Hidden Forest Dr SE	Olympia WA 98513
CARPENTER, PAULINE H	8048 S Bicentennial Loop SE	Lacey, WA 98503
Carpenter, Scott David	8040 3rd Ave SE Apt A2	Olympia WA 98503
Carr, Lillian Genevia	8422 3rd Ave SE	Olympia WA 98513
CARR, ROBERT L	8422 3rd Ave SE	Olympia, WA 98513
CARRUTH, DANIEL L	8723 Hawks Glen Loop SE	Olympia, WA 98513
Carruth, David Leroy	8723 Hawks Glen Loop SE	Olympia WA 98513
Carruth, Melinda C	8723 Hawks Glen Loop SE	Olympia WA 98513
Cary, Darrell Allen	8530 Steilacoom Rd SE Unit 93	Olympia WA 98513
Casebolt, Patricia Lynn	8530 Steilacoom Rd SE Unit 12	Olympia WA 98513
Castaneda, Mary Anne	7190 W Fleetwood Ln	Glendale AZ 85303
Castaneda, Miguel Antonio	8040 3rd Ave SE Apt B3	Olympia WA 98503
Causing, Lynn Dela Cruz	718 Hawks Glen Dr SE	Olympia WA 98513
CAUSING, NIE B & LYNN D C	718 Hawks Glen Dr SE	Olympia, WA 98513

**FINAL MAILING LIST
ANNEX2018-05 - PROPERTY OWNERS REGISTERED VOTERS**

NAME	MailAdd	MailAdd2
Causing, Nie Baldevarona	718 Hawks Glen Dr SE	Olympia WA 98513
Causing, Niel Dela Cruz	718 Hawks Glen Dr SE	Olympia WA 98513
Centoni, David W	401 Peregrine Dr SE	Olympia WA 98513
CENTONI, DAVID W & YVETTE L	401 Peregrine Dr SE	Olympia, WA 98513
Centoni, David Wayne Jr	401 Peregrine Dr SE	Olympia WA 98513
Centoni, Kimberly Marie	401 Peregrine Dr SE	Olympia WA 98513
Centoni, Yvette L	401 Peregrine Dr SE	Olympia WA 98513
Chan, Sokkha	8441 Hawksridge Dr SE	Olympia WA 98513
Chappell, Hayley Elizabeth	8530 Steilacoom Rd SE Unit 27	Olympia WA 98513
Chappell, Heather Ann	214 Messenger St SE Apt B	Olympia WA 98503
Chappell, Richard Ronald	8530 Steilacoom Rd SE Apt 26	Olympia WA 98513
Chappell-Post, Lauren Elaine	8530 Steilacoom Rd SE Apt 26	Olympia WA 98513
Chastain, Amber Irene	640 Hawks Glen Dr SE	Olympia WA 98513
CHASTAIN, MATTHEW & AMBER	640 Hawks Glen Dr SE	Olympia, WA 98513
Chastain, Matthew W	640 Hawks Glen Dr SE	Olympia WA 98513
Chavira, Erika Isabel	8530 Steilacoom Rd SE Apt 139	Olympia WA 98513
Chavira, Juan C	8530 Steilacoom Rd SE Unit 139	Olympia WA 98513
Chavira, Norma Estela	8530 Steilacoom Rd SE Apt 19	Olympia WA 98513
Chavira-Ventura, Alejandra G	8530 Steilacoom Rd SE Unit 139	Olympia WA 98513
Chesterman, Laura Jeanette	8530 Steilacoom Rd SE Apt 51	Olympia WA 98513
CHHUN, SIEM	712 Hawks Glen Dr SE	Olympia, WA 98513
Chhun, Sithan	712 Hawks Glen Dr SE	Olympia WA 98513
Child, Stormy A	210 Peregrine Dr SE	Olympia WA 98513
Chuon, Rathana	8044 3rd Ave SE Apt C3	Olympia WA 98503
Cisco, Elizabeth Anastasia	8530 Steilacoom Rd SE Unit 93	Olympia WA 98513
CLARK, FREDDIE L	214 Hawksridge Ct SE	Olympia, WA 98513
CLARK-MOORE, LYLAS JOYCE	227 Peregrine Dr SE	Olympia, WA 98513
Clayton, Shelley R	8530 Steilacoom Rd SE UNIT 56	Olympia WA 98513
Clemons, Hyon Kim	8942 Steilacoom Rd SE	Olympia WA 98513
CLEMONS, LARRY & HYON-YANG	8942 Steilacoom Rd SE	Olympia, WA 98513
Clemons, Larry D	8942 Steilacoom Rd SE	Olympia WA 98513
Clemons, Tiffany K	8942 Steilacoom Rd SE	Olympia WA 98513
COLBERT TRUSTEE, ALISHA DAWN	8434 Hawksridge Dr SE	Olympia, WA 98513
Colbert, Alisha	8434 Hawksridge Dr SE	Olympia WA 98513
COLE, SHIRLEY L	8824 Steilacoom Rd SE	Olympia, WA 98513
Cole, Shirley Lorraine	8824 Steilacoom Rd SE	Olympia WA 98513
Collard, Michael Sean	105 Carolyn St	Waynesville MO 65583
Collins, Carlee Rae	8409 Redtail Ct SE	Olympia WA 98513
Collins, Deana	8409 Redtail Ct SE	Olympia WA 98513
Collins, Jack R	8409 Redtail Ct SE	Olympia WA 98513
COLLINS, JACK R & DEANA R	8409 Redtail Ct SE	Olympia, WA 98513
Collins, Teri L	8530 Steilacoom Rd SE Unit 67	Olympia WA 98513
Colombo, Jordan Christopher	8032 N Bicentennial Loop SE Apt 2	Olympia WA 98503
Connors, Bradley John	8311 Hawksridge Dr SE	Olympia WA 98513
Cook, Krystal Chantell	8027 S Bicentennial Loop SE	Olympia WA 98503
COOK, REGINA	8027 N Bicentennial Loop SE	Lacey, WA 98503
Cook, Regina C	8027 S Bicentennial Loop SE	Olympia WA 98503
Cornwall, Sharron Koye	8530 Steilacoom Rd SE Unit 131	Olympia WA 98513
CORPUZ, SARINA M	415 Peregrine Dr SE	Olympia, WA 98513
Corpuz, Sarina Marie	415 Peregrine Dr SE	Olympia WA 98513
CORRADO, COREY	8738 Hawks Glen Loop SE	Olympia, WA 98513
Corrado, Corey D	8738 Hawks Glen Loop SE	Olympia WA 98513
COSS, JAMES R	8732 Hawks Glen Loop SE	Olympia, WA 98513
Costello, Robert J	8037 N Bicentennial Loop SE APT 2	Olympia WA 98503
COSTI, RICHARD E	8410 Hawksridge Dr SE	Olympia, WA 98513
Costi, Sandra J	8410 Hawksridge Dr SE	Olympia WA 98513
Cote, Richard E	8530 Steilacoom Rd SE Unit 84	Olympia WA 98513
COX, CHRIS S	8408 Redtail Ct SE	Olympia, WA 98513

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ANNEX2018-05 - PROPERTY OWNERS REGISTERED VOTERS

NAME	MailAdd	MailAdd2
Crain, Justin L	8530 Steilacoom Rd SE Unit 120	Olympia WA 98513
Cramer, Gloria	8708 Hawks Glen Dr SE	Olympia WA 98513
CRAMER, GLORIA J	8708 Hawks Glen Loop SE	Olympia, WA 98513
CRANE, BRIAN R	8727 Hawks Glen Loop SE	Olympia, WA 98513
Crane, Brianne M	8727 Hawks Glen Loop SE	Olympia WA 98513
Crayton, Chiana Lynise	410 Redcoat Ct SE	Olympia WA 98503
CRUELL, TERESA A	8725 Hawks Glen Loop SE	Olympia, WA 98513
Currier, Jessica Ryan	1420 Marvin Rd NE Ste C	Lacey WA 98516
CURTIS, RAY	8422 Hawksridge Dr SE	Olympia, WA 98513
Curtis, Ray C	8422 Hawksridge Dr SE	Olympia WA 98513
Curtis, Teresa	8422 Hawksridge Dr SE	Olympia WA 98513
Dahl, Suk Cha	8530 Steilacoom Rd SE Unit 111	Olympia WA 98513
Dahl, Tobias Jay	8530 Steilacoom Rd SE Unit 111	Olympia WA 98513
Dandridge, Homer J	628 Hidden Forest Dr SE	Olympia WA 98513
DANDRIDGE, HOMER J & PATRICIA A	628 Hidden Forest Dr SE	Olympia, WA 98513
Dandridge, Patricia A	628 Hidden Forest Dr SE	Olympia WA 98513
DANNER, CHERYL J	608 Hidden Forest Dr SE	Olympia, WA 98513
Davis, Colin Christen	8530 8th Ct SE	Olympia WA 98513
Davis, Eric Allen	8530 8th Ct SE	Olympia WA 98513
Davis, Eva L	8530 Steilacoom Rd SE Unit 117	Olympia WA 98513
Davis, Julie Anne	8530 8th Ct SE	Olympia WA 98513
Davis, Kevin Shawn	8407 3rd Ave SE	Olympia WA 98513
Davis, Paul A	8530 8th Ct SE	Olympia WA 98513
DAVIS, PAUL A & JULIE	8530 8th Ct SE	Olympia, WA 98513
Davis, Richard James	8625 Steilacoom Rd SE Apt A	Olympia WA 98513
Davis, Teresa J	8407 3rd Ave SE	Olympia WA 98513
Dawson, Courtney Marie	415 Peregrine Dr SE	Olympia WA 98513
Denard, Bruiser Devon	8514 8th Ct SE	Olympia WA 98513
Denbow, Anna M	8530 Steilacoom Rd SE Unit 46	Olympia WA 98513
Deoskey, Barbara Lorraine	8426 Hawksridge Dr SE	Olympia WA 98513
DEOSKEY, EDWARD	8426 Hawksridge Dr SE	Olympia, WA 98513
Dewitte, Cynthia L B	541 Hidden Forest Dr SE	Olympia WA 98513
Dewitte, Douglas C	541 Hidden Forest Dr SE	Olympia WA 98513
Dewitte, Marissa Mae	541 Hidden Forest Dr SE	Olympia WA 98513
Dewitte, Perry Charles	541 Hidden Forest Dr SE	Olympia WA 98513
Dickinson, Ely Delacerna	706 Hawks Glen Dr SE	Olympia WA 98513
Dickison, David M	706 Hawks Glen Dr SE	Olympia WA 98513
Dierks, Austin A	8016 N Bicentennial Loop SE Unit A	Olympia WA 98503
Dillard, Matthew M	415 Redcoat Ct SE	Olympia WA 98503
Diltz, Maximilian	8018 N Bicentennial Loop SE	Olympia WA 98503
Dinwoodie, Janet Lee	8032 N Bicentennial Loop SE Apt 4	Olympia WA 98503
Dobias, Gary Lynn	1420 Marvin Rd NE Ste C PMB 537	Lacey WA 98516
Dobias, Ramona Mercy	1420 Marvin Rd NE Ste C PMB 537	Lacey WA 98516
Dobson, Alexandra M	8944 Steilacoom Rd SE	Olympia WA 98513
DOBSON, GLENN & CHRISTINE	8944 Steilacoom Rd SE	Olympia, WA 98513
Dobson, Grover Glenn	8944 Steilacoom Rd SE	Olympia WA 98513
Dotson, Cody James	8044 3rd Ave SE Apt D3	Olympia WA 98503
DOWDEN, JOSHUA S & BRITNY L	525 Hidden Forest Dr SE	Olympia, WA 98513
Dozier, James A	8450 Eric St	Spring Hill FL 34608-4047
Drumm, Guy Patrick	8705 Hawks Glen Loop SE	Olympia WA 98513
Duffy, Daisy Sepe	542 Hawks Glen Dr SE	Olympia WA 98513
Duffy, Johnny Nuokus Jr	542 Hawks Glen Dr SE	Olympia WA 98513
Dunn, Roger P	7941 Steilacoom Rd SE	Olympia WA 98503
DURAND, BRAD C	301 Peregrine Dr SE	Olympia, WA 98513
Duyck, Kristi M	8024 N Bicentennial Loop SE Apt 3	Olympia WA 98503
Eaton, Aisha Jo	8015 S Bicentennial Loop SE	Olympia WA 98503
EATON, DAVID G	408 Revere Ct SE	Lacey, WA 98503
Eaton, Lauletta A	408 Revere Ct SE	Olympia WA 98503

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ANNEX2018-05 - PROPERTY OWNERS REGISTERED VOTERS

NAME	MailAdd	MailAdd2
Ebert, Patricia Ann	8414 Hawksridge Dr SE	Olympia WA 98513
Ebio, Raymond John Duenas	8539 8th Ct SE	Olympia WA 98513
EDWARDS, JAY P & LINDA L	239 Peregrine Dr SE	Olympia, WA 98513
Edwards, Jay Paul	239 Peregrine Dr SE	Olympia WA 98513
Edwards, Karen S	526 Hawks Glen Dr SE	Olympia WA 98513
Edwards, Linda L	239 Peregrine Dr SE	Olympia WA 98513
Edwards, Thomas C	526 Hawks Glen Dr SE	Olympia WA 98513
EDWARDS, THOMAS H	526 Hawks Glen Dr SE	Olympia, WA 98513
Ellgen, Daina	8532 8th Ct SE	Olympia WA 98513
ELLGEN, JEFFREY M	8532 8th Ct SE	Olympia, WA 98513
Ellgen, Matthew Leonard	8532 8th Ct SE	Olympia WA 98513
ENTSMINGER, DIANA L	8828 Steilacoom Rd SE	Olympia, WA 98513
ESQUIVEL CABALLERO, JOSE L & JACKQUELYN M	502 Hawks Glen Dr SE	Olympia, WA 98513
Esquivel-Caballero, Jackquelyn Mary	502 Hawks Glen Dr SE	Olympia WA 98513
Failor, Robert Michael	8032 N Bicentennial Loop SE Apt 2	Olympia WA 98503
Fannon, Thomas Earl	8530 Steilacoom Rd SE Unit 16	Olympia WA 98513
FARLEY, RAY R & MARIA D	8526 8th Ct SE	Olympia, WA 98513
Farley, Ray Robert	8526 8th Ct SE	Olympia WA 98513
FENNESSY, ROBERT F	604 Hawks Glen Dr SE	Olympia, WA 98513
Fielding, Charmaine Elise	8530 Steilacoom Rd SE Unit 106	Olympia WA 98513
Fiesta-Balela, Ann M	8511 8th Ct SE	Olympia WA 98513
Finley, Courtney Brooke	439 Peregrine Dr SE	Olympia WA 98513
Finley, Kimberly J	439 Peregrine Dr SE	Olympia WA 98513
Fooks, Connor J	549 Hidden Forest Dr SE	Olympia WA 98513
Fooks, Thomas James	549 Hidden Forest Dr SE	Olympia WA 98513
FORGIE, JANICE M	8305 Peregrine Ct SE	Olympia, WA 98513
Foster, Dustin Anthony	8530 Steilacoom Rd SE Unit 133	Olympia WA 98513
Fuga, Tauae Jr	8715 Hawks Glen Loop SE	Olympia WA 98513
Fullerton, Kenneth C Jr	8530 Steilacoom Rd SE Unit 135	Olympia WA 98513
Furlano, Sarah N	8318 Peregrine Loop SE	Olympia WA 98513
GAINES, MYONG S	231 Redtail Dr SE	Olympia, WA 98513
Gainey, Larry Jean	8530 Steilacoom Rd SE Unit 125	Olympia WA 98513
Gainey, Naomi Ilene	8530 Steilacoom Rd SE Unit 125	Olympia WA 98513
Gallegos, Laura K	8601 8th Ct SE	Olympia WA 98513
Galliani, Amanda Marie	8530 Steilacoom Rd SE Unit 105	Olympia WA 98513
Gallup, Andrew Michael	637 Hidden Forest Dr SE	Olympia WA 98513
Gallup, Matthew Scot	637 Hidden Forest Dr SE	Olympia WA 98513
GALLUP, SCOT & DONNA LYNN	637 Hidden Forest Dr SE	Olympia, WA 98513
Gallup, Scot Jay	637 Hidden Forest Dr SE	Olympia WA 98513
GALVEZ III, SAM G & MISCHELL L	8438 Hawksridge Dr SE	Olympia, WA 98513
Galvez, Jared Joel	8438 Hawksridge Dr SE	Olympia WA 98513
Galvez, Kameron Cole	8438 Hawksridge Dr SE	Olympia WA 98513
Galvez, Mischell L	8438 Hawksridge Dr SE	Olympia WA 98513
Galvez, Sam G	8438 Hawksridge Dr SE	Olympia WA 98513
Ganie, John Mohamed	8304 Peregrine Ct SE	Olympia WA 98513
Gannie, Hakeem Everett	8304 Peregrine Ct SE	Olympia WA 98513
GANNIE, JOHN M & ZIEFA	8304 Peregrine Ct SE	Olympia, WA 98513
Gannie, Nafeeza J	8304 Peregrine Ct SE	Olympia WA 98513
Gannie, Ziefa	8304 Peregrine Ct SE	Olympia WA 98513
Garcia, Jennifer Lynn	8537 8th Ct SE	Olympia WA 98513
Garcia, Marilu	8530 Steilacoom Rd SE Unit 6	Olympia WA 98513
Gaspar, Jason Robert	8007 S Bicentennial Loop SE	Olympia WA 98503
GASPAR, MOLLIE	8007 S Bicentennial Loop SE	Lacey, WA 98503
Gaspar, Mollie Jo	8007 S Bicentennial Loop SE	Olympia WA 98503
Gaspar, Robert	8007 S Bicentennial Loop SE	Olympia WA 98503
GAUBATZ, ROBERT	8740 Hawks Glen Loop SE	Olympia, WA 98513
Gibbs, Diane L	422 Revere Ct SE	Olympia WA 98503
GIBBS, JACK R	422 Revere Ct SE	Lacey, WA 98503

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NAME	MailAdd	MailAdd2
Gilbreath, Jamie Lee	8743 Hawks Glen Loop SE	Olympia WA 98513
Gilbreath, Michelle A	8743 Hawks Glen Loop SE	Olympia WA 98513
GILBREATH, RAYMOND D JR	8743 Hawks Glen Loop SE	Olympia, WA 98513
GILL, MICHAEL	505 Hidden Forest Dr SE	Olympia, WA 98513
Gill, Michael A	505 Hidden Forest Dr SE	Olympia WA 98513
GLOVER, AGNES	8546 8th Ct SE	Olympia, WA 98513
GOADSBY, SONJA	8522 8th Ct SE	Olympia, WA 98513
Gochez, Jeffrey Enrique	8530 Steilacoom Rd SE Unit 53	Olympia WA 98513
GODWIN, ROBERT B	8336 Hawksridge Dr SE	Olympia, WA 98513
Goff, Michael Joseph	308 Peregrine Dr SE	Olympia WA 98513
Gomez Trinidad, Francisco J	8530 Steilacoom Rd SE Unit 146	Olympia WA 98513
GOMEZ, DANIEL	8728 Hawks Glen Loop SE	Olympia, WA 98513
Gordon, Diana Dawn Mae	8530 Steilacoom Rd SE Unit 88	Olympia WA 98513
Gordon, Maria R	8530 Steilacoom Rd SE Unit 88	Olympia WA 98513
Gordon, Richard Allen	8530 Steilacoom Rd SE Unit 88	Olympia WA 98513
Graham, Gerald L	8530 Steilacoom Rd SE Unit 101	Olympia WA 98513
Graham, Lorena M	8530 Steilacoom Rd SE Unit 128	Olympia WA 98513
Green, Carol	8530 Steilacoom Rd SE Unit 7	Olympia WA 98513
GREER, INGA GERTRUDE	313 Messenger Ct SE	Lacey, WA 98503
Greer, Ingeborg G	313 Messenger Ct SE	Olympia WA 98503
Greinke, Bradley Dwayne	PO Box 39283	Lakewood WA 98496
GRIFFITH JR, BRUCE E & ANITA	8506 8th Ct SE	Olympia, WA 98513
Griffith, Anita M	8506 8th Ct SE	Olympia WA 98513
Grimaldo, Carlos Eduardo	8530 Steilacoom Rd SE Unit 102	Olympia WA 98513
GRINSTINE, AMY L	523 Hidden Forest Dr SE	Olympia, WA 98513
Guerin, Joseph W	8310 Peregrine Loop SE	Olympia WA 98513
Guiberson, Connor Sylvester	8530 Steilacoom Rd SE Unit 121	Olympia WA 98513
Guiberson, Dean L	8530 Steilacoom Rd SE Unit 121	Olympia WA 98513
Guiberson, Windy L M	8530 Steilacoom Rd SE Unit 121	Olympia WA 98513
Gutierrez, Marcos Adame	8729 Hawks Glen Loop SE	Olympia WA 98513
Gutierrez, Miguel Angel	8103 N Bicentennial Loop SE Apt A	Olympia WA 98503
Guy, Xyzleena Brittney	410 Freedom Ct SE	Olympia WA 98503
GUYTON, CHARLES E	8102 S Bicentennial Loop SE	Lacey, WA 98503
Guyton, Charles Edward	8102 S Bicentennial Loop SE	Olympia WA 98503
Guyton, Cherise R	8102 S Bicentennial Loop SE	Olympia WA 98503
Guyton, Michelle R	8102 S Bicentennial Loop SE	Olympia WA 98503
Guzman, Martin Adam	523 Hidden Forest Dr SE	Olympia WA 98513
Guzman, Weendoline	8418 Hawksridge Dr SE	Olympia WA 98513
Haas, Zachary James	8530 Steilacoom Rd SE Unit 37	Olympia WA 98513
Haglund, Diane Elizabeth	8545 8th Ct SE	Olympia WA 98513
Hains, Aaron Anthony	8607 Steilacoom Rd SE Unit B	Olympia WA 98513
HALL, JOHN T & VELMA	8841 6th Way SE	Olympia, WA 98513
Hall, Velma Lee	8841 6th Way SE	Olympia WA 98513
HALVORSON, BRUCE N	610 Hawks Glen Dr SE	Olympia, WA 98513
Halvorson, Paul Brent	610 Hawks Glen Dr SE	Olympia WA 98513
HAM, SOPHORN	8316 Peregrine Loop SE	Olympia, WA 98513
Hamilton, Angela	1001 Cooper Point Rd Sw Ste 140 PMB 269	Olympia WA 98502
Hammond, Mark Donald	PO Box 3174	Lacey WA 98509
Hanson, John Carl	8735 Hawks Glen Loop SE	Olympia WA 98513
Harper, Calvin Antonio	8725 Hawks Glen Loop SE	Olympia WA 98513
Harper, Charity Hope	8725 Hawks Glen Loop SE	Olympia WA 98513
Harris, Amelia Denise	8625 Steilacoom Rd SE Apt A	Olympia WA 98513
Hastings, Holly Christine	8026 S Bicentennial Loop SE	Olympia WA 98503
HAWKSRIDGE HOME OWNERS ASSOC	8442 Hawksridge Dr SE	Olympia, WA 98513
HAYES, MICHAEL & ANNA	723 Cali Ln SE	Olympia, WA 98513
HEPBURN, CAROLE	629 Hidden Forest Dr SE	Olympia, WA 98513
HEPBURN, CAROLE D	629 Hidden Forest Dr SE	Olympia, WA 98513
Hernandez, Yaridia	8530 Steilacoom Rd SE Unit 139	Olympia WA 98513

FINAL MAILING LIST
ANNEX2018-05 - PROPERTY OWNERS REGISTERED VOTERS

NAME	MailAdd	MailAdd2
Heta-Lane, Te Ruihi Parear	8645 Steilacoom Rd SE	Olympia WA 98513
HICKS, BIANCA SOLEIL & JAMES RUSSELL	8306 Hawksridge Dr SE	Olympia, WA 98513
Higham, Nicholas Thomas	8414 Hawksridge Dr SE	Olympia WA 98513
HISLE, BILLIE E	237 Redtail Dr SE	Olympia, WA 98513
Hisle, Billie Edsel	237 Redtail Dr SE	Olympia WA 98513
Hisle, Billye C	237 Redtail Dr SE	Olympia WA 98513
HOLDREN, CYNTHIA J	8430 Hawksridge Dr SE	Olympia, WA 98513
Holdren, Cynthia Jean	8430 Hawksridge Dr SE	Olympia WA 98513
Holdren, James B	8430 Hawksridge Dr SE	Olympia WA 98513
Hollie, Savannah D	8027 N Bicentennial Loop SE Apt 12	Olympia WA 98503
Holmes, Aaron C E	337 Peregrine Dr SE	Olympia WA 98513
HOLMES, RICHARD & CONSTANCE	337 Peregrine Dr SE	Olympia, WA 98513
Holstine, Lisa Marie	1406 Alameda Ave	Fircrest WA 98466
Horsley, Zachary Ryan	417 Revere Ct SE	Olympia WA 98503
Housain, Aisha	405 Peregrine Dr SE	Olympia WA 98513
HOUSAIN, SHAKIR	405 Peregrine Dr SE	Olympia, WA 98513
Houston, Cheryl Suzanne	8024 N Bicentennial Loop SE Apt 4	Olympia WA 98503
Howard, Artie C	8036 S Bicentennial Loop SE	Olympia WA 98503
HOWARD, ARTIE C & SANDRA N	8036 S Bicentennial Loop SE	Lacey, WA 98503
Howard, Cody Scott	8034 3rd Ave SE Apt D	Olympia WA 98503
Howard, Douglas R	8530 Steilacoom Rd SE Unit 68	Olympia WA 98513
Howard, Sandra N	8036 S Bicentennial Loop SE	Olympia WA 98503
Hubert, Rebecca Jeanne	8024 N Bicentennial Loop SE Apt 3	Olympia WA 98503
Hughes, Dena Lynn	8530 Steilacoom Rd SE Unit 89	Olympia WA 98513
Hughes, Robert Warren Jr	8723 Hawks Glen Loop SE	Olympia WA 98513
Hunt, Kosin	8446 Hawksridge Dr SE	Olympia WA 98513
Hunt, Shariah Chantelle	8446 Hawksridge Dr SE	Olympia WA 98513
Inman, Lorenzo Thomas	8318 Hawksridge Dr SE	Olympia WA 98513
IZER, KENNETH M	509 Hidden Forest Dr SE	Olympia, WA 98513
Izer, Kenneth Mitchell	509 Hidden Forest Dr SE	Olympia WA 98513
Izer, Seneca Eleanor	509 Hidden Forest Dr SE	Olympia WA 98513
Jaramillo, David Ray	8530 Steilacoom Rd SE Unit 53	Olympia WA 98513
JELINIC, PETAR & GORDANA	8311 Hawksridge Dr SE	Olympia, WA 98513
JENNA PROPERTIES LLC	8110 N Bicentennial Loop SE	Lacey, WA 98503
Jensen, George Morton	538 Hidden Forest Dr SE	Olympia WA 98513
Jensen, Wilma Jean	538 Hidden Forest Dr SE	Olympia WA 98513
JIMENEZ MENDOZA, RAMON	8645 Steilacoom Rd SE	Olympia, WA 98513
JOHNIGK, GARY & H LYNN	605 Hawks Glen Dr SE	Olympia, WA 98513
Johnigk, Gary S	605 Hawks Glen Dr SE	Olympia WA 98513
Johnigk, Hazel Lynn	605 Hawks Glen Dr SE	Olympia WA 98513
JOHNSON, DEBBIE K & BROOKS E	8536 8th Ct SE	Olympia, WA 98513
Johnson, Jerome M	8530 Steilacoom Rd SE Unit 128	Olympia WA 98513
Johnson, Steven L	8434 3rd Ave SE	Olympia WA 98513
Johnson, Tessa Marie	8536 8th Ct SE	Olympia WA 98513
Johnson, Tony Carl	8012 N Bicentennial Loop SE Apt B	Olympia WA 98503
JONES, MICHELE W	8314 Peregrine Loop SE	Olympia, WA 98513
Jones, Nickolas A	422 Benefit Rd	Chesapeake VA 23322
Jorgensen-Dobson, Kristin	8944 Steilacoom Rd SE	Olympia WA 98513
Joyce, Sean Michael	8046 N Bicentennial Loop SE Apt B	Olympia WA 98503
Judkins, Craig Lee	8143 N Bicentennial Loop SE Apt B	Olympia WA 98503
Judkins, Rose Irene	8143 N Bicentennial Loop SE Apt B	Olympia WA 98503
June, Nicole M	8507 8th Ct SE	Olympia WA 98513
KARRER, ANDREAS & MICHELLE R	8836 Steilacoom Rd SE	Olympia, WA 98513
Kauano, George D	PO Box 5975	Lacey Wa 98509
Kauano, Georgian K	PO Box 5975	Lacey Wa 98509
KAYE, DONALD E	539 Hidden Forest Dr SE	Olympia, WA 98513
Kaye, Un Suk	539 Hidden Forest Dr SE	Olympia WA 98513
KEARNEY, TRACEY L	8133 S Bicentennial Loop SE	Lacey, WA 98503

**FINAL MAILING LIST
ANNEX2018-05 - PROPERTY OWNERS REGISTERED VOTERS**

NAME	MailAdd	MailAdd2
KEIP, ALBERT J	8730 Hawks Glen Loop SE	Olympia, WA 98513
Keip, Chad Ethan	8730 Hawks Glen Loop SE	Olympia WA 98513
Keip, Helen Jo	8730 Hawks Glen Loop SE	Olympia WA 98513
Key, Michael Clayton	421 Revere Ct SE	Olympia WA 98503
KEY, MONICA C	421 Revere Ct SE	Lacey, WA 98503
Key, Shane Clayton	421 Revere Ct SE	Olympia WA 98503
Kilpatrick, Sarah Ann	8111 N Bicentennial Loop SE Apt B	Olympia WA 98503
Kincy, Bryce David	605 Hidden Forest Dr SE	Olympia WA 98513
Kincy, Marilyn Kay	605 Hidden Forest Dr SE	Olympia WA 98513
KLEMP, JAMES A	616 Hawks Glen Dr SE	Olympia, WA 98513
Klemp, James Allen	616 Hawks Glen Dr SE	Olympia WA 98513
Klemp, Song Suk	616 Hawks Glen Dr SE	Olympia WA 98513
KLUSKA, KATHERINE	623 Hawks Glen Dr SE	Olympia, WA 98513
Kluska, Katherine F	623 Hawks Glen Dr SE	Olympia WA 98513
KNICKERBOCKER, JOHANNA L	8139 S Bicentennial Loop SE	Lacey, WA 98503
Knickerbocker, Johanna Lisa	8139 S Bicentennial Loop SE	Olympia WA 98503
Koestner, Joslyn M	8734 Hawks Glen Loop SE	Olympia WA 98513
Kooyman, Paisley Rhiannon	31692 Pittsburg Rd	Saint Helens OR 97051
Kooyman, Scott A	PO Box 296	Naches WA 98937
Koppenstein, Deniz H	8530 Steilacoom Rd SE Unit 69	Olympia WA 98513
Krill, Evan M	8019 N Bicentennial Loop SE Apt C	Olympia WA 98503
Krill, Sarah Elizabeth	8019 N Bicentennial Loop SE Apt C	Olympia WA 98503
KRONGMUANG, JARREYAH	8428 3rd Ave SE	Olympia, WA 98513
Krongnuang, Jarreyah	8428 3rd Ave SE	Olympia WA 98513
KROTH, BUNHAM	8441 Hawksridge Dr SE	Olympia, WA 98513
Krueger, Chris S	8408 Redtail Ct SE	Olympia WA 98513
Krueger, Ross E	8408 Redtail Ct SE	Olympia WA 98513
Kuppe, Anthony J	8112 S Bicentennial Loop SE	Olympia WA 98503
La Londe, Bettie Jean	417 Revere Ct SE	Olympia WA 98503
Lai, Michael D	8518 8th Ct SE	Olympia WA 98513
Laing, Mark Andrew	8116 N Bicentennial Loop SE Apt B	Olympia WA 98503
Lajeret, David Elko	8530 Steilacoom Rd SE Unit 14	Olympia WA 98513
Lamb, Taykoa Jacquelin	8740 Hawks Glen Loop SE	Olympia WA 98513
Lampman, Ronald A	8304 3rd Ave SE	Olympia WA 98513
LAMPMAN, RONALD A & TRUDE M	8304 3rd Ave SE	Olympia, WA 98513
Lampman, Trude M	8304 3rd Ave SE	Olympia WA 98513
Languell, Mary	531 Hidden Forest Dr SE	Olympia WA 98513
LANGUELL, MARY F	531 Hidden Forest Dr SE	Olympia, WA 98513
Larimer, Jerry L	8607 Steilacoom Rd SE Apt A	Olympia WA 98513
Larimer, Kelly	8607 Steilacoom Rd SE Unit A	Olympia WA 98513
Larsen, Jacob Austin	8518 8th Ct SE	Olympia WA 98513
Lawson, Courtney Lachelle	439 Peregrine Dr SE	Olympia WA 98513
Lay, Jennifer Taing	638 Hidden Forest Dr SE	Olympia WA 98513
Layser, Judy Fay	8044 3rd Ave SE Apt D2	Olympia WA 98503
Lee, Kelly Michelle	8030 3rd Ave SE Apt D	Olympia WA 98503
Leetch, Glen A	8530 Steilacoom Rd SE Unit 20	Olympia WA 98513
Leiren, Brandi Deion	445 Peregrine Dr SE	Olympia WA 98513
Leiren, Sam W	445 Peregrine Dr SE	Olympia WA 98513
LEIREN, SAMUEL W	445 Peregrine Dr SE	Olympia, WA 98513
Leitu, Maryanne	8034 3rd Ave SE Apt D	Olympia WA 98503
Lent, Tony D	415 Peregrine Dr SE	Olympia WA 98513
Leppert, Frances Jane	413 Paine Ct SE	Olympia WA 98503
LEPPERT, GREGORY A	413 Paine Ct SE	Lacey, WA 98503
Lewis, Joseph Matthew	1420 Marvin Rd NE Ste C PMB 220	Lacey WA 98516
Liddane, Stephen James	545 Hidden Forest Dr SE	Olympia WA 98513
Lindsay, Leonora	8040 3rd Ave SE Apt A2	Olympia WA 98503
LIVINGS, AHLEUM CHO	624 Hidden Forest Dr SE	Olympia, WA 98513
Living, Eun Ju Cho	624 Hidden Forest Dr SE	Olympia WA 98513

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NAME	MailAdd	MailAdd2
LIWANAG, ROMEO V	8712 Hawks Glen Loop SE	Olympia, WA 98513
Loehden, Edward Harold	331 Peregrine Dr SE	Olympia WA 98513
London, Theodore Ben	8702 Hawks Glen Loop SE	Olympia WA 98513
Lopez, Kennias	8530 Steilacoom Rd SE Unit 48	Olympia WA 98513
LOVE, MARY	412 Paine Ct SE	Lacey, WA 98503
Love, Mary Jeanne	412 Paine Ct SE	Olympia WA 98503
Love, Robert Bruce	412 Paine Ct SE	Olympia WA 98503
Lowry, Rickey R	8019 N Bicentennial Loop SE Apt A	Olympia WA 98503
LUCAS, ALAN G	8721 Hawks Glen Loop SE	Olympia, WA 98513
Lucas, Catherine E	8721 Hawks Glen Loop SE	Olympia WA 98513
Lucas, Christopher Alan	8721 Hawks Glen Loop SE	Olympia WA 98513
LUE, FUTI A	8715 Hawks Glen Loop SE	Olympia, WA 98513
Lui, Anthony F	8715 Hawks Glen Loop SE	Olympia WA 98513
Lui, Futi A	8715 Hawks Glen Loop SE	Olympia WA 98513
Lui, Mercedes G	8715 Hawks Glen Loop SE	Olympia WA 98513
MADISON, PATRICIA M	433 Peregrine Dr SE	Olympia, WA 98513
Mahoney, Lawrence Francis Jr	1401 Marvin Rd NE Ste 307 PMB 507	Lacey, WA 98516
Maldonado, Antonio C	8323 3rd Ave SE	Olympia WA 98513
Maldonado, Margaret A SR	8323 3rd Ave SE	Olympia WA 98513
MALDONALD-CHAVEZ, ANTONIO	8323 3rd Ave SE	Olympia, WA 98513
Mancilla, Marco Antonio	8549 8th Ct SE	Olympia WA 98513
Manikhoth, Kongpanya	8040 3rd Ave SE Apt B1	Olympia WA 98503
Manikhoth, Lienkham	8040 3rd Ave SE Apt B1	Olympia WA 98503
Marinelli, Julie A	30045 Penrose Ln	Castaic CA 91384
Marker, Sarah Kathleen	446 Peregrine Dr SE	Olympia WA 98513
Marquez, Jennifer A	8318 Hawksridge Dr SE	Olympia WA 98513
MARSH, JAMES O & JOYLYN K	8404 3rd Ave SE	Olympia, WA 98513
Marsh, James Owen	8404 3rd Ave SE	Olympia WA 98513
Martin, Jason Lee	8522 8th Ct SE	Olympia WA 98513
Martinez, Pauline Marie	8940 Steilacoom Rd SE	Olympia WA 98513
Martinez, Wilda	1401 Marvin Rd NE Ste 307 PMB 125	Lacey WA 98516
Martinez-Stanley, Cynthia	317 Messenger Ct SE	Olympia WA 98503
Matney, Connie H	PO Box 3323	Lacey WA 98509
MATZ, CATHEY R	233 Peregrine Dr SE	Olympia, WA 98513
Maurer, Diana M	8530 Steilacoom Rd SE Unit 140	Olympia WA 98513
Maynard, Ikuko K	8021 S Bicentennial Loop SE	Olympia WA 98503
Maynard, Jonathan Patrick	8021 S Bicentennial Loop SE	Olympia WA 98503
MAYNARD, LUTHER E JR	8021 S Bicentennial Loop SE	Lacey, WA 98503
Maynard, Yolonda Kaye	8021 S Bicentennial Loop SE	Olympia WA 98503
Mazzei, Terry J	416 Redcoat Ct SE	Olympia WA 98503
MAZZEI, THOMAS W	416 Redcoat Ct SE	Lacey, WA 98503
Mazzei, Thomas William	416 Redcoat Ct SE	Olympia WA 98503
MC CLELLAN, BRADLEY J & TRISHA J	534 Hawks Glen Dr SE	Olympia, WA 98513
McCartney, Katherine Joan	519 Hidden Forest Dr SE	Olympia WA 98513
McClellan, Brad J	534 Hawks Glen Dr SE	Olympia WA 98513
McClellan, Trisha Ann	534 Hawks Glen Dr SE	Olympia WA 98513
McCollam, Angela Dawn	109 NE San Rafael St Apt 43	Portland OR 97212
McConville, Christian	408 Freedom Ct SE	Olympia WA 98503
MCCONVILLE, CHRISTIAN & JOHANA	408 Freedom Ct SE	Lacey, WA 98503
McConville, Johana	408 Freedom Ct SE	Olympia WA 98503
McDuff, Michael A	8149 N Bicentennial Loop SE Apt A	Olympia WA 98503
McGaugh, Carol Lynn	8108 S Bicentennial Loop SE	Olympia WA 98503
MCGAUGH, MICHAEL & CAROL	8108 S Bicentennial Loop SE	Lacey, WA 98503
McGaugh, Michael Troy	8108 S Bicentennial Loop SE	Olympia WA 98503
McNeely, Joan Marie	8530 Steilacoom Rd SE Unit 122	Olympia WA 98513
McNeely, Robbie E	8530 Steilacoom Rd SE Unit 122	Olympia WA 98513
McPherson, Kenneth R	8530 Steilacoom Rd SE Unit 67	Olympia WA 98513
Mechtley, Trisha Dawn	8740 Hawks Glen Loop SE	Olympia WA 98513

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NAME	MailAdd	MailAdd2
MEE, BURKE W & KAYLA J	629 Hawks Glen Dr SE	Olympia, WA 98513
Meier, Andrew Patrick	540 Hidden Forest Dr SE	Olympia WA 98513
Meier, Lisa Kay	540 Hidden Forest Dr SE	Olympia WA 98513
Meier, Tami R	510 Hawks Glen Dr SE	Olympia WA 98513
Mendiola, April S N	8607 Steilacoom Rd SE Unit A	Olympia WA 98513
Meno, Vince Kiaha	8526 8th Ct SE	Olympia WA 98513
MESSER, GERALD S	8406 Hawksridge Dr SE	Olympia, WA 98513
Messer, Hannelore	8406 Hawksridge Dr SE	Olympia WA 98513
Messer-Toci, Patricia Anne	8401 Hawksridge Dr SE	Olympia WA 98513
Mikelson, Charles Jason Sr	415 Redcoat Ct SE	Olympia WA 98503
Mikelson, Leslie A	1820 Spencer CT	Dupont WA 98327
Millan Ayala, Alonso	8530 Steilacoom Rd SE Unit 64	Olympia WA 98513
Miller, Anna Rene	8710 Hawks Glen Loop SE	Olympia WA 98513
Miller, Beth Elaine	7919 NW 90th St Apt 10	Seattle WA 98117
Miller, Cody R	8710 Hawks Glen Loop SE	Olympia WA 98513
MILLER, JODY L	8710 Hawks Glen Loop SE	Olympia, WA 98513
MILLER, STEVIE RENEE	315 Hancock Ct SE	Lacey, WA 98503
Mills, Edwin Leslie III	8530 Steilacoom Rd SE Unit 99	Olympia WA 98513
Mills, Jami A	310 Messenger Ct SE	Olympia WA 98503
Mills, Kimberly Ann	8530 Steilacoom Rd SE Unit 99	Olympia WA 98513
Mills, Shannon O	8530 Steilacoom Rd SE Unit 99	Olympia WA 98513
Milne, Sydney Arlene	8150 N Bicentennial Loop SE Apt B	Olympia WA 98503
Mineer, Nancy K	549 Hidden Forest Dr SE	Olympia WA 98513
Mitchell, Dale L	8530 Steilacoom Rd SE Unit 117	Olympia WA 98513
Mom, Aaron Narack	518 Hawks Glen Dr SE	Olympia WA 98513
Mom, April Theavy	518 Hawks Glen Dr SE	Olympia WA 98513
Monahan, Lucy Rae	8003 N Bicentennial Loop SE Apt C	Olympia WA 98503
Mooney, Cathleen Erin	8530 Steilacoom Rd SE Unit 70	Olympia WA 98513
MOORE, CHRISTOPHER P	407 Freedom Ct SE	Lacey, WA 98503
Moore, Kelly Lee	8434 3rd Ave SE	Olympia WA 98513
Moreno Velasco, Rodrigo	615 Hidden Forest Dr SE	Olympia WA 98513
Moreno, Rozanna	615 Hidden Forest Dr SE	Olympia WA 98513
Morgan, Sarah Diane	PO Box 54	Rainier WA 98576-0054
Morhous, Jessica Lou	8530 Steilacoom Rd SE Unit 12	Olympia WA 98513
Morin, Brilee-Anne Aleshanee	940 51st St NW	Seattle WA 98107
Morris, Matthew Ryan	8040 3rd Ave SE Apt B4	Olympia WA 98503
Mosley, Christel H	8433 Hawksridge Dr SE	Olympia WA 98513
Mosley, Hernon	8433 Hawksridge Dr SE	Olympia WA 98513
MOSLEY, HERNON & CHRISTEL	8433 Hawksridge Dr SE	Olympia, WA 98513
Moulton, Suzan Marie	8402 Hawksridge Dr SE	Olympia WA 98513
Mourng, Srun	PO Box 3202	Lacey Wa 98509
Mowat, Amanda Lynn	8149 N Bicentennial Loop SE Apt B	Olympia WA 98503
Mowat, Christine L	8149 N Bicentennial Loop SE Apt B	Olympia WA 98503
Mowat, William	8149 N Bicentennial Loop SE Apt B	Olympia WA 98503
MUMTAZ, KHIROOL N	8303 Peregrine Ct SE	Olympia, WA 98513
Muro, Natalie Tamara	8104 Roosevelt Way NE	Seattle WA 98115
Murphy, Kathleen Betty	233 Peregrine Dr SE	Olympia WA 98513
MY, CHHUM & KHAMPIN, MAN	724 Hawks Glen Dr SE	Olympia, WA 98513
MY, SOK	518 Hawks Glen Dr SE	Olympia, WA 98513
Naputi, Joaquin R	8714 Hawks Glen Loop SE	Olympia WA 98513
Navas-Algarin, Fernando	PO Box 5368	Lacey WA 98509-5368
NAVAS-ALGARIN, YI	409 Freedom Ct SE	Lacey, WA 98503
Navor, Martin JR	517 Hidden Forest Dr SE	Olympia WA 98513
Navor, Marvin J	517 Hidden Forest Dr SE	Olympia WA 98513
Neptune, Geraldine D	321 Hancock Ct SE	Olympia WA 98503
NEPTUNE, WAYNE K	321 Hancock Ct SE	Lacey, WA 98503
Ness, Kenneth	8254 Washington St Apt 88	Thornton CO 80229
NEY, CHING Y	8434 3rd Ave SE	Olympia, WA 98513

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NAME	MailAdd	MailAdd2
Ney, Ching Yeh	8434 3rd Ave SE	Olympia WA 98513
Nguyen, Can	8147 S Bicentennial Loop SE	Olympia WA 98503
Nguyen, Minh T	8147 S Bicentennial Loop SE	Olympia WA 98503
Nielsen, Nycadan Jacende	8530 Steilacoom Rd SE Unit 66	Olympia WA 98513
Nor, Mareyom	308 Hancock Ct SE	Olympia WA 98503
NOR, SET ALY	308 Hancock Ct SE	Lacey, WA 98503
Nor, Set-Aly	308 Hancock Ct SE	Olympia WA 98503
Norberg, Mackenzie Danielle	629 Hidden Forest Dr SE	Olympia WA 98513
Norlin, Ashley Leeann	8530 Steilacoom Rd SE Unit 99	Olympia WA 98513
Olson, Mitchell Thomas	529 Hidden Forest Dr SE	Olympia WA 98513
Orm, Ronald J	8100 Steilacoom Rd SE	Olympia WA 98503
Ornellas, Gary L	8530 Steilacoom Rd SE Unit 136	Olympia WA 98513
ORTIZ, RICHARD	8015 S Bicentennial Loop SE	Lacey, WA 98503
OSTRANDER, KARLA S & NOEL T	716 Cali Ln SE	Olympia, WA 98513
Ostrander, Karla Sue	716 Cali Ln SE	Olympia WA 98513
Ostrander, Michael McLeod II	716 Cali Ln SE	Olympia WA 98513
Ostrander, Noel T	716 Cali Ln SE	Olympia WA 98513
OSTROM MUSHROOM CO INC	8322 Steilacoom Rd SE	Olympia, WA 98513
Osvog, Clark Miller	37462 18th Ave S	Federal Way WA 98003
OVEL, SUZANNE M	8745 Hawks Glen Loop SE	Olympia, WA 98513
Ovel, Suzanne Marie	8745 Hawks Glen Loop SE	Olympia WA 98513
Owen, Anna Loretta	8034 3rd Ave SE Apt B	Olympia WA 98503
Owen, Hannah Sophia	8034 3rd Ave SE	Olympia WA 98503
Painter, Lori Jane	8530 Steilacoom Rd SE Unit 12	Olympia WA 98513
Paiz, Jonathan Emmanuel	22054 Haynes Ave	Farmington Hill MI 48336
Palmer, Joshua Lee	8530 Steilacoom Rd SE Unit 106	Olympia WA 98513
Palmer, Nicholas Lee	8546 8th Ct SE	Olympia WA 98513
Palomo, Arlyn T	8127 S Bicentennial Loop SE	Olympia WA 98503
PALOMO, PATRICIA	8127 S Bicentennial Loop SE	Lacey, WA 98503
Palomo, Patricia Tobias	8127 S Bicentennial Loop SE	Olympia WA 98503
PANGELINAN, FRANCISCO B	645 Hidden Forest Dr SE	Olympia, WA 98513
Pangelinan, Nicole Marie	524 Hidden Forest Dr SE	Olympia WA 98513
Pangelinan, Ramona Annette	524 Hidden Forest Dr SE	Olympia WA 98513
Pangelinan, Rosita T	645 Hidden Forest Dr SE	Olympia WA 98513
Parish, Aryona Marie	8008 N Bicentennial Loop SE Apt D	Olympia WA 98503
Park, Grace Nare	1401 Marvin Rd NE Ste 307 PMB 521	Lacey WA 98516
Park, Son Hui	1401 Marvin Rd NE Ste 307 PMB 521	Lacey, WA 98516-5710
Park, Steve J	1401 Marvin Rd NE Ste 307 PMB 521	Olympia WA 98516
Parker, Andre Maurice	8736 Hawks Glen Loop SE	Olympia WA 98513
PARKER, EDDIE & ELAINE	8736 Hawks Glen Loop SE	Olympia, WA 98513
Parker, Eddie L	8736 Hawks Glen Loop SE	Olympia WA 98513
Parker, Elaine M	8736 Hawks Glen Loop SE	Olympia WA 98513
PARKS, JOHNNY & PAULINE	8940 Steilacoom Rd SE	Olympia, WA 98513
Patterson, Halle Lashae	PO Box 123	Olympia, WA 98507
Patterson, Tina V	410 Redcoat Ct SE	Olympia WA 98503
Payne, Gerschel Alcides	8530 Steilacoom Rd SE Unit 9	Olympia WA 98513
Peet, Lauren Ashley	8621 Steilacoom Rd SE Unit B	Olympia WA 98513
Pemberton, Dean W	225 Redtail Dr SE	Olympia WA 98513
PEMBERTON, DEAN W & YONG O	225 Redtail Dr SE	Olympia, WA 98513
Pemberton, Lily A	225 Redtail Dr SE	Olympia WA 98513
Peneueta, Ailini Tina Q	8619 Steilacoom Rd SE Unit A	Olympia WA 98513
Penrod, Haden Dean	315 Hancock Ct SE	Olympia WA 98503
Perry, Walter H	PO Box 12342	Olympia, WA 98508-2342
PETERS, TERRY M	8702 Hawks Glen Loop SE	Olympia, WA 98513
Petracek, Johetta	PO Box 8802	Lacey, WA 98509-8802
Petty, Dorothy L	215 Peregrine Dr SE	Olympia WA 98513
PETTY, NATHANIEL	215 Peregrine Dr SE	Olympia, WA 98513
PHELPS, JAMES	706 Hawks Glen Dr SE	Olympia, WA 98513

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NAME	MailAdd	MailAdd2
Phelps, James D	706 Hawks Glen Dr SE	Olympia WA 98513
Pickering, Jennifer R	535 Hawks Glen Dr SE	Olympia WA 98513
Pickering, Matthew W	9410 218th St CT E	Graham WA 98338
Pickering, Rosalinda M	535 Hawks Glen Dr SE	Olympia WA 98513
PICKERING, TIMOTHY D	535 Hawks Glen Dr SE	Olympia, WA 98513
Pierson, Lori Rae	8530 Steilacoom Rd SE Unit 68	Olympia WA 98513
PLASCENCIA, MARCELA	427 Peregrine Dr SE	Olympia, WA 98513
Plascencia, Yolanda May	8530 Steilacoom Rd SE Apt 37	Olympia WA 98513
Polking, Christy Ann	8718 Hawks Glen Loop SE	Olympia WA 98513
POLKING, DANIEL J	8718 Hawks Glen Loop SE	Olympia, WA 98513
Polking, Daniel Joseph	8718 Hawks Glen Loop SE	Olympia WA 98513
PORTER, SUSAN J	8442 Hawksridge Dr SE	Olympia, WA 98513
POULTNEY, NANCY	434 Peregrine Dr SE	Olympia, WA 98513
Poultney, Nancy A	434 Peregrine Dr SE	Olympia WA 98513
Pourarien, Christina L	8716 Hawks Glen Loop SE	Olympia WA 98513
POURARIEN, CHRISTINA L & CODY S	8716 Hawks Glen Loop SE	Olympia, WA 98513
Prevost, Miekel Adrian	8544 8th Ct SE	Olympia WA 98513
Quintana, Cecelia Salazar	8040 3rd Ave SE Apt B3	Olympia WA 98503
Rachal, Lola N	402 Peregrine Dr SE	Olympia WA 98513
RADACH, KAREN	8410 3rd Ave SE	Olympia, WA 98513
Radach, Karen Ruth	8410 3rd Ave SE	Olympia WA 98513
Radach, Kristopher M	8410 3rd Ave SE	Olympia WA 98513
Radtke, Kathy E	PO Box 3020	Lacey WA 98509
Ramos, Rufino Roberto	8530 Steilacoom Rd SE Apt 150	Olympia WA 98513
Ramos, Yvonne T	8714 Hawks Glen Loop SE	Olympia WA 98513
Ramsey, Sidney A	8530 Steilacoom Rd SE Unit 114	Olympia WA 98513
Rathbun, Alejandro Javier F	8126 N Bicentennial Loop SE Apt B	Olympia WA 98503
Reames-Clevenger, Myra Lee	31805 3rd Pl SW Apt A	Federal Way WA 98023
Red, Lisa Ann	8143 N Bicentennial Loop SE Apt A	Olympia WA 98503
Rednour, Brandon Michael	8530 Steilacoom Rd SE Unit 42	Olympia WA 98513
Reese, Paul Douglas III	214 Messenger St SE Apt C	Olympia WA 98503
Reeves, Catherine L	8731 Hawks Glen Loop SE	Olympia WA 98513
Reeves, Steven L	8731 Hawks Glen Loop SE	Olympia WA 98513
Reid, Joshua Glenn	8030 3rd Ave SE Apt D	Olympia WA 98503
Reyna, Anthony	619 Hidden Forest Dr SE	Olympia WA 98513
Reyna, Valentine	619 Hidden Forest Dr SE	Olympia WA 98513
Richardson, Dana Robert	39284 Via Belleza	Murrieta, CA 92563-4869
Richmond, Robert Dale	7400 Jones Dr Apt 3438	Galveston TX 77551-2174
Rigg, Terry Joe	8530 Steilacoom Rd SE Unit 56	Olympia WA 98513
Riley, Sharon M	8035 N Bicentennial Loop SE Apt 7	Olympia WA 98503
Ritter, Joseph Daniel	8111 N Bicentennial Loop SE Unit A	Olympia WA 98503
Rivas, Anthony	411 Freedom Ct SE	Olympia WA 98503
RIVAS, FLORENTINA	411 Freedom Ct SE	Lacey, WA 98503
Rivas, Mary Ann	411 Freedom Ct SE	Olympia WA 98503
RIVER RIDGE COVENANT CHURCH	7945 Steilacoom Rd SE	Lacey, WA 98503
Rivera, Crystal Dawn	4812 Jay Matt Dr	Yukon OK 73099-2321
Rivera, Francisco Santos	8530 Steilacoom Rd SE Apt 43	Olympia WA 98513
RIVERA, JUSTIN R	8734 Hawks Glen Loop SE	Olympia, WA 98513
Rivera, Justin Ray	8734 Hawks Glen Loop SE	Olympia WA 98513
Rivera, Kristin Ryan	4812 Jay Matt Dr	Yukon OK 73099-2321
Rivera, Mary Frances	8734 Hawks Glen Loop SE	Olympia WA 98513
RIXE, DAVID MICHAEL	8402 Hawksridge Dr SE	Olympia, WA 98513
Roach, Keith Thomas	8143 N Bicentennial Loop SE A	Olympia WA 98503
ROBERTSON, JAMES M JR & ELAINE S	8735 Hawks Glen Loop SE	Olympia, WA 98513
ROBINSON, LESLIE	415 Redcoat Ct SE	Lacey, WA 98503
Robison, Starr Marie	8035 N Bicentennial Loop SE Apt 8	Olympia WA 98503
Rodriguez Torres, Mayra S	8530 Steilacoom Rd SE Unit 127	Olympia WA 98513
Rodriguezmoreno, Miguel A	8530 Steilacoom Rd SE Unit 72	Olympia WA 98513

FINAL MAILING LIST
ANNEX2018-05 - PROPERTY OWNERS REGISTERED VOTERS

NAME	MailAdd	MailAdd2
Rohleder, Thomas A	8530 Steilacoom Rd SE Unit 96	Olympia WA 98513
Rosario, Ester F	8302 Hawksridge Dr SE	Olympia WA 98513
ROSARIO, FRED B	8302 Hawksridge Dr SE	Olympia, WA 98513
ROSARIO, GREGORY F & KAREN D	636 Hidden Forest Dr SE	Olympia, WA 98513
Rosario, Gregory Furuc	636 Hidden Forest Dr SE	Olympia WA 98513
Rosario, Karen D	636 Hidden Forest Dr SE	Olympia WA 98513
ROSS, ROBERT M & JESSICA A	533 Hidden Forest Dr SE	Olympia, WA 98513
Rothman, Amy L	523 Hidden Forest Dr SE	Olympia WA 98513
RUDEEN, MARLYS	8545 8th Ct SE	Olympia, WA 98513
Rudeen, Marlys E	8545 8th Ct SE	Olympia WA 98513
RUSSELL, MILLER W & JENISE A	8030 S Bicentennial Loop SE	Lacey, WA 98503
SALARY, WILLIE J	8409 Hawksridge Dr SE	Olympia, WA 98513
Salas, Joseph Anthony	10817 Whipple Crest Ave	Las Vegas NV 89166
Salle, Elizabeth Renee	402 Peregrine Dr SE	Olympia WA 98513
Sam, Chantha	8719 Hawks Glen Loop SE	Olympia WA 98513
Sanchez, David D	310 Messenger Ct SE	Olympia WA 98503
SANDERS, SANDRA L	8549 8th Ct SE	Olympia, WA 98513
Santee, Edwin Charles Jr	8530 Steilacoom Rd SE Apt 29	Olympia WA 98513
Santo, Terry R	8530 Steilacoom Rd SE Unit 46	Olympia WA 98513
Sattar, Sabbeyoon N	8304 Peregrine Ct SE	Olympia WA 98513
SCHEIBECK, DAVID C	546 Hidden Forest Dr SE	Olympia, WA 98513
Scheibeck, David Carl	546 Hidden Forest Dr SE	Olympia WA 98513
Scheibeck, Pil C	546 Hidden Forest Dr SE	Olympia WA 98513
Schibel, Candice M	8126 S Bicentennial Loop SE	Olympia WA 98503
Schibel, Kyle Alan	8126 S Bicentennial Loop SE Apt SOUTHEAS	Olympia WA 98503
Schibel, Sean Doyle	8126 S Bicentennial Loop SE	Olympia WA 98503
Schlegel, Matthew D	8721 Hawks Glen Loop SE	Olympia WA 98513
Schmidt, Delores E	8132 N Bicentennial Loop SE Unit B	Olympia WA 98503
Schroedel, Sydney Christine	8523 8th Ct SE	Olympia WA 98513
Schultz, Kandise Ann	8530 Steilacoom Rd SE Unit 17	Olympia WA 98513
Schultz, Sandra J	8530 Steilacoom Rd SE Unit 17	Olympia WA 98513
Schultz, Shawn Michael	8530 Steilacoom Rd SE Unit 17	Olympia WA 98513
Semken, Brien Anthony	446 Peregrine Dr SE	Olympia WA 98513
SERRANO, SAUL & ELSA	309 Hancock Ct SE	Lacey, WA 98503
Serrano, Saul G	309 Hancock Ct SE	Olympia WA 98503
Setbacken, Teri L	8704 Hawks Glen Loop SE	Olympia WA 98513
Shaffer, Crystal Lynn	8530 Steilacoom Rd SE Unit 9	Olympia WA 98513
SHARTZER, DERICK L	609 Hidden Forest Dr SE	Olympia, WA 98513
Shartzter, Teresa	609 Hidden Forest Dr SE	Olympia WA 98513
Sheldon, David Anthony	8705 Hawks Glen Loop SE	Olympia WA 98513
SHELDON, ROBIN K	8705 Hawks Glen Loop SE	Olympia, WA 98513
Sheldon, Robin Kay	8705 Hawks Glen Loop SE	Olympia WA 98513
Shields, Andrew Gregory	8541 8th Ct SE	Olympia WA 98513
SHIELDS, MICHAEL & MARGARET	8541 8th Ct SE	Olympia, WA 98513
SHORTER, ERIC C	8704 Hawks Glen Loop SE	Olympia, WA 98513
Shorter, Eric Christopher	8704 Hawks Glen Loop SE	Olympia WA 98513
Silerio, Andrea Patricia	8530 Steilacoom Rd SE Unit 70	Olympia WA 98513
Sinclair, Jacqueline H	8318 Hawksridge Dr SE	Olympia WA 98513
Sinclair, Jauquin D	8318 Hawksridge Dr SE	Olympia WA 98513
Skelton, Karen M	8342 Hawksridge Dr SE	Olympia WA 98513
SKELTON, TROY	8342 Hawksridge Dr SE	Olympia, WA 98513
Skelton, Troy C	8342 Hawksridge Dr SE	Olympia WA 98513
Slack, Delois	8030 3rd Ave SE APT B	Olympia WA 98503
Smith, Anthony Jay	410 Redcoat Ct SE	Olympia WA 98503
Smith, Beth Nicole	8530 Steilacoom Rd SE Unit 106	Olympia WA 98513
Smith, Christopher Michael	406 Paine Ct SE	Olympia WA 98503
Smith, Cibeles A	8114 S Bicentennial Loop SE	Olympia WA 98503
SMITH, CLARENCE	509 Hawks Glen Dr SE	Olympia, WA 98513

FINAL MAILING LIST
ANNEX2018-05 - PROPERTY OWNERS REGISTERED VOTERS

NAME	MailAdd	MailAdd2
Smith, Diana L	8427 3rd Ave SE	Olympia WA 98513
Smith, Jacob Eugene	148 S Sage St	Shelton WA 98584-8226
Smith, Janice E	8149 N Bicentennial Loop SE Apt A	Olympia WA 98503
Smith, Jennifer Elizabeth	8003 N Bicentennial Loop SE Apt C	Olympia WA 98503
Smith, Joyce S	320 Hancock Ct SE	Olympia WA 98503
SMITH, JOYCE S & ROGER A	320 Hancock Ct SE	Lacey, WA 98503
Smith, Julian F	8418 Hawksridge Dr SE	Olympia WA 98513
Smith, Kathy L	406 Paine Ct SE	Olympia WA 98503
Smith, Lisa Rena	509 Hawks Glen Dr SE	Olympia WA 98513
SMITH, ROBERT E	8114 S Bicentennial Loop SE	Lacey, WA 98503
Smith, Roger A	320 Hancock Ct SE	Olympia WA 98503
Smith, Theodore Jame	8003 N Bicentennial Loop SE Apt C	Olympia WA 98503
Smith, Truman Mathias	9118b Brown St	Del Rio TX 78840
Snyder, Jennifer Jean	8024 N Bicentennial Loop SE Apt 1	Olympia WA 98503
Snyder, Sharon Joannemarie	8012 N Bicentennial Loop SE Apt A	Olympia WA 98503
Sok, Ry	PO Box 3202	Lacey Wa 98509
SOLBERG, JAMES RODNEY	8014 S Bicentennial Loop SE	Lacey, WA 98503
Soles, Ibrahim	308 Hancock Ct SE	Olympia WA 98503
SOM, SOPHAN	8720 Hawks Glen Loop SE	Olympia, WA 98513
Som, Thavaro	8720 Hawks Glen Loop SE	Olympia WA 98513
Sommer, Ashley Nicole	8044 3rd Ave SE Apt D1	Olympia WA 98503
Sommer, Marcus David	8044 3rd Ave SE Apt D1	Olympia WA 98503
Son, Dara	712 Hawks Glen Dr SE	Olympia WA 98513
Soriaga, Arsenio M	331 Peregrine Dr SE	Olympia WA 98513
SORIAGA, ARSENIO M & CARMEN G	331 Peregrine Dr SE	Olympia, WA 98513
Sroeuy, Lap	8341 Hawksridge Dr SE	Olympia WA 98513
SROEUY, SRAB	8341 Hawksridge Dr SE	Olympia, WA 98513
STANLEY, CURTIS P	317 Messenger Ct SE	Lacey, WA 98503
Steele, Kyong C	8703 Hawks Glen Loop SE	Olympia WA 98513
Steele, Russell	8703 Hawks Glen Loop SE	Olympia WA 98513
STEELE, RUSSELL & KYONG C	8703 Hawks Glen Loop SE	Olympia, WA 98513
Stensby, Dana L	440 Peregrine Dr SE	Olympia WA 98513
Stensby, Jason	440 Peregrine Dr SE	Olympia WA 98513
STENSBY, JASON & DANA	440 Peregrine Dr SE	Olympia, WA 98513
Stensby, Jessica Kristine	440 Peregrine Dr SE	Olympia WA 98513
Stensby, John Allen	440 Peregrine Dr SE	Olympia WA 98513
Stensby, Madolynn Elizabeth	440 Peregrine Dr SE	Olympia WA 98513
Stercks, Charles W	8112 S Bicentennial Loop SE	Olympia WA 98503
Stercks, Mary-Ann I	8112 S Bicentennial Loop SE	Olympia WA 98503
Stercks, Susan E	8112 S Bicentennial Loop SE	Olympia WA 98503
STERCKS, SUSAN E & CHARLES W	8112 S Bicentennial Loop SE	Lacey, WA 98503
STEVENSON, JESSICA N	439 Peregrine Dr SE	Olympia, WA 98513
Stewart, Brenda L	8530 Steilacoom Rd SE Unit 151	Olympia WA 98513
Stewart, Shelly Lynn	543 Hawks Glen Dr SE	Olympia WA 98513
Stolberg, Christopher R	8304 Peregrine Ct SE	Olympia WA 98513
STRAUSER, BRUCE A	635 Hawks Glen Dr SE	Olympia, WA 98513
Street, Darrell	8330 Hawksridge Dr SE	Olympia WA 98513
STREET, DARRELL & ELAINE L	8330 Hawksridge Dr SE	Olympia, WA 98513
Street, Elaine L	8330 Hawksridge Dr SE	Olympia WA 98513
Strench, Tatiana Rae	308 Peregrine Dr SE	Olympia WA 98513
SULLIVAN, KEVIN M	8540 8th Ct SE	Olympia, WA 98513
Sullivan, Sean Michael	8540 8th Ct SE	Olympia WA 98513
SUTTON, DENNIS K	731 Hawks Glen Dr SE	Olympia, WA 98513
Sutton, Dennis Kapel	731 Hawks Glen Dr SE	Olympia WA 98513
SWAYZE, MARGARET	739 Hawks Glen Dr SE	Olympia, WA 98513
Szolomayer, Antony Ray	8010 N Bicentennial Loop SE Unit B	Olympia WA 98503
Tafoya, Keely Ann	325 Peregrine Dr SE	Olympia WA 98513
Tang, Elizabeth Virginia	724 Clinton Dr	Stockton CA 95210

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NAME	MailAdd	MailAdd2
Taylor, Deon M	8510 8th Ct SE	Olympia WA 98513
Taylor, James La Pe Ka	408 Freedom Ct SE	Olympia WA 98503
Taylor, Larry B	416 Revere Ct SE	Olympia WA 98503
TAYLOR, ROSWITHA	8510 8th Ct SE	Olympia, WA 98513
Tee, Hong	638 Hidden Forest Dr SE	Olympia WA 98513
TEE, HONG T	638 Hidden Forest Dr SE	Olympia, WA 98513
Teigen, Megan Beth	8014 N Bicentennial Loop SE Unit A	Olympia WA 98503
Terrell, Glen Robert	8034 3rd Ave SE Apt B	Olympia WA 98503
Terry, Heather Jean	8116 N Bicentennial Loop SE Apt B	Olympia WA 98503
Thompson, Brandy N	545 Hidden Forest Dr SE	Olympia WA 98513
Thorp, Julie Dawn	8403 Redtail Ct SE	Olympia WA 98513
THORP, TERRY & JULIE	8403 Redtail Ct SE	Olympia, WA 98513
Tilley, Shawn Keith	543 Hawks Glen Dr SE	Olympia WA 98513
Tisdale, Keith Max	8515 8th Ct SE	Olympia WA 98513
Tisdale, Michelle G L	8515 8th Ct SE	Olympia WA 98513
Toci, Michael J	8401 Hawksridge Dr SE	Olympia WA 98513
TOCI, PATRICIA A & MICHAEL J	8401 Hawksridge Dr SE	Olympia, WA 98513
TOMLINSON, KUMSUN	403 Freedom Ct SE	Lacey, WA 98503
TORRES, CARLOS H	618 Hidden Forest Dr SE	Olympia, WA 98513
Townsend, Paisley Skye	8139 S Bicentennial Loop SE	Olympia WA 98503
Townsend, Trinity Anne-Rose	8139 S Bicentennial Loop SE	Olympia WA 98503
TRAWEEK, BRANDON R	519 Hawks Glen Dr SE	Olympia, WA 98513
Traweek, Brandon Ray	519 Hawks Glen Dr SE	Olympia WA 98513
TRINIDAD, DORIS H	8714 Hawks Glen Loop SE	Olympia, WA 98513
Trinidad, Rodney H	8714 Hawks Glen Loop SE	Olympia WA 98513
Tritt, Gerald Wayne Jr	415 Redcoat Ct SE	Olympia WA 98503
Tritt, Tara Lynn Mikelson	415 Redcoat Ct SE	Olympia WA 98503
Tuitele, Sean M	2530 Hidden Springs Loop Se	Lacey WA 98509-4011
Turnbaugh, Bethany G	8124 Magrath St	Fort Benning GA 31905
Turnbaugh, Michael E	8124 Magrath St	Fort Benning GA 31905
Tyrolt, Janet Lee	8530 Steilacoom Rd SE Spc 151	Olympia WA 98513
Uraga Cristino, Kevin	8530 Steilacoom Rd SE Unit 124	Olympia WA 98513
Ursini, Barbara J	8030 3rd Ave SE APT A	Olympia WA 98503
VAAGEN, JANA	529 Hidden Forest Dr SE	Olympia, WA 98513
Vaagen, Jana E	529 Hidden Forest Dr SE	Olympia WA 98513
Van Jepmond, Carolan J	411 Redcoat Ct SE	Olympia WA 98503
VAN JEPMOND, FRED	411 Redcoat Ct SE	Lacey, WA 98503
Van Jepmond, O F	411 Redcoat Ct SE	Olympia WA 98503
Van, Wilson M	8418 Hawksridge Dr SE	Olympia WA 98513
Varghese, Philomina Elizabeth	205 Brandywine Ave	Dupont WA 98327
Vazquez, Cecilia M	8530 Steilacoom Rd SE Unit 63	Olympia WA 98513
Velasco, Annie Flores	PO Box 7262	Olympia WA 98507
VELASCO, JOSEPH M	8005 S Bicentennial Loop SE	Lacey, WA 98503
Velazquez, Belen	8530 Steilacoom Rd SE Unit 48	Olympia WA 98513
Ventura, Luz M	8530 Steilacoom Rd SE Apt 139	Olympia WA 98513
Villa, Juan M	8110 N Bicentennial Loop SE APT A	Olympia WA 98503
Villa, Martha L	8110 N Bicentennial Loop SE APT A	Olympia WA 98503
Villavicencio, Johann Andrew	8003 N Bicentennial Loop SE Apt A	Olympia WA 98503
Villavicencio, Shannon Riann	8003 N Bicentennial Loop SE Apt A	Olympia WA 98503
Volchok, Nicole Cheri	8040 3rd Ave SE Apt B2	Olympia WA 98503
Vrakelos, George Gus	8621 Steilacoom Rd SE Apt A	Olympia WA 98513
VUTH, VANNARA	638 Hidden Forest Dr SE	Olympia, WA 98513
Wade, Janet Ann	231 Redtail Dr SE	Olympia WA 98513
Waggener, Michael C	8038 N Bicentennial Loop SE Unit A	Olympia WA 98503
Wagoner, Debra Lynn	430 Valley Spring Rd	Menlo GA 30731
Walters, Petra	227 Peregrine Dr SE	Olympia WA 98513
Walker, Kacie N	8607 Steilacoom Rd SE Unit B	Olympia WA 98513
WALLING, GLORIA L	307 Peregrine Dr SE	Olympia, WA 98513

FINAL MAILING LIST
ANNEX2018-05 - PROPERTY OWNERS REGISTERED VOTERS

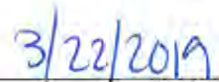
NAME	MailAdd	MailAdd2
Walling, Jeremy James	8530 Steilacoom Rd SE Unit 26	Olympia WA 98513
Walling, Shirley M	8530 Steilacoom Rd SE Unit 26	Olympia WA 98513
Ward, Barbara M	413 Paine Ct SE	Olympia WA 98503
Warren, Dawn Dominique	1910 4th Ave E	Olympia WA 98506
Watkins, Jeffrey Grant	8034 3rd Ave SE Apt C	Olympia WA 98503
WEAVER, KRISTIN P	210 Peregrine Dr SE	Olympia, WA 98513
Weaver, Kristin Paquin	210 Peregrine Dr SE	Olympia WA 98513
WEBB, WILLIAM D	402 Peregrine Dr SE	Olympia, WA 98513
Weil, Anthony M Jr	8303 3rd Ave SE	Olympia WA 98513
WEIL, CAROLYN	8303 3rd Ave SE	Olympia, WA 98513
Werstein, Jestin Robert	307 Peregrine Dr SE	Olympia WA 98513
Werstein, Patricia Louise Lopez	307 Peregrine Dr SE	Olympia WA 98513
WESTERLING, EARL T	8425 Hawksridge Dr SE	Olympia, WA 98513
Westerling, Mary E	8425 Hawksridge Dr SE	Olympia WA 98513
Wharton, Duane Mac	8530 Steilacoom Rd SE Unit 35	Olympia WA 98513
Whelan, Sean Michael	8040 3rd Ave SE	Olympia WA 98503
WHITE, ABBE L & DEREK A	512 Hidden Forest Dr SE	Olympia, WA 98513
White, Derek Allen	512 Hidden Forest Dr SE	Olympia WA 98513
WHITE, JERRY W	8040 S Bicentennial Loop SE	Lacey, WA 98503
White, Jo Evelyn	8040 S Bicentennial Loop SE	Olympia WA 98503
WHORLEY, BENNETT	8507 8th Ct SE	Olympia, WA 98513
Whorley, Bennett R	8507 8th Ct SE	Olympia WA 98513
Willbanks, Diedre Wren	803 Cedar Oaks Ln	Harker Heights, TX 76548-1530
Williams, Bryant Delon	8841 6th Way SE	Olympia WA 98513
Williams, Kelsey M	8037 N Bicentennial Loop SE Apt 4	Olympia WA 98503
Willis, Emilie C	8731 Hawks Glen Loop SE	Olympia WA 98513
Wilsie, Joseph Kelly	8409 Redtail Ct SE	Olympia WA 98513
Wilson, Britt Michael	316 Messenger Ct SE	Olympia WA 98503
Wilson, Charlotte M	316 Messenger Ct SE	Olympia WA 98503
WILSON, EDITH R	513 Hidden Forest Dr SE	Olympia, WA 98513
Wilson, James T	316 Messenger Ct SE	Olympia WA 98503
WILSON, JAMES T & CHARLOTTE M	316 Messenger Ct SE	Lacey, WA 98503
Wilson, Sarah Marie	8008 N Bicentennial Loop SE Apt A	Olympia WA 98503
Wilson, Starla L	8027 N Bicentennial Loop SE Apt 11	Olympia WA 98503
Winn, Roxanna	8035 N Bicentennial Loop SE Apt 7	Olympia WA 98503
WITTNER, CHARLES H	8722 Hawks Glen Loop SE	Olympia, WA 98513
Wittner, Charles Harvey Jr	8722 Hawks Glen Loop SE	Olympia WA 98513
Wittner, Kimberly Elayne	8722 Hawks Glen Loop SE	Olympia WA 98513
Wood, Eric Dwayne	1440 E Locust St	Springfield MO 65803
Wood, Jo M	8530 Steilacoom Rd SE Unit 2	Olympia WA 98513
Woods, Toby Wayne	8530 Steilacoom Rd SE Unit 58	Olympia WA 98513
WRIGHT, CAROLA & EDWARD D	8318 Peregrine Loop SE	Olympia, WA 98513
Wright, Edward D	8318 Peregrine Loop SE	Olympia WA 98513
WU, WEIZHENG	8437 3rd Ave SE	Olympia, WA 98513
Young, Eric Keith	8027 N Bicentennial Loop SE Apt 11	Olympia WA 98503
ZIMMER, DAVID W	8726 Hawks Glen Loop SE	Olympia, WA 98513
Zimmer, Elizabeth C	8726 Hawks Glen Loop SE	Olympia WA 98513
Zimmer, Jeremy M	8726 Hawks Glen Loop SE	Olympia WA 98513
Zimmerman, Todd Robert	4951 Blakemore Trl NW	Canton OH 44718
Zunie Allen, Dillan Jarrod	8019 N Bicentennial Loop SE Apt B	Olympia WA 98503

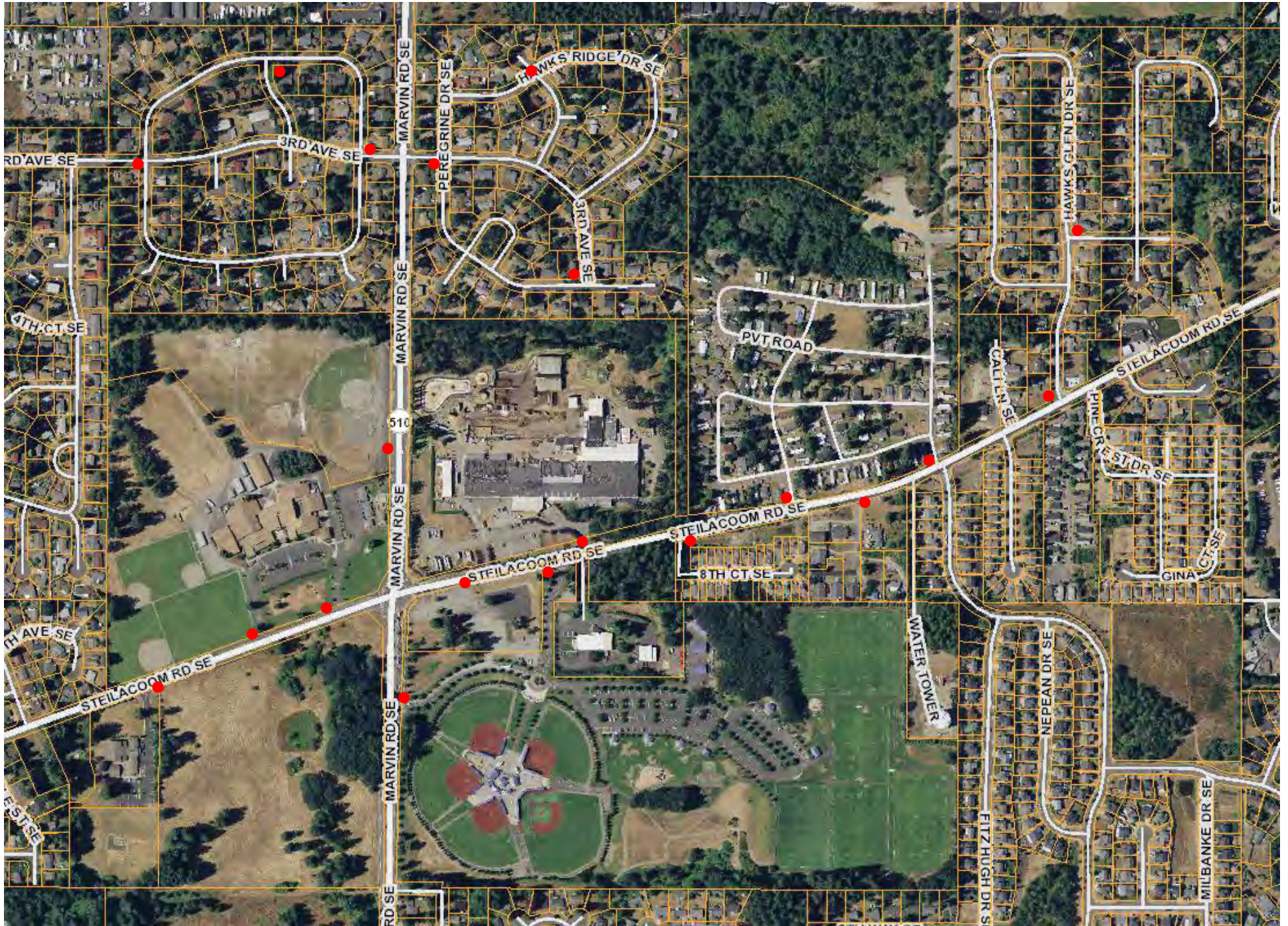
**WASHINGTON STATE BOUNDARY REVIEW BOARD FOR THURSTON COUNTY
PROPOSED CITY OF LACEY ANNEXATION (FILE NO. ANNEX2018-05)
AFFIDAVIT OF POSTING FOR MARCH 28, 2019 AND APRIL 9, 2019 PUBLIC HEARINGS**

I hereby attest that, on March 20, 2019, the attached Notices of Public Hearing for the City of Lacey Steilacoom/Marvin Rd Annexation (File No. ANNEX2018-05) were posted in and adjacent to the proposed annexation area at the following locations:

1. 3rd Ave SE & S Bicentennial Loop SE (near 8005 Bicentennial Loop SE)
2. N Bicentennial Loop SE & Messenger St SE
3. 3rd Ave SE & N Bicentennial Loop SE (near 8150 Bicentennial Loop SE)
4. 3rd Ave SE & Peregrine Dr SE (near 301 Peregrine Dr SE)
5. 3rd Ave SE & Peregrine Dr SE (near 8437 SE 3rd Ave)
6. Hawksridge Dr SE & Redtail Dr SE
7. Marvin at Steilacoom (Southbound) bus stop
8. Steilacoom Rd SE at River Ridge Covenant Church
9. Steilacoom Rd SE at Nisqually Middle School
10. Steilacoom Rd SE at Hawks Prairie Head Start entrance (Nisqually Middle School)
11. Steilacoom Rd SE at Marvin (Eastbound) bus stop
12. Steilacoom Rd SE at RAC entrance
13. Steilacoom Rd SE at Ostrom's Mushroom Farm exit
14. Steilacoom Rd SE at 8th Ct SE
15. Steilacoom Rd SE at Rainier Vista Mobile Home Park (west entrance)
16. Steilacoom Rd SE at Rainier Vista Mobile Home Park (east entrance)
17. Steilacoom Rd SE at 8623 A to B Steilacoom Rd SE
18. Steilacoom Rd SE & Hawks Glen Dr SE
19. Hawks Glen Dr SE & 6th Way SE
20. Marvin Rd SE at RAC entrance


Katrina Van Every, Chief Clerk


Date





John Hutchings
District One

Gary Edwards
District Two

Tye Menser
District Three

BOUNDARY REVIEW BOARD

Creating Solutions for Our Future

NOTICE OF PUBLIC HEARING

ANNEXATION OF 259.1 ACRES TO THE CITY OF LACEY IN THE AREA OF STEILACOOM RD SE AND MARVIN RD SE

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold a public hearing on Thursday March 28, 2019, at 7:00 P.M. The purpose of the public hearing will be to determine whether 259.1 acres generally located at the intersection of Steilacoom Rd SE and Marvin Rd SE should be annexed to the City of Lacey. The Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting, including approval, denial, or modification.

- WHAT:** Boundary Review Board Public Hearing
City of Lacey Steilacoom/Marvin Rd Annexation
- WHEN:** 7:00 P.M. March 28, 2019
- WHERE:** Conference Room A, Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502

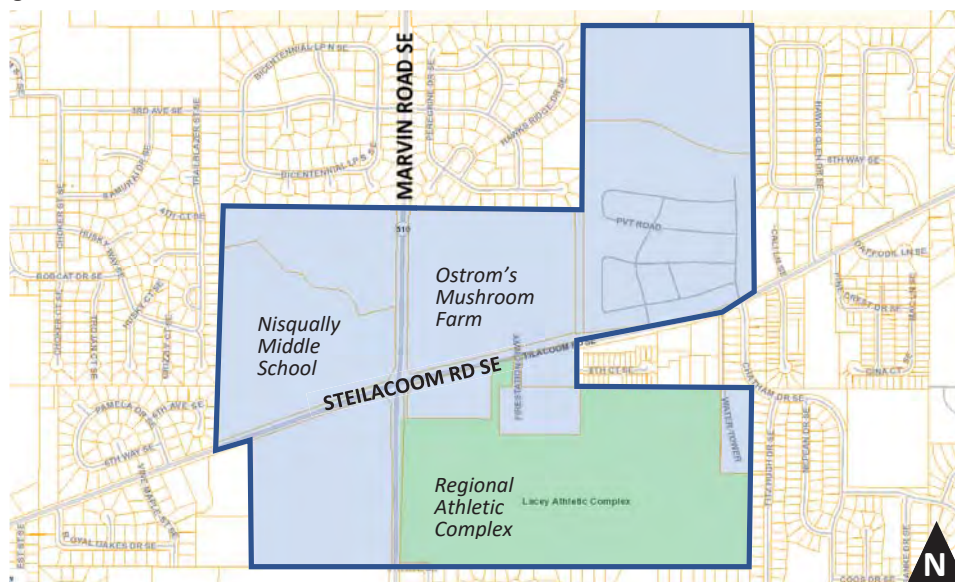
A complete legal description is on file with the Washington State Boundary Review Board for Thurston County located at Thurston Regional Planning Council.

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 5:00 P.M. March 27, 2019.

If you need special accommodations to participate in this meeting, please call by 10:00 A.M. three days prior to the meeting. Ask for the ADA Coordinator. For TDD users, please use the state's toll-free relay service, 711 and ask the operator to dial 360.956.7575.

Katrina Van Every, Chief Clerk
Boundary Review Board
Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, WA 98502
brbchiefclerk@trpc.org
360.956.7575

PROPOSED ANNEXATION AREA





BOUNDARY REVIEW BOARD

Creating Solutions for Our Future

NOTICE OF PUBLIC HEARING

EXPANDING ANNEXATION AREA TO INCLUDE 120 ADDITIONAL ACRES FOR CITY OF LACEY STEILACOOM/MARVIN RD ANNEXATION

Notice is hereby given that the Washington State Boundary Review Board for Thurston County will hold a public hearing on Tuesday April 9, 2019, at 7:00 P.M. The purpose of the public hearing will be to determine whether the proposed annexation of 259.1 acres generally located at the intersection of Steilacoom Rd SE and Marvin Rd SE should be expanded to include an additional 120 acres and added to the City of Lacey. The Washington State Boundary Review Board will take action on this matter pursuant to RCW 36.93.150. Action may be taken at this meeting or a subsequent meeting.

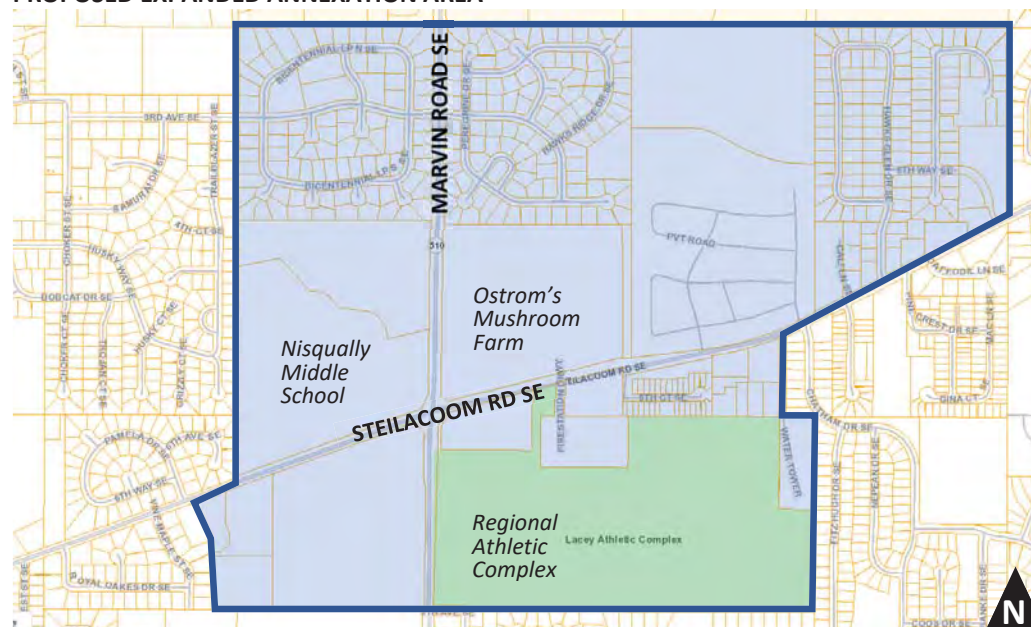
- WHAT:** Boundary Review Board Public Hearing
Expansion of City of Lacey Steilacoom/Marvin Rd Annexation
- WHEN:** 7:00 P.M. April 9, 2019
- WHERE:** Nisqually Middle School Cafeteria
8100 Steilacoom Rd SE
Lacey, WA 98503

Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent by email or mail to the Washington State Boundary Review Board for Thurston County via the staff contact below by 4:30 P.M. April 8, 2019.

Persons with disabilities requiring reasonable accommodations at the hearing should call the Chief Clerk at 360.956.7575. Persons with speech or hearing disabilities may call via Federal Information Relay Service: 800.877.8339.

Katrina Van Every, Chief Clerk
Boundary Review Board
2424 Heritage Court SW, Suite A
Olympia, WA 98502
brbchiefclerk@trpc.org
360.956.7575

PROPOSED EXPANDED ANNEXATION AREA





Jon Tunheim
PROSECUTING ATTORNEY

March 20, 2019

Thurston County Boundary Review Board Members c/o
Katrina Van Every, Chief Clerk
2424 Heritage Court SW, Suite A
Olympia, WA 98502
Via. e-mail

SUBJECT: Steilacoom/Marvin Rd. Annexation (ANNEX2018-05)

Dear Chairman and Board Members:

Thurston County (County) submits this position paper in support of its request to expand the geographic area of the City of Lacey's (City) proposed annexation area. The County first proposed expansion of the City's annexation as part of its request for Boundary Review Board (Board) review, dated January 14, 2019, as amended on February 21, 2019 (Attachment A). The Board subsequently granted review and the County and the City has since engaged in discussion in an attempt to reach consensus on an agreeable annexation boundary.

The two jurisdictions agree that the mapped area as originally proposed by the County legally satisfies RCW 36.93 and Growth Management Act (RCW 36.70A). As memorialized by a March 1, 2019 email from Chief Clerk, Kartrina Van Every, the Board requested further substantiation of the proposed expansion, including the following:

- (1) An analysis of the factors to be considered found in RCW 36.170;
- (2) An analysis of how compliance with the Growth Management Act will be met;
- (3) Any assets and liabilities between the City and County, if applicable; and
- (4) A legal description of the proposed expanded annexation area.

The County offers a staff memorandum, Attachment B, addressing the Board's request for further information and to demonstrate that the expanded annexation boundary as proposed meets the Board's statutory objectives pursuant to RCW 36.93.180. Please note, additional surveying is necessary to provide a legal description of the newly proposed annexation area (Board request No. 4). The City and County anticipate completing this work soon and expect to enter an official legal description prior or during the public hearing.

*Civil Division - Building 5
2000 Lakridge Dr. SW
Olympia, WA 98502
Phone: 360/786-5540*

March 20, 2019
Page 2

As supported by the County's staff memorandum and consensus between the affected governmental jurisdictions, the County respectfully requests approval of the expanded annexation boundary. Thank you for your time and consideration.

Sincerely,

JON TUNHEIM
PROSECUTING ATTORNEY

A handwritten signature in blue ink, appearing to read "Travis Burns", is written over the typed name and title.

Travis Burns
Deputy Prosecuting Attorney



COUNTY COMMISSIONERS

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

BOARD OF COUNTY COMMISSIONERS

February 21, 2019

Washington State Boundary Review Board for Thurston County
Chief Clerk Katrina Van Every
c/o Thurston Regional Planning Council
2424 Heritage Court SW, STE A
Olympia, WA 98502

SUBJECT: Proposed 259 acre Steilacoom/Marvin Rd Annexation (ANNEX2018-5)

Dear Boundary Review Board Members,

On January 14, 2019, Thurston County submitted a review request to the Washington State Boundary Review Board for Thurston County (BRB) pursuant to RCW 36.93.100, objecting to the proposed boundary of the above referenced annexation request by the City of Lacey. It is our understanding that on February 7, 2019, the BRB voted to allow for a modification of the boundary to include additional territory in the annexation as requested by Thurston County.

Thurston County and the City of Lacey have been working together on the revised boundary parameters and have reached a tentative agreement as depicted on the attached map. The County requests the BRB to consider amending our original request to modify the proposed boundary of the 259.1 acre annexation request to include additional territory of approximately 120 acres.

Including the areas on the amended map will result in a more regular boundary and further the inclusion of the City of Lacey Urban Growth Area into the city, consistent with current local comprehensive plans and as envisioned in the Growth Management Act (Chapter 36.70A RCW). If requested by the BRB and its Chief Clerk, Thurston County is able to provide an electronic list of specific properties to assist with the public hearing process.

Thank you for your consideration.

Sincerely,

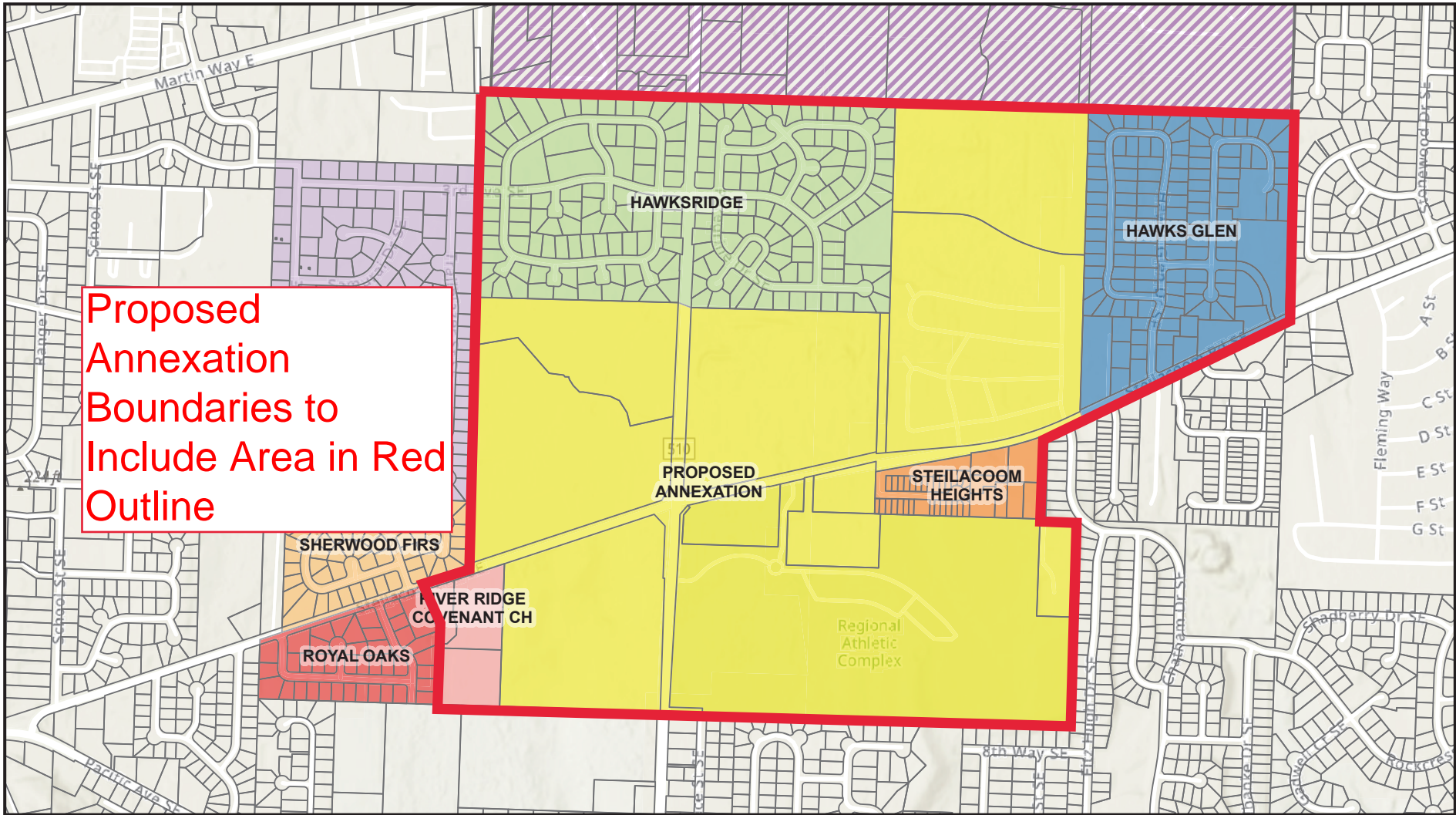
John Hutchings, Chair

Gary Edwards, Vice-Chair

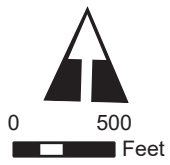
Tye Menser, Commissioner

LACEY PROPOSED ANNEXATION VICINITY

- PROPOSED ANNEXATION
- HAWKS GLEN
- HAWKSBRIDGE
- RIVER RIDGE COVENANT
- ROYAL OAKS
- SHERWOOD FIRS
- STEILACOOM HEIGHTS
- TANGLEWILDE EAST
- CITY OF LACEY



Proposed Annexation Boundaries to Include Area in Red Outline



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product.

ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.

Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Map created by SLS on 12/27/2018



COUNTY COMMISSIONERS

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

**DEPARTMENT OF COMMUNITY PLANNING
AND ECONOMIC DEVELOPMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

MEMORANDUM

Date: March 20, 2019
To: Washington State Boundary Review Board for Thurston County
From: Jeremy Davis, Operations Manager CPED
Subject: Steilacoom/Marvin Rd Annexation (ANNEX2018-5)

The Chief Clerk, on behalf of the Boundary Review Board, requested further substantiation of the proposed expansion, including the following:

- (1) An analysis of the factors to be considered found in RCW 36.170;
- (2) An analysis of how compliance with the Growth Management Act will be met;
- (3) Any assets and liabilities between the City and County, if applicable; and

Factors to be Considered (RCW 36.93.170)

In reaching a decision on a proposal or an alternative, the Boundary Review Board must take into consideration three factors. The responses below are a short summary, and not intended to be a complete evaluation of the proposal against the review factors. It is expected the City of Lacey, Thurston County and others speaking will provide more information on each as they apply to the proposal for the final decision by the Boundary Review Board.

“(1) Population and territory; population density; land area and land uses; comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A RCW; applicable service agreements entered into under chapter 36.115 or 39.34 RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten

years; location and most desirable future location of community facilities;” (RCW 36.93.170)

The proposed initial annexation area is 259.1 acres. The proposed additional annexation area is 120 acres. A population census will take place upon final action by the City of Lacey. The estimated population of the area is 1,489 persons, using an average household size of 2.65 persons per household.

The proposed expanded boundary of the annexation area preserves natural neighborhoods. It includes the Nisqually Middle School, the Regional Athletic Complex and an adjacent city recreational property. The neighborhoods proposed to be included in the annexation include the Rainier Vista Mobile Home Park in its entirety and the entire subdivisions of Bicentennial, Hawksridge, Hawks Glen, Steilacoom Heights, and an adjacent smaller subdivision. The boundary extends the current city boundaries to the north, to Steilacoom Rd and the south side of city owned properties on the south side of Steilacoom Rd.

The City of Lacey and Thurston County have also previously entered into a joint planning agreement for the area within the City of Lacey Urban Growth Area. The joint planning agreements outline matters related to joint planning, the adoption of consistent implementation codes and inter-jurisdictional coordination within the associated urban growth areas.

The City of Lacey and Thurston County have jointly adopted a common comprehensive plan for the City of Lacey and the Lacey Urban Growth Area. The current land use and zoning is urban and is not proposed to change with the annexation.

The City has subsequently adopted the 2016 City of Lacey & Lacey Urban Growth Area Comprehensive Plan in 2016 to be consistent and compliant with RCW 36.70A. The land use designations for the annexation area remain consistent with the Joint Plan. The annexation area is within the Lacey Urban Growth Area established under RCW 36.70A.110. The joint plan and annexation area is consistent with RCW 36.70A and specifically consistent with the planning goals enumerated in RCW 36.70A.020 by encouraging urban development within urban growth areas where adequate city facilities and services exist and can be provided in an efficient manner.

“(2) Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units; and” (RCW 36.93.170)

The City of Lacey and Thurston County have a 1990 annexation agreement. The city and county are currently working on an annexation agreement for this area to address specific issues regarding current infrastructure, law enforcement, and finances. Long term cost and services will be provided by the City of Lacey.

Sewer and Water:

The proposed annexation area is located within the City of Lacey water and sewer planning areas, and will be served by the City of Lacey. Water and sewer services are not expected to change.

Fire Service Information:

Lacey Fire District 3 currently serves the annexation area, which will not change upon annexation.

Law Enforcement Services:

Thurston County Sherriff's Office current serves this area. Upon annexation, the City of Lacey will serve as the law enforcement agency.

“(3) 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.” (RCW 36.93.170)

Thurston County, the Evergreen State College and the cities of Lacey, Olympia, Tumwater, Yelm, and Tenino have an Interlocal Cooperation Agreement for Law Enforcement Mutual Aid adopted in 2011 by all jurisdictions.

This annexation area is within the identified Urban Growth Boundary for the City of Lacey. The proposed annexation will have a beneficial impact on the local government structure of the county.

Objectives of boundary review board (RCW 36.93.180)

The decisions of the boundary review board shall attempt to achieve nine objectives when considering annexations. Thurston County again reserves the right to expand upon these explanations at the time of the Boundary Review Board hearing.

“(1) Preservation of natural neighborhoods and communities;”

The proposed expanded boundary of the annexation area preserves natural neighborhoods. It includes the Nisqually Middle School, the Regional Athletic Complex and an adjacent city recreational property. The neighborhoods proposed to be included in the annexation include the Rainier Vista Mobile Home Park in its entirety and the entire subdivisions of Bicentennial, Hawksridge, Hawks Glen, Steilacoom Heights, and an adjacent smaller subdivision. The boundary extents the current city boundaries to the north, to Steilacoom Rd and the south side of city owned properties on the south side of Steilacoom Rd.

“(2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;”

The proposed annexation area abuts the City of Lacey boundary to the north south of the Marq Apartments, and follows established parcel lines and streets at the perimeter of the annexation areas. Where a street is used as a boundary, the City will be required to annex the entire street pursuant to state law.

The proposed additional annexation area creates a more logical outer boundary than the boundary originally proposed in the Notice of Intention by the City of Lacey. The proposed revised annexation boundary includes several residential neighborhoods that would be unincorporated county peninsulas. There are no bodies of water, highways, and significant land contours to use for a boundary such as I-5, a river, or a lake.

“(3) Creation and preservation of logical service areas;”

The annexation area is almost entirely developed. The largest vacant property at the southwest corner of Steilacoom Rd and Marvin Rd is owned by the City of Lacey and is expected to serve as an expansion of the Regional Athletic Complex on the southeast corner. The next largest property to the north of the Rainier Vista Mobile Home Park will likely develop as a residential use.

No significant utility services will change as a result of this annexation. Police service will be provided by Lacey Police instead of Thurston County Sherriff.

Fire service will continue from Fire District 3.

“(4) Prevention of abnormally irregular boundaries;”

The proposed expanded annexation would prevent an irregular boundary. The proposed annexation area abuts the City of Lacey boundary to the north south of the Marq Apartments, and follows established parcel lines and streets at the perimeter of the annexation areas. The proposed additional annexation area creates a more logical outer boundary than the boundary proposed in the Notice of Intention by the City of Lacey. The proposed revised annexation boundary includes several residential neighborhoods that would be unincorporated county peninsulas if not included in the annexation.

“(5) Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;”

N/A

“(6) Dissolution of inactive special purpose districts;”

N/A

“(7) Adjustment of impractical boundaries;”

The proposed annexation, as amended by the County request, will not create an impractical outer boundary.

“(8) Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and”

This objective is not applicable. However, the annexation area as already developed is located in the City of Lacey Urban Growth Area and is urban in character. Annexing areas of urban density is consistent with this objective and consistent with the Growth Management Act, RCW 36.70A.110(4), which states that “In general, cities are the units of local government most appropriate to provide urban governmental services.” The Growth Management Act supports annexation of any portion of the Lacey Urban Growth Area into the City of Lacey.

“(9) Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.”

N/A

Compliance with the Growth Management Act

The decisions of a Boundary Review Board located in a county that is required to plan under the Growth Management Act (RCW 36.70A) must be consistent with RCW 36.70A.020, 36.70A.110, and 36.70A.210.

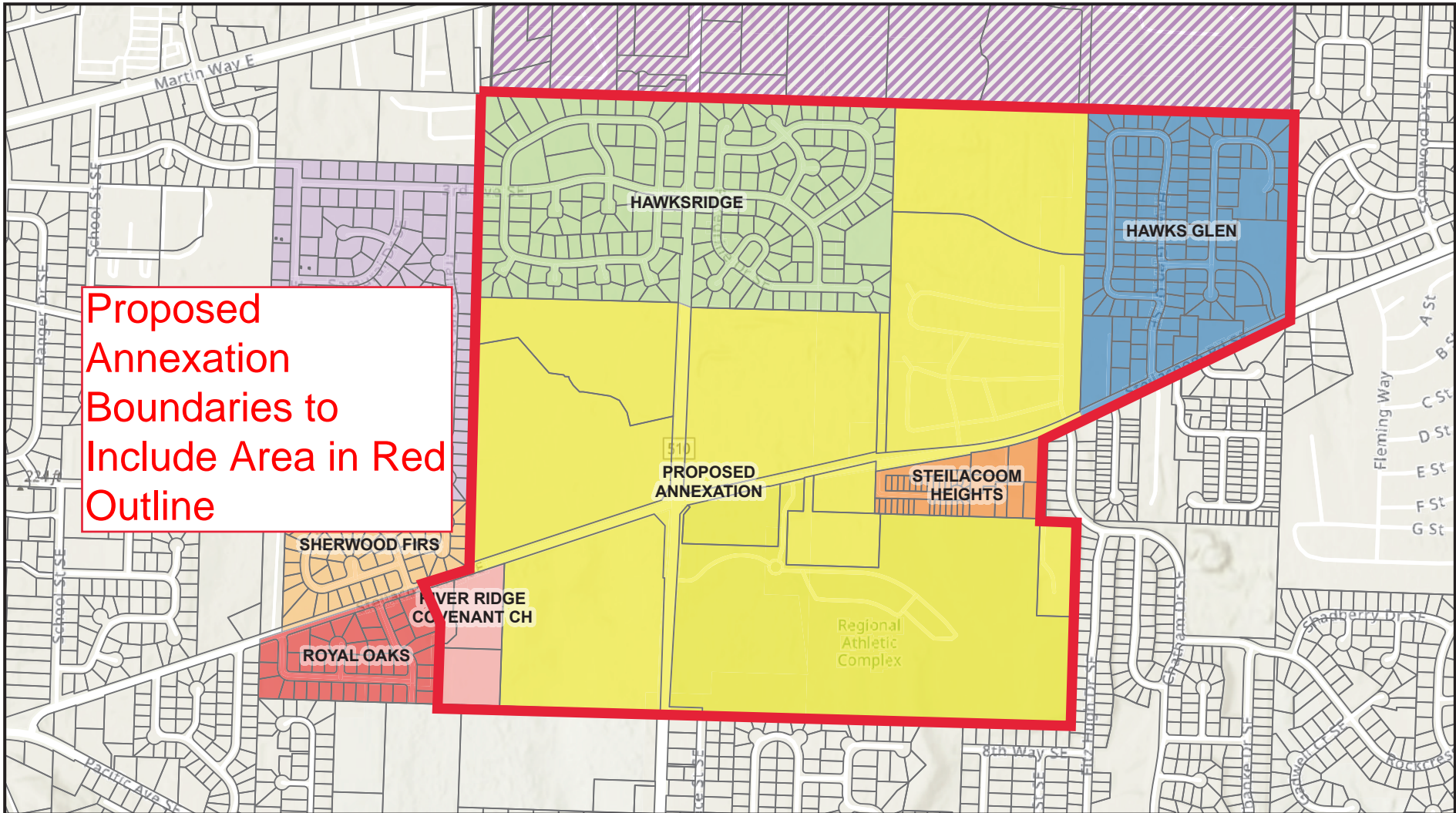
- Thurston County and the City of Lacey plan under the Growth Management Act.
- They both have adopted a joint comprehensive plan under the Growth Management Act for the city and for the unincorporated urban growth area where the proposed annexation is located, and have found this plan meets the goals of the Growth Management Act in RCW 36.70A.020.
- Thurston County has adopted County-Wide planning policies as required under RCW 36.70A.210.

Attachments:

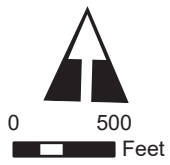
Attachment a: Map of Annexation Area, as Amended
Attachment b: Joint Planning Agreements
Attachment c: County-Wide Planning Policies
Attachment d: Lacey/Thurston County 1990 Annexation Agreement

LACEY PROPOSED ANNEXATION VICINITY

- PROPOSED ANNEXATION
- HAWKS GLEN
- HAWKSBRIDGE
- RIVER RIDGE COVENANT
- ROYAL OAKS
- SHERWOOD FIRS
- STEILACOOM HEIGHTS
- TANGLEWILDE EAST
- CITY OF LACEY



Proposed Annexation Boundaries to Include Area in Red Outline



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Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Map created by SLS on 12/27/2018

MEMORANDUM OF UNDERSTANDING
URBAN GROWTH AREA ZONING AND DEVELOPMENT STANDARDS

The purpose of this Memorandum is to set forth the Agreement between Thurston County and the cities of Lacey, Olympia and Tumwater on adoption and implementation of Urban Growth Area zoning and development standards.

WHEREAS, the cities of Lacey, Olympia, and Tumwater have adopted Joint Plans to guide the character of future development within their respective Urban Growth Areas;

WHEREAS, Thurston County has also adopted these Joint Plans and made them a part of its Comprehensive Plan;

WHEREAS, the Washington State Growth Management Act requires Thurston County to enact development standards consistent with its adopted Comprehensive Plan;

WHEREAS, Thurston County and the cities of Lacey, Olympia, and Tumwater will each adopt development standards intended to implement the Joint Plans applicable to their respective cities and their Urban Growth Areas; and

WHEREAS, Thurston County and the three cities find that the adoption of such standards by the County will contribute to the achievement of the long term objectives that each city has for the development of its Urban Growth Area;

NOW THEREFORE, Thurston County and the cities of Lacey, Olympia, and Tumwater do hereby agree that:

Section 1: Thurston County will adopt each city's zoning standards, except that the County will retain its authority to approve administrative variances and to conditionally approve expansion of non-conforming uses and structures. It is also understood that review procedures under each of the standards will be modified to conform to existing County review procedures.

Section 2: Thurston County will maintain administration of its Critical Areas Ordinance within the Urban Growth Area, except the County will modify its ordinance to adopt each city's method of calculating development densities.

Section 3: Thurston County will adopt a Forest Practices Ordinance that applies a single approach throughout the Urban Growth Area. This approach is intended to support forest management practices that retain and integrate significant stands of trees into the layout and design of developments within the Urban Growth Area.

Section 4: Thurston County will maintain administration of its current Subdivision Ordinance within the Growth Area, except that the County will amend either its subdivision or zoning code to reflect the different open space requirements for each of the three cities.

Section 5: Thurston County will adopt each city's street design standards. It is intended that civil engineering plan review and inspections for streets and utilities related to private development projects will be conducted by each city's staff under the direction of the County Engineer. The cities may charge plan review, permit and inspection fees as necessary to cover the cost of providing these services.

Section 6: Thurston County will adopt city design standards only for commercial and multiple-family projects greater than fourplexes.

Section 7: Thurston County will adopt the various village classifications advanced by the cities, except that some review procedures may need to be modified to accommodate existing County review processes.

Section 8: Thurston County and the cities of Lacey, Olympia and Tumwater agree that it is desirable to annex properties located within village classifications prior to securing development approvals. Where prior annexation is not possible, city staff will lead review processes for village projects. The cities may charge development review fees as necessary to cover the cost of providing these services.

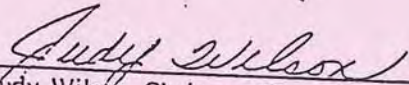
Section 9: The cities of Lacey, Olympia and Tumwater will each provide 75% of the funding to support the preparation of a County bill draft version of each of their respective development standards.

Section 10: The cities of Lacey, Olympia and Tumwater will provide ongoing technical assistance and support to County staff responsible for implementing their development standards in their respective Urban Growth Areas.

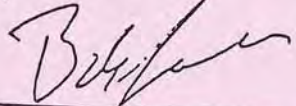
Section 11: The cities of Lacey, Olympia and Tumwater agree that the standards adopted in reliance upon this agreement are the complete requirements for developments within the Growth Area. The cities will not apply additional physical development requirements as a condition of utility connection approval.

Section 12: Thurston County and the cities of Lacey, Olympia and Tumwater agree to develop a process for the joint consideration and adoption of future code amendments affecting the Urban Growth Area. The parties further agree to establish a process for resolving disagreements over implementation of this Agreement.

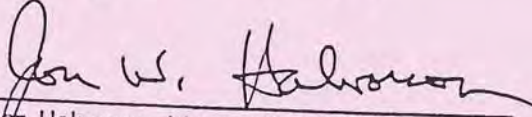
AGREED TO THIS 7th DAY OF DECEMBER, 1995 BY



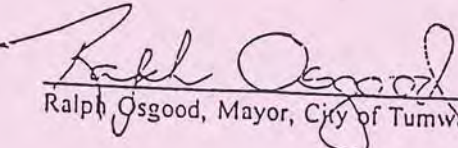
Judy Wilson, Chairman, Thurston County
Board of County Commissioners



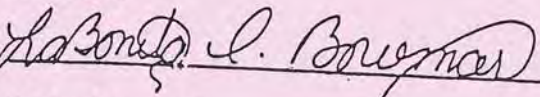
Bob Jacobs, Mayor, City of Olympia



Jon Halvorson, Mayor, City of Lacey



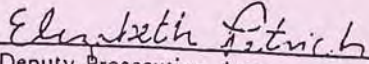
Ralph Osgood, Mayor, City of Tumwater

ATTEST:


Clerk of the Board

APPROVED AS TO FORM:

BERNARDEAN BROADOUS
PROSECUTING ATTORNEY

By: 

Deputy Prosecuting Attorney

**LACEY, Community Development
OLYMPIA, Community Planning and Development
TUMWATER, Development Services
THURSTON COUNTY, Development Services**

**MOU IMPLEMENTATION
(SECTIONS 8, 10 and 12)**

Thurston County and the Cities of Lacey, Olympia and Tumwater hereby agree to the following procedures to implement Sections 8, 10 and 12 of the December 7, 1995 MOU:

Section 1: Village Classifications, Olympia and Lacey UGA's (Section 8 of MOU)

- A. Villages will be annexed to the city when contiguous to the city or the city will take the lead in the County approval process.
- B. When the City takes lead in the County, the process from application submittal to County Hearing Examiner action will be as follows:
 - 1. Joint Presubmission Conferences.
 - 2. Joint City/County staff meetings to assure compliance with development standards, written agreement on any issues and appropriate application and fees.
 - 3. Joint agreement on complete application and notice to community.
 - 4. City and County will provide each other sufficient time to comment on applications. Each jurisdiction shall provide written comments and/or responses within the established time lines, regarding compliance with development standards.
 - 5. City will schedule any community meetings prior to SEPA determination and hearings.
 - 6. County will be nominal lead and City co-lead on SEPA determinations within unincorporated growth area. City will coordinate SEPA review with County SEPA staff and jointly prepare threshold determination. However, County staff will issue threshold determination. Any SEPA appeal will be to the County Hearing Examiner and heard concurrently with the Land Use Application(s), that City staff is responsible for below.
 - 7. City staff will complete all legal notice's per County requirements for the type of application.

8. City staff will prepare a staff report with recommendations to be submitted to the Hearing Examiner. The final staff report will be available one week prior to the public hearing. Staff report attachments shall include any comments submitted by the County.
9. County staff will defer to City staff on matters of interpretation and exercise of discretionary judgement.
10. City staff will be the lead in the presentation to the Hearing Examiner and will be the lead in responding to issues that are brought up at the hearing. County staff will attend the hearing and be available to testify if necessary.
11. Appeals of Hearing Examiner Village decisions are to the Board of County Commissioners. County staff will prepare the record for the Board and schedule public meetings, with City and County staff attending appeal hearing.

C. Final plans will be processed as follows:

1. Subdivisions. City lead in preliminary review as in B 1 through 11 above and County lead in final approval.
2. Site Plan Review. City lead in approval of Commercial and Multi-family site plans.
3. Building permits. County lead in issuance of all building permits after concurring with City that plans meet all conditions and comply with all ordinance standards. Single-family residential permits will not be routed to City for comment. The County will be responsible for all building inspections.

Section 2: Technical assistance to County from Cities (Section 10 of MOU)

A. Administrative application's SEPA exempt (TYPE I).

1. County issues permit.
2. County coordinates with the city to assure compliance with any design standards and utility requirements, if necessary.

B. Administrative application's SEPA required (TYPE II).

1. County issues permit after SEPA complete.
2. County coordinates SEPA review with the city and issues determination.
3. SEPA appeal to County Hearing Examiner with associated land use application to Examiner for action.

C. County Hearing Examiner applications (TYPE III).

1. County lead in review process to Hearing Examiner for public hearing.
2. County coordinates Presubmission Conference.
3. When needed, the County routes and reviews application with city staff for project compliance with appropriate development standards and SEPA.
4. County issues complete application letter and notice of application.
5. County completes SEPA review and issues determination with comment period and appeal process to Hearing Examiner.
6. City will provide timely comments on applications prior to setting a hearing date, consistent with County regulatory reform time lines.
7. ~~City will~~ defer to County staff on matters of interpretation and exercise of discretionary judgement.
8. County staff prepares report for Hearing Examiner which would include any city issues.
9. County Hearing Examiner issues decision which is appealable to the Board of County Commissioners.
10. County staff responsible for appeal process to Board.

Section 3: Joint Plan and Land Use Code Amendments (zoning, platting, shoreline, critical areas and comprehensive joint plans), for north county urban growth areas (Section 12 of MOU).

- A. County and Cities will coordinate docketing of all proposed amendments to joint plans and codes each year. County docket for development regulations will only include UGA zoning amendments that have been adopted by Cities.
- B. County and Cities will initiate early discussions prior to proposing any amendments to plans or codes, that effect their urban growth areas. Cities and County will determine whether a proposed change will affect the other jurisdiction prior to drafting amendments.
- C. County and City staff will attempt to reach agreement on amendments prior to presenting drafts to either Planning Commission. Additional time will be provided in the review schedules for this coordination to occur. If agreement cannot be reached, staffs will identify the differing actions that may be taken by the City and County.
- D. County and City staff will coordinate public hearings and notices, for Joint Plan Amendments.

E. The jurisdiction initiating a code amendment will assist the other jurisdiction in processing the amendment through the other jurisdiction's Planning Commission and elected body. Assistance needs may include some or all of the following, depending on the scope and complexity of the proposal:

1. Provide a bill format version of the proposed amendment;
2. Provide briefings and supporting or background information;
3. Assist in the preparation of SEPA review;
4. Assist in the preparation of public involvement materials;
5. Assist in responding to public inquires and public testimony; and
6. Assist in working through issues in work sessions.

F. City Staff will provide support to County Staff for all amendments to the joint plans and North County Urban Areas Land Use Codes. This support will include assisting County staff in responding to any concerns by the public, Planning Commission and Board of County Commissioners. City and County staffs will follow the procedures agreed too, through the discussion process hosted by the Thurston Regional Planning Council, and described in the "Administrative Changes, Comprehensive Plan Amendment Process" of March 1997, or as modified through mutual agreement.

G. County and City staff will prepare and forward Planning Commission recommendations to their elected officials including SEPA review.

H. City staffs will assist County staff in presenting joint plans and Urban Growth Area code amendments to the Board of County Commissioners.

I. In recognition of County wide Planning Policy 3.4, cities will accept Board of County Commissioner's final joint plan actions, and will assist in the preparation of joint plan documents consistent with Board action for unincorporated urban growth areas.

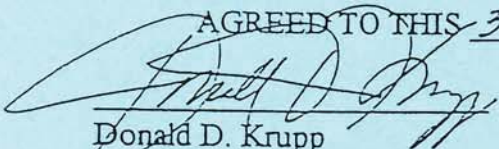
Section 4: Process for resolving disagreements over the implementation of the MOU Agreement. (Section 12 of MOU)


A. County and City staffs will work together in a trustful, responsive, professional and timely manner in all aspects of the joint review process and in the implementation of this MOU.

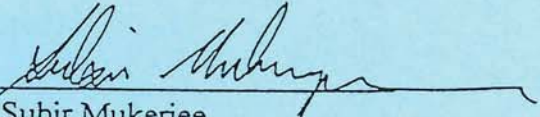
B. County and City staffs will attempt to work toward mutual agreement in all areas of the MOU.

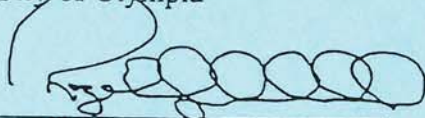
- C. County and City Department Directors will be responsible for resolving all staff disagreements on the implementation of the December 7, 1995 MOU and this Agreement.
- D. If a disagreement between Directors and staff cannot be resolved, any Director may request that a third party be consulted or agree to forward the issue to the County Hearing Examiner. The Examiner's decision would be the final decision on Administrative decisions (TYPE I & II applications).

AGREED TO THIS 31st DAY OF MARCH, 1998 BY


Donald D. Krupp
Director, Development Services
Thurston County


Jerry Litt
Director, Community Development
City of Lacey


Subir Mukerjee
Director, Community Planning and Development
City of Olympia


Roger E. Gellenbeck
Director, Development Services
City of Tumwater

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.

CITY OF LACEY AND THURSTON COUNTY

ANNEXATION AGREEMENT

This Agreement is made and entered into on this 29th day of JAN., 1990, by and between the City of Lacey, a municipal corporation of the State of Washington (hereinafter referred to as "City"), and the County of Thurston (hereinafter referred to as "County").

WHEREAS, the City and County have entered into an Urban Growth Management Agreement, dated June, 1988, wherein the City and County have agreed to policies relative to annexation; and

WHEREAS, the City and County wish to establish a framework for ongoing and consistent responses to future annexations of significant developed commercial and/or industrial properties; and

WHEREAS, the City and County have determined that annexation of significant developed commercial and/or industrial land is likely to have a negative economic impact upon the County, thus necessitating a mutual funding arrangement to mitigate such impact to the County; and

WHEREAS, the City and County have established a formula that will equitably compensate the County for revenue and capital facility expenditures lost because of annexation, and will compensate the City for any obligation to provide services to the annexed area; and

WHEREAS, the City and County recognize the need for communication and coordination regarding proposed annexations; and

WHEREAS, the City and County share a strong concern for future water quality; and

WHEREAS, the City and County each possess authority to enter into this Agreement under Chapter 39.34 RCW; and

WHEREAS, the City and County, in the Urban Growth Management Agreement, have established a framework for orderly urban growth and public service provision, which includes recognition of the general desirability of annexation of urban areas to cities, NOW, THEREFORE,

IN CONSIDERATION of the mutual benefits received, and for the purpose of advancing the goals and policies of the Urban Growth Management Agreement, the City and the County do hereby agree as follows:

Section 1. Compensation Formulation: The City and County agree to share in the net revenues for annexations of significant developed commercial and/or industrial land. In those cases, net revenues will be computed and shared on the following basis:

- a. The following formula compensates the County and City for revenue lost and service obligations incurred as a result of annexation:

Formula

	City Obligation to County
1st year	$1.0\{(CST + CPT + CBO) - .55(CST + CPT + CBO)\} =$
2nd year	$.80\{(CST + CPT + CBO) - .60(CST + CPT + CBO)\} =$
3rd year	$.60\{(CST + CPT + CBO) - .65(CST + CPT + CBO)\} =$
4th year	$.40\{(CST + CPT + CBO) - .65(CST + CPT + CBO)\} =$
5th year	$.20\{(CST + CPT + CBO) - .65(CST + CPT + CBO)\} =$

CST = City Sales Taxes = .85 of total local sales taxes for 1st year
CPT = City Property Taxes = City levy for 1st year
CBO = City Business & Occupation Tax for 1st year

- b. The first payment from the City to the County shall be due and payable within thirty days of the first anniversary date of the effective date of the annexation with subsequent payments due and payable within thirty days of the second, third, fourth and fifth anniversary dates of the effective date of the annexation. It is agreed that upon completion of payments as scheduled, each party will have been fairly, fully and adequately compensated for their respective annexation impacts.
- c. After the first anniversary date of the annexation and prior to the first payment, the City and County shall review the revenues to determine if such revenues were received in the amounts originally projected by the City and County. The City and County agree to readjust the revenues and the City's compensation obligation to the County to reflect the actual amount of revenue received.

Section 2. Annexation Support. When the County finds that a proposed annexation is consistent with the Urban Growth Management Agreement and this Agreement, the County will send a letter to the Boundary Review Board and to the City confirming this consistency.

Section 3. Subsequent Residential Annexations.

- a. In the event of annexation of significant residential properties, it is agreed that the economic impacts of such annexation shall be evaluated. If the cost of City services for such annexation should exceed the amount of revenue generated, the excess cost shall be deducted from any ongoing City payment obligation to the County as provided in Section 1 of this Agreement.

b. The following formula shall be used in determining such excess cost:

Formula

$$\left(\frac{\text{City Gen. Revenue Op. Exp.}}{\text{Total City Population}} \right) \text{ Annex. Pop.} - \text{City Revenue} = \text{City Cost}$$

$$\begin{aligned} \text{City Gen. Revenue Op. Exp.} &= \text{General Fund} + \text{Street Fund} \\ \text{City Revenue} &= \text{City Property Tax Levy} \end{aligned}$$

Section 4. Combined Annexations. If a proposed annexation contains both significant developed industrial/commercial property and significant developed residential property, the compensation to be paid will be calculated taking into account both elements.

Section 5. Capital Projects Reimbursement. The City agrees to reimburse the County for any major capital construction projects and expenditures the County has made within the annexation area during the 10 years prior to the effective date of the annexation. This reimbursement will be for the County's share of funds spent for the construction of major public facilities, including but not limited to new roads and sidewalks or those roads which have undergone a major reconstruction. It shall not include routine maintenance expenditures for such facilities. The value of such facilities shall be the depreciated value of said facilities on the effective date of the annexation. The depreciation shall be 10 year, straight line depreciation. The reimbursement from the City to the County for such expenditures shall be in addition to and included in the compensation formula as detailed in Section 1 of this Agreement.

Section 6. Continuation of Maintenance. The County agrees to continue to perform routine maintenance of infrastructure and similar public facilities within the annexation area until the effective date of the annexation.

Section 7. Annexation of Adjacent Streets and Roads. The City and County agree that streets and roads adjacent to land to be annexed shall be made part of the annexation.

Section 8. Early Notice and Collaboration. The City agrees that prior to acting on a petition for annexation it will notify the County of said proposal and request comment from the County. The County agrees to comment on the proposal within 30 days from the date of notification.

Section 9. Public Information. The City and County agree to jointly develop public information and data concerning proposed annexations for the purpose of providing information to interested and potentially affected residents and property owners on the issues relative to the annexation.

City and County representatives will meet, jointly if possible, with interested and affected residents and property owners.

Section 10. Groundwater Protection and Sewer Service Policies. The City and County both believe strongly in protecting the quality of ground and surface water in Thurston County, irrespective of political boundaries. The City and County further recognize that the area east of the present corporate limits of the City is a geologically sensitive area important to groundwater quality. For this reason the parties agree to the following:

- a. Water quality within the McAllister Springs Geologically Sensitive Area should be protected and, to the extent possible, enhanced.
- b. Ongoing research on water quality issues for the McAllister Springs GSA should be continued and supported by both parties.
- c. Based on research results, sanitary sewer service may need to be provided to this area as soon as possible to protect groundwater. If so, the parties agree to support completion and adoption of plans and implementation of regulations and other measures that will expedite the provision of sanitary sewer to this area.
- d. The parties agree to support policies, programs and regulations that promote infill within the Urban Growth Management Area and deter urban levels of development outside the UGM Area.
- e. The parties agree that these policies, programs and regulations should be adopted and implemented so as to make them long lasting. The parties agree to mutually explore strategies to ensure the retention and enforcement of these policies, programs and regulations.

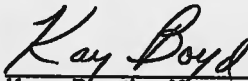
Section 11. Administration. The Lacey City Manager and the Thurston County Chief Administrative Officer, under direction of the Board of Commissioners and the City Council, are jointly designated as responsible for implementing this Agreement.

Section 12. Termination. This Agreement sets agreements and understandings between the parties designed to further carry out the goals and policies of the Urban Growth Management Agreement. The term of this Agreement shall be for three years from the effective date hereof and shall automatically be renewed for subsequent three year terms unless one of the following actions is taken. First, the City and County may agree anytime in writing to revise or terminate this Agreement. Second, no fewer than ninety days before the automatic renewal date, either party may notify the other in writing of a desire to revise or terminate the Agreement. Such written notice shall trigger good faith negotiations in an effort to revise and renew the Agreement. If, after such negotiations, agreement cannot be reached, the Agreement shall expire at the end of its three year term. If the Agreement expires, any compensation previously triggered by the

City of Lacey and Thurston County
Annexation Agreement
Page 5

Agreement shall continue to be paid to conclusion according to the formula
in Section 1.


CITY OF LACEY
By its Mayor and City Council



Kay Boyd, Mayor



Gene Liddell, Deputy Mayor



William A. Bush, Member



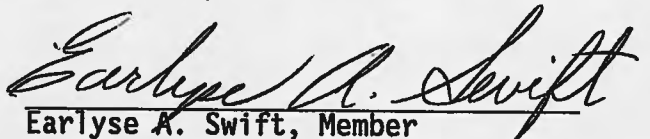
Jerry Gray, Member



Dennis Ingham, Member




Robert Jensen, Member



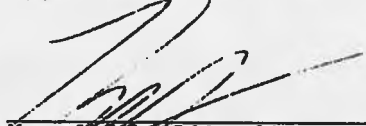
Earlyse A. Swift, Member

ATTEST:



Charlotte Taylor, City Clerk

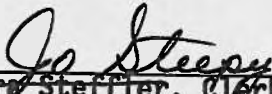
Approved as to Form:


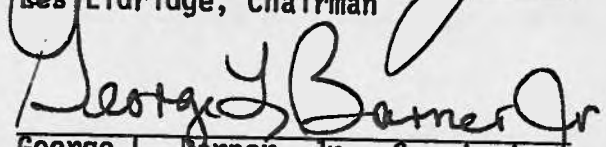


Ken Arlt, City Attorney

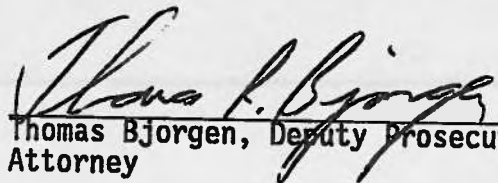
BOARD OF THURSTON COUNTY
COMMISSIONERS

ATTEST:


Sandra Steffler, Clerk of the Board


Les Eldridge, Chairman

George L. Barner, Jr., Commissioner

Approved as to Form:


Thomas Bjorgen, Deputy Prosecuting
Attorney

Diane Oberquell, Commissioner

**INTERLOCAL COOPERATION AGREEMENT
FOR LAW ENFORCEMENT MUTUAL AID BETWEEN
THURSTON COUNTY LAW ENFORCEMENT AGENCIES**

This AGREEMENT is entered into by THURSTON COUNTY, a subdivision of the State of Washington and its Sheriff, the cities of Lacey, Olympia, Tumwater, Yelm, and Tenino, municipal corporations in the State of Washington, and the EVERGREEN STATE COLLEGE for the purpose of setting forth their plan for mutual law enforcement aid as provided herein.

WHEREAS, law enforcement agencies have the responsibility of protecting lives and property and keeping the peace; and

WHEREAS, effective control during a major disorder or law enforcement operation depends upon the immediate use of all available law enforcement resources in order to protect life and property; and

WHEREAS, in Thurston County, a major disorder or law enforcement operation may affect more than one law enforcement agency necessitating joint cooperation in order that persons and property may be protected and the peace maintained; and

WHEREAS, it is necessary and desirable that a cooperative agreement be executed for the purposes of effectuating mutual aid on a county-wide basis; and

WHEREAS, RCW Chapter 10.93, the Washington Mutual Aid Peace Officers Powers Act authorizes the parties to enter into an agreement for mutual aid pursuant to the Interlocal Cooperation Act (Chapter 39.34 RCW),

NOW, THEREFORE, the parties agree as follows:

1. **DEFINITIONS**

The following items shall have the following meanings, unless the context indicates otherwise:

- (a) "Assisting Agency"
Any or all other police agencies contacted for mutual aid by the primarily responsible agency.
- (b) "Major Disorder"
A large scale breach of peace, public disturbance, or natural disaster.
- (c) "Mobilization"
To organize or put into readiness for active law enforcement services.
- (d) "Mutual Aid"
Aid or assistance in which two or more agencies agree to perform in common.
- (e) "Primary Jurisdiction"

- (e) "Primary Jurisdiction"
The geographical area of jurisdiction of the primarily responsible agency.
 - (f) "Primarily Responsible Agency"
The law enforcement agency within whose local geographical jurisdiction a major disorder or law enforcement problem first occurs.
 - (g) "Signatory Agency"
Law enforcement agencies participating in this mutual aid agreement by virtue of the fact that their governing body has authorized and signed this agreement.
2. In the event of a major disorder or other law enforcement operation, the first law enforcement resources to be used shall be those of the primarily responsible agency. In the event that such resources are inadequate to control the situation by the primarily responsible agency, or there is a need for a specialized unit, a request for mutual aid under this plan will be made directly to an assisting agency (requests for specific individual units) or through the office of the Sheriff who is designated as the mutual aid coordinator for the county in accordance with the Statewide Law Enforcement Mutual Aid Plan. Such requests for assistance shall, if possible, specify the number of police officers and types of equipment requested, and shall further specify where and to whom such officers are to report and where and to whom the equipment should be delivered. Assisting agencies will inform the requesting agency at the earliest possible time whether or not resources are available and to what extent.
 3. In the event of mobilization under this agreement, the primarily responsible agency shall take charge of the operation unless the primarily responsible agency specifically requests that a different law enforcement agency fulfill this responsibility or unless the scope of the problem is multi-jurisdictional, in which case the provisions of the Statewide Mutual Aid plan become operative. This shall include directing the assignment of all personnel and equipment. The assignment of duties to officers of assisting agencies shall be made by the supervising officer of the primarily responsible agency unless that responsibility is delegated to a different law enforcement agency as indicated above.
 - (a) In the event that the situation, by its nature, requires tactical intervention whereby the primarily responsible agency requests a tactical response by the Thurston County Sheriff's Special Weapons and Tactical Team (SWAT), responsibility for command and control of such tactical team and its operation will reside with the Sheriff and/or his designee(s). Mobilization of the Sheriff's Special Weapons and Tactical Team will be in accordance with the provisions of TCSO Policy 39.1.2, Subsection A concerning tactical team mobilization.
 4. The parties to this agreement shall provide the names, addresses, and phone numbers of its staff who have the authority to commit personnel and/or equipment to any mobilization effort.

5. The agencies participating in this mutual aid agreement will make all press releases through the primarily responsible agency, or jointly, if agencies have concurrent jurisdiction and have agreed to make joint press releases.
6. The primarily responsible agency shall establish a command post in such a manner as to provide an area suitable for the staging and directing of resources and will notify all assisting agencies at the earliest possible time of its location.
7. Arrest policies will be determined by mutual agreement of the agencies at the outset of any mutual aid incident.
8. Transportation of prisoners to the Thurston County Jail will be coordinated by the supervising officer in charge of the incident.
9. The primarily responsible agency will be responsible for supplying and/or replacing supplies needed and/or used by officers from assisting jurisdictions. These supplies shall include food, fuel for police vehicles, chemical agent gas, or any other supplies that are reasonably needed to sustain the officers in enforcing the law and maintaining order as determined by the primarily responsible agency. Each agency will be responsible for any repairs and/or damages done to their own vehicles or equipment as a result of participation in mutual aid. Should the request for mutual aid from the primarily responsible agency be for materials or equipment only, then the primarily responsible agency will be responsible for any repairs and/or replacement of damaged items.
10. The primarily responsible agency will not be responsible for salaries or overtime pay for officers from assisting agencies. Each agency shall only be responsible for the actions of its own employees and shall insure its own employees for false arrest, assault and battery, false imprisonment or detention, malicious prosecution, libel or slander, wrongful entry or eviction or other invasion of rights of private occupancy and/or wrongful death, bodily injury, property damage, and comprehensive liability.
11. Each agency shall carry for the duration of this agreement general liability, property damage, and false arrest insurance with the following minimums:

General Liability	\$1,000,000.00
Property Damage	\$1,000,000.00
False Arrest	\$ 500,000.00

It is understood that each of the parties hereto may fulfill the requirements set forth in this section through either self insurance or the duly authorized insurance pool.

12. Whenever any commissioned officer of a signatory agency, acting pursuant to this agreement, is injured and thus unable to perform his/her duties by reason of engaging in mutual aid but isn't at the time acting under the immediate direction of his/her employer, the officer or his/her dependents shall be

accorded by his/her employer the same benefits which he/she or they would have received had that officer been acting under the immediate direction of his/her employer in his/her own jurisdiction.

13. Full-time, paid commissioned officers who are responding to any call for mutual aid shall be automatically commissioned by virtue of this agreement, through the commissioning authority of the primarily responsible agency, and, therefore, shall be empowered to exercise the same police authority during the time of mutual aid as though they were full-time commissioned officers of the primarily responsible agency. This provision shall apply whether the mutual aid request is:
 - a) Of a formal nature between department heads;
 - b) Of a less formal nature through agreement of Watch Commanders or Shift Supervisors; or,
 - c) When the officers of one jurisdiction cross jurisdiction boundaries to aid or assist the officers of another jurisdiction signatory to this Agreement.
14. If signatory agencies have reserve officers or part-time officers, in addition to full-time, paid, commissioned officers, they shall normally be exempt from the automatic commissioning as outlined above in paragraph 13, except those reserve officers working under the immediate supervision of a full-time officer. Reserve or part-time officers may be extended automatic commissioning at the direction of the department head who requests mutual aid *provided, however*, that such determination should be worked out in advance amongst the heads of the signatory agencies. In any event, reserve or part-time officers sent to another jurisdiction in response to a request for mutual aid shall be accompanied by and under the immediate supervision of a full-time officer of the assisting agency.
15. Each signatory agency should develop and maintain a current plan for mobilization of its personnel and other resources in order to effectively provide mutual aid to the other signatory agencies.
16. Any signatory agency may withdraw from this agreement when a period of twenty (20) days has elapsed after notification is made by registered letter to the other signatory agencies' normal business address. Withdrawal or non-execution of this agreement by any one agency shall not affect the continued efficacy of the agreement with regard to other signatory agencies.
17. **Venue:** This agreement has been and shall be construed as having been made and delivered in the State of Washington, and it is mutually understood and agreed by each party hereto that this agreement shall be governed by the laws of the State of Washington, both as to interpretation and performance. Any action in a lawsuit in equity or judicial proceedings for the enforcement of this agreement or any provisions thereof shall be instituted and maintained only in courts of competent jurisdiction in Thurston County, Washington.

18. **Modification:** No changes or modification to this agreement shall be valid or binding upon parties to this agreement unless such changes or modifications are in writing and executed by all parties.
19. **Severability:** It is understood and agreed by the parties hereto that if any part of this agreement is declared invalid, the validity of the remaining provisions shall not be affected and the rights and obligations of the parties shall be construed as if the agreement did not contain the particular invalid part. If it should appear that any provision herein is in conflict with any statutory provision of the State of Washington, said provision shall be deemed inoperative and null and void insofar as it may be in conflict therewith and shall be modified to conform to such statutory provisions.
20. **Extend of Agreement:** This agreement contains terms and conditions agreed upon by the parties. The parties agree that there are no other understandings, oral or otherwise, regarding the subject matter of this agreement between the parties hereto.
21. **Relation of Agreement to Statewide Mutual Aid Plan:** All of the provisions of this agreement are designed to be in accordance with the Statewide Mutual Aid Plan as instituted and adopted through the Washington Association of Sheriffs and Police Chiefs. Thus, while this document serves to clarify and define the working relationship for law enforcement mutual aid within Thurston County, nothing herein precludes the adoption of specific mutual aid agreements between the signatory agencies of this county and those of other counties which comprise respectively the district and regional configurations mentioned in the mutual aid plan.
22. **Notices:** Any notice required or permitted to be given under this agreement shall be deemed sufficient if given in writing and sent by registered or certified mail to the signatory agencies.
23. **Hold Harmless:** Each of the participating agencies that are a party to this agreement agrees to be responsible and assume liability for its own wrongful and/or negligent acts or omissions, or those of its officers, agents or employees, to the fullest extent required by law, and agrees to save, indemnify, defend, and hold the other agencies harmless from any such liability.
24. **Plan Review:** Each of the participating agencies that are party to this agreement will meet bi-annually to review and recommend any necessary changes to the plan set forth in this agreement.
25. **Joint Board:** This agreement created no joint board and no separate legal entity.
26. **Duration of Agreement:** This agreement shall be effective on the date of the last signature affixed hereto and shall terminate upon mutual agreement of the parties.

27. **Recording or Posting:** Prior to its entry into force, this agreement shall be filed with the Thurston County Auditor's Office or posted upon a website as provided by RCW 39.34.040.

THURSTON COUNTY:

BY: 
Chair Board of County Commissioners

June 14, 2011
Date

THURSTON COUNTY SHERIFF:


BY: 
John D. Shaza

6/17/2011
Date

Approved as to form:

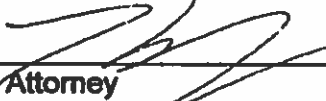

Deputy Prosecuting Attorney

CITY OF LACEY:

BY: 
City Manager

10/13/2011
Date

Approved as to form:


City Attorney

CITY OF OLYMPIA:

BY: 
Mayor

9-27-11
Date

Approved as to form:


City Attorney

CITY OF TUMWATER:

BY: Pete Kmet
Mayor

8/2/11
Date

Approved as to form:

[Signature]
City Attorney

CITY OF YELM:

BY: [Signature]
Mayor

10/11/11
Date

Approved as to form:

[Signature]
City Attorney

CITY OF TENINO:

BY: [Signature]
Mayor

11.8.11
Date

Approved as to form:

[Signature]
City Attorney for William Hillier

THE EVERGREEN STATE COLLEGE:

BY: [Signature]

NOV 28, 2011
Date

Approved as to form:

Assistant Attorney General



STEILACOOM/MARVIN ANNEXATION: FREQUENTLY ASKED QUESTIONS



Does the City have taxes I do not currently pay in unincorporated Thurston County?

Yes. City residents pay a regular city levy on their property taxes, which funds the general operations of the City. Additionally, city residents pay utility taxes on electric, natural gas, water, wastewater, stormwater, and telephone services.

Do I currently pay taxes that I no longer have to pay if I annex to the City?

Yes. Upon annexation, you will no longer have to pay the Thurston County Road levy or the non-resident water service rate.

What is bonded indebtedness?

Bonded indebtedness is debt that has been approved by voters through an election. The City has voter-approved Park Improvement bond debt. The 2018 excess levy for the payment of the bonds is \$0.18 per \$1,000 of assessed value. The bonds will be retired in 2023 and 2026.

Lacey Fire District 3 (LFD3) serves the annexation area and the City of Lacey. The City of Lacey and LFD3 agreed to an inter-local agreement when the City was annexed into LFD3. With regard to bonded indebtedness, the District and the City both issued tax general obligation bonds. LFD3 agreed that the excess tax levy for retirement of the District indebtedness will be restricted to portions of the District located outside of the City. Upon annexation to the City, it is understood that the annexation area would pay only the excess levies for retirement of the City indebtedness.

Will my property taxes change upon annexation?

Generally, your property taxes will decrease if you annex into the City of Lacey. There are some new taxes that you will pay as a resident, however, there are also taxes that you are currently paying that you will no longer pay. The City of Lacey estimates the property taxes for the owner of a home with an assessed valuation of \$300,000 will decrease approximately \$27.00 per year upon incorporation.

What are Utility Taxes?

Utility taxes are taxes levied on the gross operation revenues earned by public and private utilities from operations within the city limits. The City of Lacey receives utility taxes/charges from television, electric, natural gas, telephone, water, wastewater and stormwater services. The City of Lacey currently levies a 6% utility tax on electric, gas, wastewater, stormwater and telephone services; 12% on water services; and a 5% franchise fee for television services. The City of Lacey estimates the utility tax and franchise fee for an average customer to total approximately \$320.37 per year.

Table 1
Taxing Districts and Rates for Comparison of a \$300,000 Home in Lacey Versus Unincorporated Thurston County

Cost per \$1,000 of assessed value Based upon \$300,000 assessed value. All numbers rounded. See Thurston County Treasurer's Office for detailed levy rates.

Taxing District	County rate	Levy	City rate	Levy
City of Lacey Excess			.18	54.00
City of Lacey			1.07	321.00
Fire District 3 Excess	0.12	36.00		
Fire District 3	1.47	441.00	1.47	441.00
Medic One	0.32	96.00	0.32	96.00
North Thurston Public Schools	3.49	1,047.00	3.49	1,047.00
Port Of Olympia	0.18	54.00	0.18	54.00
PUD #1	0.01	3.00	0.01	3.00
State of Washington	2.54	762.00	2.54	762.00
Thurston County	1.22	366.00	1.22	366.00
Timberland Regional Library	0.36	108.00	0.36	108.00
County Road	1.22	366.00		
TOTAL LEVY	10.93	\$3,279.00	10.84	\$3,252.00

Table 2
Utility Tax & Franchise Fee Comparison

Utility taxes and Franchise Fees	County Rate	Annual Amount	City Rate	Annual Amount
Electric (\$60)	None		6.0%	43.20
Natural Gas (\$120)	None		6.0%	86.40
Water (Non Resident \$35.74, Resident \$29.79)	12.0%	\$51.47	12.0%	42.90
Wastewater (*No Fee for Septic Tank)	None		6.0%	43.99*
Storm Water (Flat fee 9.54)	None		6.0%	6.87
Telephone (\$150)	None		6.0%	108.00
Total Utility Tax		\$51.47		\$287.37
Franchise Fee- Cable (\$55)	5.0%	33.00	5.0%	33.00
Total		\$88.47		\$320.37

Bottom line, will my annual taxes increase upon annexation?

While your property taxes will generally decrease, the addition of the utility tax and franchise fee will increase your overall taxes if you annex into the City of Lacey. The City of Lacey estimates the utility tax for the average household will increase the total taxes approximately \$204.90 per year. Table 3 summarizes the estimated annual property tax, utility tax and franchise fee for an average \$300,000 home in Lacey.

**Table 3
Combined Property and Utility Tax Comparison**

Tax	County	City
Property	\$3,279.00	\$3,252.00
Utility	\$88.47	\$320.37
Total Tax	\$3,367.47	\$3,572.37

Why is my property being considered for annexation?

The City received a landowner petition under RCW 35A.14.120 for annexation which was expanded to include the existing and future phases of the Regional Athletic Complex (which the City owns and operates), Ostrom’s Mushroom Farm, and other public properties in the vicinity including properties owned by Lacey Fire District 3 and North Thurston Public Schools. After review of the petition boundaries, Thurston County requested the Boundary Review Board for Thurston County to consider adding additional residential property to establish more logical boundaries of the city limits. Therefore, the residential developments of Hawks Ridge, Bicentennial, Hawks Glen, and Steilacoom Heights are being considered as part of the proposed annexation.

I currently have a septic system. Will the City require me to hook up to the sewer system?

Annexation into the city limits will not result in the City mandating that property owners connect to the city sewer system. The only reason that a property owner would be required to connect to the sewer system would be if their septic system has failed and their house is located within 200 feet of a City sewer main, as measured along the most feasible route of connection. This would occur if the home is located in Thurston County or the City, regardless of annexation. If their septic system has failed and their house is not within 200 feet of a City sewer main, then they may be allowed to repair their septic system. The City suggests that you contact the Thurston County Public Health Department Septic Help Line at (360) 754-3355 ext. 2669, if you have specific questions regarding the inspection and/or repair of your septic system.

Will the City take over our private streets upon annexation?

No. The City does not assume responsibility to maintain or take over the control private streets upon annexation. The City of Lacey will assume responsibility to maintain and operate all public roads upon annexation. If property owners wish to dedicate any private road to the City of Lacey, those property owners will be required to upgrade the roadway to City standards prior to the City accepting the dedication. This means the roadway will need to meet minimum widths, structural standards, sidewalks, planter strips, signage, striping, stormwater maintenance and street lighting.

Will the zoning of my property change upon annexation?

No. The City of Lacey and Thurston County adopted joint plans for the Lacey Urban Growth Area. The zoning classification of property within the annexation area will remain the same whether annexation occurs or not.

Will existing land uses be allowed to continue?

Yes. All legally established existing uses within the annexation area will be allowed to continue. Any nonconforming use(s) are allowed to continue provided the non-conforming use(s) do not cease for a period of 18 months or a new land use application approval is requested by the property owner.

How will annexation affect law enforcement and fire protection services?

The City of Lacey Police Department will provide police service upon annexation. Law enforcement response times will decrease as a result of annexation based the proximity of City of Lacey’s patrolling officers, police substations and the department offices. Fire and medical services will remain the same upon annexation.

If I am annexed, will I have to switch garbage services?

No. Garbage service within the City of Lacey is provided by Pacific Disposal the same services provider of unincorporated Thurston County.

How will annexation affect my home base-based business?

If you already have a legal home occupation that complies with County requirements, this use will be permitted in the City after annexation. However, you will need to obtain a business license from the City of Lacey. The City of Lacey business initial license fee is \$25 and the annual renewal is \$10.

Will annexation affect school district boundaries?

No. Annexation will not affect school district boundaries.

How will I be able to get involved with community issues?

The City offers many opportunities for public involvement in local government. These opportunities include participation in local ballot initiatives, elected positions and appointments to advisory boards and commissions. The City of Lacey is approachable and accessible. City Council meetings are held the 2nd and 4th Thursday of every month at 7:00 p.m. in the Council Chambers at Lacey City Hall. Additionally, the City Council has work sessions every 1st and 3rd Thursday starting at 7:00 p.m. in the Council Chambers at City Hall.

WRITTEN PUBLIC COMMENT RECEIVED AS OF MARCH 27, 2019

EXHIBIT 4
ANNEX2018-05

Katrina Van Every

From: John Smith <subjectofreason@gmail.com>
Sent: Thursday, March 21, 2019 2:37 PM
To: BRB Chief Clerk
Subject: land annexation steilacoom rd and marvin rd lacey wa

My name is Timothy Dahl age 21 I live on 8530 steilacoom rd se house 111 with my mother Suk Cha Dahl and older brother we just got notice of proposed land annexation where meeting will take place April 9th 2019. We own the house we live in but rent the property if this land annexation affects the property we live on so that we have to move or increase our paid rent, we reject the proposal.

Katrina Van Every

From: Dorinda OSullivan
Sent: Monday, March 25, 2019 8:08 AM
To: Katrina Van Every
Subject: FW: Mushroom corner annexation

Here is a question:

Dorinda O'Sullivan

Office Specialist III
Thurston Regional Planning Council
2424 Heritage Court SW, Suite A, Olympia, WA 98502
360.956.7386 (Direct) | 360.956.7575 (Main) | 360.956.7815 (Fax)
www.trpc.org

This e-mail and any attachments are for the use of the addressed individual. If you have received this e-mail in error, please notify TRPC's systems manager. TRPC has taken responsible precautions to ensure no viruses are present in this e-mail; however, the agency does not accept responsibility for loss or damage arising from the use of this e-mail or attachments.

From: Paul Davis <pauldav012@yahoo.com>
Sent: Sunday, March 24, 2019 11:05 AM
To: info@trpc.org
Subject: Mushroom corner annexation

Please explain the need to annex Steilacoom Heights into Lacey. I am not aware of any residents requesting this to happen.

Respectfully,
Paul Davis
8530 8th Court SE
Olympia, WA
98513
360-888-4470

[Sent from Yahoo Mail on Android](#)

Alternative #1
Summary

Annual General Fund Revenue	\$	57,046.00
Annual General Fund Expense	\$	302,540.00
Annual General Fund Operating	\$	(245,494.00)
First Year Start Up Expense	\$	241,762.00
Total First Year Expense	\$	544,302.00
Total First Year Cost	\$	(487,256.00)
Capital Project Expense (Road and Stormwater Project)	\$	1,000,000.00
Capital Project Annual Revenue (Stormwater Fees)	\$	4,739.00

Alternative #1
Long Term Annual Revenue

General Fund Ongoing Revenue

General Levy @ \$1.0651 per \$1,000 assessed value \$ 14,580.00

Utility Taxes

Electricity @ \$100 per household x 12 x .06 \$ 10,872.00

Gas @ 33% of Electricity \$ 3,588.00

Solid Waste @ \$18 per household \$ 2,718.00

Telephone @ households x 1.5 x \$100 x 12 x .06 \$ 16,308.00

Stormwater @ percentage of total parcels x \$180,403

Sales Tax Online Sales@ \$3 per person \$ 1,200.00

B&O Tax \$ -

State Shared Revenues @ \$14.47 x population \$ 5,788.00

Building Permits for existing developed properties @ \$13.19 per household \$ 1,992.00

\$ 57,046.00

Utility Restricted Revenue

Stormwater Fees \$ 4,739.00

Alternative #1

Potential One Time Fee for Service Revenue

Ostrom's Permits	33.86 acres	203 units	\$ 812,000.00
SF @ 6 units per acre X \$4000			
Undeveloped mobile portion	24 acres	144 units	\$ 576,000.00
SF @ 6 units per acre X \$4000			
One time construction permit revenue:			\$ 1,388,000.00

Alternative #1

Long Term Annual Expense

Police @ 1.5 Officers + .5 SRO	\$ 260,000.00
Streets	\$ 23,061.00
General Gov't Services	\$ 19,479.00
Annual cost to city	\$ 302,540.00

Alternative #1
First Year Startup Cost

1st Year Costs

Police vehicle	\$ 70,000.00
Police startup cost @ 2 officers	\$ 167,762.00
Census cost	\$ 4,000.00
Year 1 Total	\$ 241,762.00

6 Year Costs

Steilacoom Road Project (grant match)	\$ 1,000,000.00
Total Capital Project Costs	\$ 1,000,000.00

Alternative #1
General Information

Lane miles county maintained	1.5
Lane miles state maintained	2.5
Estimated maintenance cost per lane mile	\$15,374

Number of parcels	12
Assessed value	\$13,688,800
Population @ 2.65 per household	400

Households	
Mobile Homes	151
Single	
Duplex	
Triplex	
Fourplex	
Fiveplex	
Tenplex	
Twelveplex	
Total	151

General Gov't Expenses @ .8%	
Street Lighting	\$ 4,904.00
AWC	\$ 265.00
NLC	\$ 31.00
Voter Registration	\$ 800.00
District Court	\$ 4,000.00
Public Defender	\$ 3,200.00
TRPC	\$ 743.00
WCIA	\$ 3,211.00
ORCAA	\$ 276.00
Amtrak	\$ 83.00
JASCOM	\$ 1,966.00
	\$ 19,479.00

Alternative #2
Summary

Annual General Fund Revenue	\$	261,454.00
Annual General Fund Expense	\$	607,560.00
Annual General Fund Operating	\$	(346,106.00)
First Year Start Up Expense	\$	333,643.00
Total First Year Expense	\$	941,203.00
Total First Year Cost	\$	(679,749.00)
Capital Project Expense (Road Project)	\$	1,000,000.00
Capital Project Revenue (Stormwater Fees)	\$	109,878.00

Alternative #2
Long Term Annual Revenue

General Fund Revenue

General Levy @ \$1.0651 per \$1,000 assessed value \$ 98,666.00

Utility Taxes

Electricity @ \$100 per household x 12 x .06 \$ 40,464.00

Gas @ 33% of Electricity \$ 13,353.00

Solid Waste @ \$18 per household \$ 10,116.00

Telephone @ households x 1.5 x \$100 x 12 x .06 \$ 60,696.00

Stormwater @ percentage of total parcels x \$180,403 \$ 4,733.00

Sales Tax Online Sales@ \$3 per person \$ 4,467.00

B&O Tax \$ -

State Shared Revenues @ \$14.47 x population \$ 21,546.00

Building Permits for existing developed properties @ \$13.19 per household \$ 7,413.00

\$ 261,454.00

Utility Restricted Revenue

Stormwater Fees **\$ 109,878.00**

Alternative #2

Potential One Time Fee for Service Revenue

Ostrom's Permits	33.86 acres	203 units	\$ 812,000.00
SF @ 6 units per acre X \$4000			
Undeveloped mobile portion	24 acres	144 units	\$ 576,000.00
SF @ 6 units per acre x \$4000			
One time construction permit revenue:			\$ 1,388,000.00

Alternative #2

Long Term Annual Expense

Police @ 2.5 Officers + .5 SRO	\$ 390,000.00
Streets	\$ 144,516.00
General Gov't Services	\$ 73,044.00
Annual cost to city	\$ 607,560.00

Alternative #2
First Year Startup Cost

1st Year Costs

Police vehicle	\$ 70,000.00
Police startup cost @ 3 officers	\$ 251,643.00
Census cost	\$ 12,000.00
Year 1 Total	\$ 333,643.00

6 Year Costs

Steilacoom Road Project (grant match)	\$ 1,000,000.00
Total Capital Project Costs	\$ 1,000,000.00

Alternative #2
General Information

Lane miles county maintained	9.4
Lane miles state maintained	3.8
Estimated maintenance cost per lane mile	\$15,374

Number of parcels	446
Assessed value	\$92,635,600
Population @ 2.65 per household	1489

Households	
Mobile Homes	151
Single	294
Duplex	56
Triplex	
Fourplex	56
Fiveplex	5
Tenplex	
Twelveplex	
Total	562

General Gov't Expenses @ 3%

Street Lighting	\$ 18,390.00
AWC	\$ 995.00
NLC	\$ 114.00
Voter Registration	\$ 3,000.00
District Court	\$ 15,000.00
Public Defender	\$ 12,000.00
TRPC	\$ 2,785.00
WCIA	\$ 12,042.00
ORCAA	\$ 1,035.00
Amtrak	\$ 312.00
JASCOM	\$ 7,371.00
	\$ 73,044.00



COUNTY COMMISSIONERS

EXHIBIT 7
ANNEX2018-05

John Hutchings
District One
Gary Edwards
District Two
Tye Menser
District Three

BOUNDARY REVIEW BOARD

Creating Solutions for Our Future

Memo

To: Washington State Boundary Review Board for Thurston County
From: Katrina Van Every, Chief Clerk
Date: April 4, 2019
Re: ANNEX2018-05 (Lacey Steilacoom/Marvin Rd Annexation)

Background

Location of Proposed Annexation Area:	The property is generally located at the corner of Steilacoom Rd SE and Marvin Rd SE. See Exhibit 1, Attachment A.
Location of Proposed Expanded Annexation Area:	120 additional acres, as revised by Thurston County on February 22, 2019. See Exhibit 1, Attachment B.
Notice of Intention:	Annexation of 259.1 acres to the City of Lacey known as the Steilacoom/Marvin Rd Annexation. See Exhibit 1, Attachment C.
Entity Requesting Review:	Thurston County Board of County Commissioners. See Exhibit 1, Attachments D and E.

At the Boundary Review Board's March 28, 2019 meeting a public hearing was held in consideration of ANNEX2018-05, the Lacey Steilacoom/Marvin Rd Annexation. The City of Lacey proposes annexing 259.1 acres in the Steilacoom Marvin Rd area. The Board received public testimony regarding the proposal and recessed the hearing to April 9, 2019 when the Board will hold a second hearing in consideration of expanding the annexation area to encompass an additional 120 acres, as proposed by Thurston County.

The Board elected to leave the record open to additional public comment and directed the Chief Clerk to request the city of Lacey and Thurston County provide additional information regarding zoning and development impacts of the annexation area and expanded annexation area as it relates to moving from county to city jurisdiction. See Exhibit 8 – April 4, 2019 Joint Zoning Memo from City of Lacey and Thurston County.

Staff sent a press release to the Olympian on April 3, 2019 providing an overview of the Board's action on March 28, 2019. See Attachment A.

Hearing Notification

30-Day Notice. Written notice is required to be given to affected governmental units within three miles of the exterior boundaries of the annexation area and the proponent of the annexation at least 30 days prior to the public hearing. Notice was hand delivered on February 26, 2019 to the following:

1. Tanglewilde Parks & Recreation District
2. Port of Olympia
3. City of Olympia
4. Timberland Regional Library District
5. City of Tumwater
6. Thurston Conservation District
7. Thurston County
8. City of Lacey
9. Lacey Fire District #3
10. Thurston County PUD#1
11. North Thurston School District

Published Notice. Notice is required to be published in a newspaper of general circulation at least three times, with the last notice not five days prior to the public hearing. Notice of the April 9, 2019 hearing was published in The Olympian on March 19, 2019; March 26, 2019; and April 2, 2019.

Posted Notice. Notice must be posted in at least ten public places in the area affected by the annexation at least five days prior to the public hearing. Notice was posted within the expanded annexation area in 20 locations on March 20, 2019. On April 4, 2019, staff verified the presence of the notices; where necessary, such notices were replaced. See Attachment B.

Neighbor Notice. Because there is a proposal to expand the annexation area to include 120 additional acres, notice is also required to be provided to all registered voters and property owners living in the expanded annexation area at least 10 days prior to the hearing to consider expanding the annexation area. Notice of the scheduled hearing was sent on March 18, 2019 to these individuals.

Attachments

Attachment A: April 3, 2019 Press Release
Attachment B: Affidavit of Posting for April 9, 2019 Public Hearing

ATTACHMENT A: APRIL 3, 2019 PRESS RELEASE

Press Release

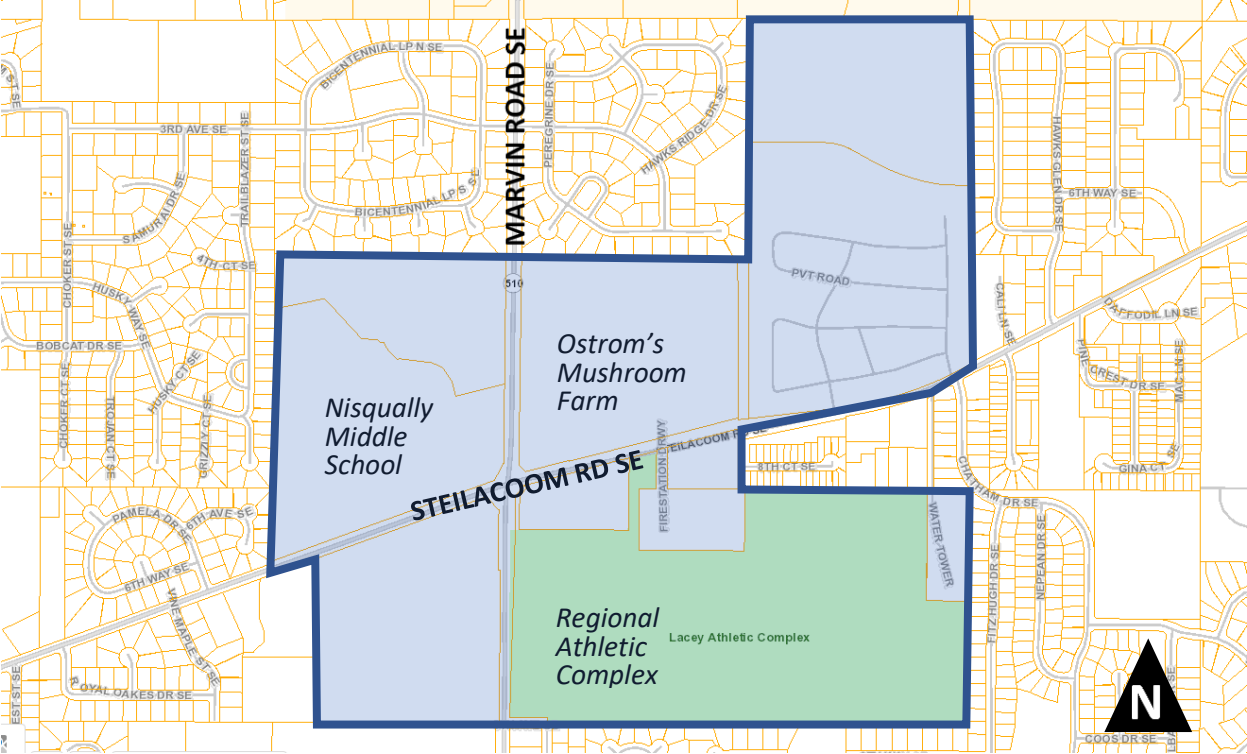
FOR IMMEDIATE RELEASE: April 3, 2019

SUBJECT: City of Lacey Steilacoom/Marvin Rd Annexation

CONTACT: Katrina Van Every, Chief Clerk
Boundary Review Board for Thurston County
(360) 956-7575
brbchiefclerk@trpc.org

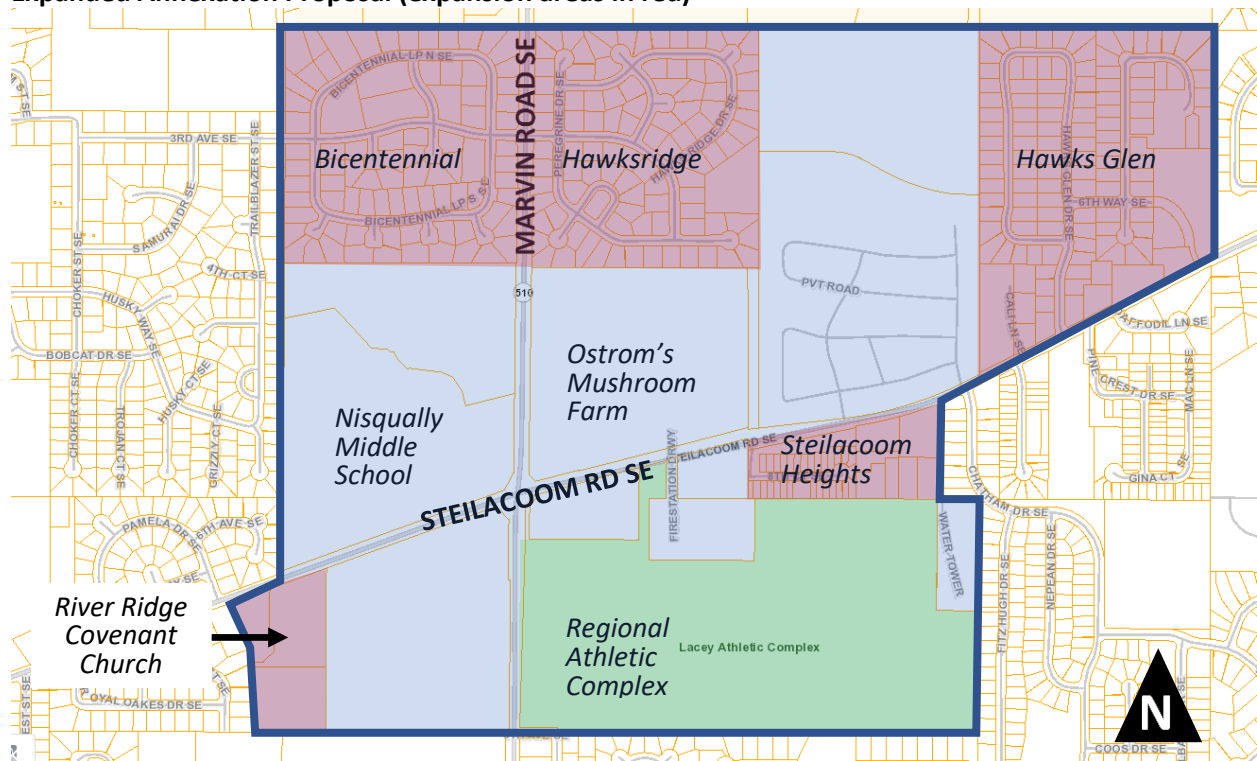
The Washington State Boundary Review Board for Thurston County held the first of two public hearings on March 28, 2019 to consider the city of Lacey’s Steilacoom/Marvin Rd Annexation proposal. The City’s proposal would annex 259.1 acres that includes Ostrom’s Mushroom Farm, the Rainier Vista Mobile Home Park, the Regional Athletic Complex, Nisqually Middle School, a Lacey Fire District 3 station, and other property owned by the City of Lacey.

Annexation Proposal



The hearing was recessed until the Boundary Review Board’s meeting on April 9, 2019 at 7:00 P.M. when the Board will hold a second public hearing at the Nisqually Middle School Cafeteria, 8100 Steilacoom Rd SE, Lacey, WA 98503. The purpose of the second hearing is to consider expanding the annexation area to encompass an additional 120 acres, as proposed by Thurston County. Several adjacent neighborhoods including Hawksridge, Bicornial, Hawks Glen, Steilacoom Heights, and a few smaller subdivisions are within the proposed expansion area, as is River Ridge Covenant Church.

Expanded Annexation Proposal (expansion areas in red)



During the recess of the first hearing, the Boundary Review Board elected to keep the record open to allow additional public comment. If you have questions or comments regarding the proposed annexation, please contact the Boundary Review Board's Chief Clerk, Katrina Van Every, at 360.956.7575 or via email at brbchiefclerk@trpc.org. Materials relating to the proposed annexation are available on the Boundary Review Board's website, www.trpc.org/brb.

The Boundary Review Board reviews proposals for boundary changes by cities, towns and special-purpose districts (such as fire districts) within Thurston County, including city or district annexations. The Board must base its decisions on specific factors and objectives stated in the Boundary Review Board Act (RCW 36.93). It can approve, modify and approve, or deny a proposal. Its decisions are final unless appealed to the Superior Court of the county.

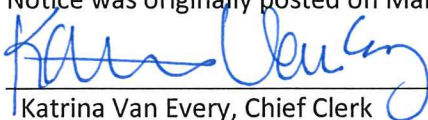
ATTACHMENT B: AFFIDAVIT OF POSTING FOR APRIL 9, 2019 PUBLIC HEARING

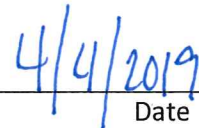
**WASHINGTON STATE BOUNDARY REVIEW BOARD FOR THURSTON COUNTY
PROPOSED CITY OF LACEY ANNEXATION (FILE NO. ANNEX2018-05)
AFFIDAVIT OF POSTING FOR APRIL 9, 2019 PUBLIC HEARING**

I hereby attest that, on April 4, 2019, the presence of the attached Notice of Public Hearing for the City of Lacey Steilacoom/Marvin Rd Annexation (File No. ANNEX2018-05) was verified or reposted in and adjacent to the proposed annexation area at the following locations:

1. 3rd Ave SE & S Bicentennial Loop SE (near 8005 Bicentennial Loop SE)
2. N Bicentennial Loop SE & Messenger St SE
3. 3rd Ave SE & N Bicentennial Loop SE (near 8150 Bicentennial Loop SE)
4. 3rd Ave SE & Peregrine Dr SE (near 301 Peregrine Dr SE)
5. 3rd Ave SE & Peregrine Dr SE (near 8437 SE 3rd Ave)
6. Hawksridge Dr SE & Redtail Dr SE
7. Marvin at Steilacoom (Southbound) bus stop
8. Steilacoom Rd SE at River Ridge Covenant Church
9. Steilacoom Rd SE at Nisqually Middle School
10. Steilacoom Rd SE at Hawks Prairie Head Start entrance (Nisqually Middle School)
11. Steilacoom Rd SE at Marvin (Eastbound) bus stop
12. Steilacoom Rd SE at RAC entrance
13. Steilacoom Rd SE at Ostrom's Mushroom Farm exit
14. Steilacoom Rd SE at 8th Ct SE
15. Steilacoom Rd SE at Rainier Vista Mobile Home Park (west entrance)
16. Steilacoom Rd SE at Rainier Vista Mobile Home Park (east entrance)
17. Steilacoom Rd SE at 8623 A to B Steilacoom Rd SE
18. Steilacoom Rd SE & Hawks Glen Dr SE
19. Hawks Glen Dr SE & 6th Way SE
20. Marvin Rd SE at RAC entrance

Notice was originally posted on March 20, 2019.


Katrina Van Every, Chief Clerk


Date

memo

Date: April 3, 2019
To: Thurston County Boundary Review Board
From: Ryan Andrews, Planning Manager, City of Lacey
Jeremy Davis, Operations Manager, Thurston County
Subject: Zoning and development standards of proposed annexation area

At the Boundary Review Board hearing held March 28, 2019, the Board requested additional information regarding zoning and development impacts to property owners within the annexation area and expanded annexation area if it transitions from County to City jurisdiction. This memo provides additional information regarding zoning and development standards.

The City conducts long-range planning for the City and its un-incorporated Urban Growth Area, meaning the City establishes growth policies, land use designations zoning and development requirements. The County then considers adopted city growth policies, land use designations, zoning and development requirements, and adopts these as determined by the Board of County Commissioners. If a property is located in the City, the zoning and development standards of the City apply and are administered by the City through its permitting processes. If property is located in the un-incorporated Urban Growth Area, the zoning and standards set by the City are adopted by the County under joint planning agreements and the County administers the zoning and other regulations through its permitting processes. The same or similar standards are consistently applied, but just administered by a different jurisdiction based on the property location.

Background:

The Growth Management Act calls for the faster growing counties and cities within their borders to establish comprehensive plans to accommodate anticipated growth. The new plans are to include several different elements to New 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 polices, developed by each county, in collaboration with its cities and towns. Thurston County's county-wide planning policies are used to frame how the Comprehensive Plans of Thurston County and the seven cities and town are developed and coordinated.

Policies specific to coordinated planning, zoning, and development standards from the Thurston County County-wide Planning Policies (Adopted Nov. 10, 2015) have been excerpted:

Section 1. General Policy

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.

Section 3. Promotion of Contiguous and Orderly Development, Provision of Urban Services, and Protection of Rural Areas

3.2 Coordinate Urban Services, Planning, and Development Standards through:

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.

3.3 Cooperate on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns. Cooperate on developing a streamlined and efficient process for annexation, while maintaining appropriate environmental review.

Section 4. Joint County and City Planning Within Urban Growth Areas

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.

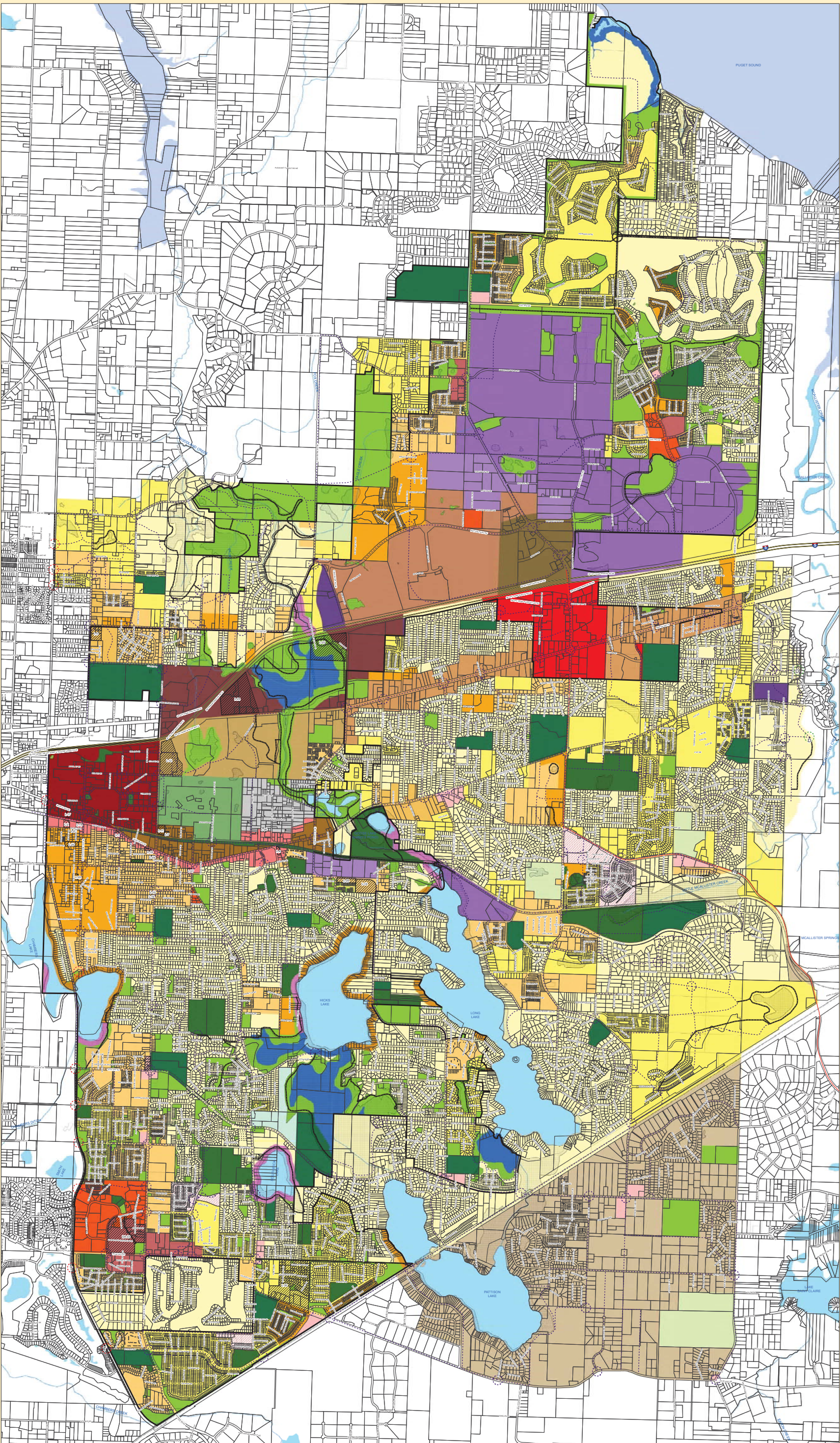
4.3 The jointly adopted plan or zoning will serve as the basis for the county planning decisions as the pre-annexation comprehensive plan for the city to use when annexations are proposed.

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 recommendation on comprehensive plans and zoning ordinances.

The Thurston County County-wide Planning Policies were provided in the March 28, 2019 public hearing meeting packet but the above sections highlight how zoning and development standards are applied at the City and at the County. In short, the same zoning and development standards are applied regardless of whether the property is located in the city limits or unincorporated urban growth area.

The city has no current plans for changing zoning in the proposed annexation area.



Approved by the Lacey City Council
 Ordinance # 1534
 Approval Date: September 27, 2018

Lacey Urban Growth Area Zoning

Revised: October 9, 2018

- Key Multimodal Corridor
 - Pedestrian Trail/Wildlife Corridor Only
 - Connections to Regional Trail Systems (T)
 - Viewpoint Designation (D)
 - City Limits
 - Limited Rezone
 - Parcels
- MGSA McAllister Geologically Sensitive Area
 - LHN Lacey Historic Neighborhood
 - LD 0-4 Low Density Residential
 - LD 3-6 Low Density Residential
 - MD Moderate Density Residential
 - HD High Density Residential
 - MMDC Mixed Use Moderate Density Corridor
 - MMDC Mixed Use High Density Corridor
 - HPBDC Hawks Prairie Business District (Business/Comms)
 - HPBDC-C Hawks Prairie Business District (Commercial)
 - NC Neighborhood Commercial
 - CCD Community Commercial District
 - CO Community Office
 - WD Woodland District
 - Central Business District 4
 - Central Business District 5
 - Central Business District 6
 - Central Business District 7
 - Saint Martin's University
 - UC General Commercial
 - LI-C Light Industrial Commercial
- LI Light Industrial
 - ME Mineral Extraction
 - C Cemetery
 - AG Agriculture
 - OS-I Open Space Institutional
 - OSI-IP Open Space Park
 - OSI-S Open Space School
 - Shoreline Residential
 - Urban Conservancy
 - Natural
 - Lake/Aquatic
 - Village (Urban) Center

* Shading designates areas with identified wetlands or environmental constraints. Environmental constraints will need to be addressed as proposed. Wetlands and other environmental constraints will be shown on the Open Space/Institutional. Areas of the map which are not shown are not subject to environmental constraints.

Village (Urban) Centers in the unincorporated areas require the inclusion of park and school land. Other urban centers are general, park and school areas and sizes will be determined and land use codes for these areas.

LEGEND (continued)

Color	Designation
Light Blue	Water
Light Green	Open Space
Light Yellow	Viewpoint
Light Purple	Central Business District
Light Orange	Shoreline Residential
Light Brown	Urban Conservancy
Light Pink	Natural
Light Blue-Green	Lake/Aquatic
Light Purple-Blue	Village (Urban) Center

Copyright 2018 by City of Lacey, WA. All rights reserved. This map is a part of the Lacey Urban Growth Area.

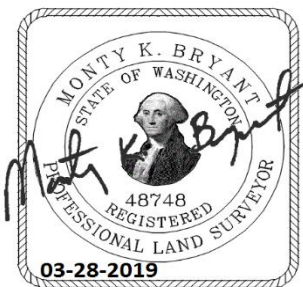
EXHIBIT "A"
ANNEXATION LEGAL DESCRIPTION

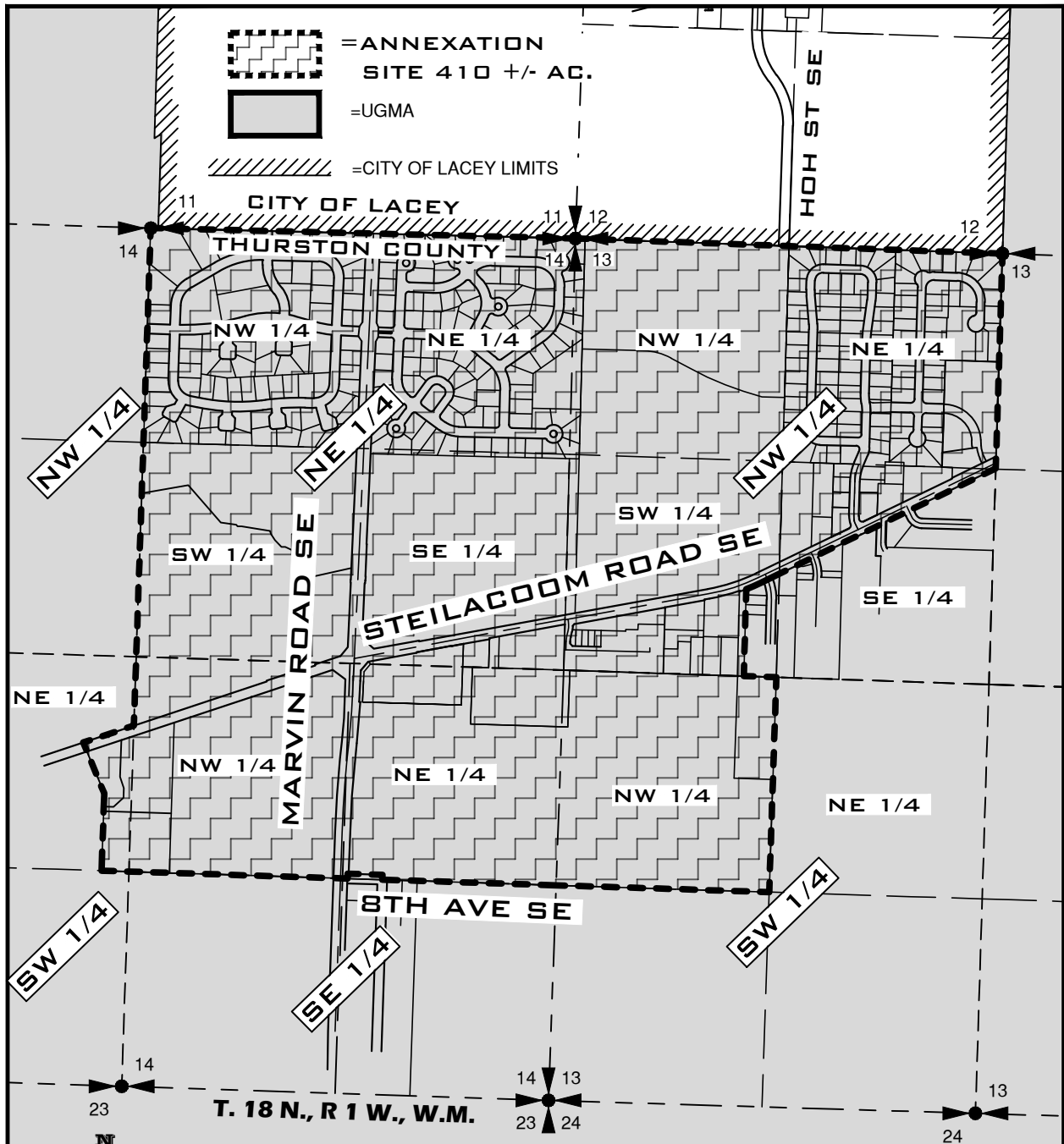
BEGINNING at the Northwest corner of the Northeast Quarter of Section 14, Township 18 North, Range 1 West, W.M.; thence easterly along the north line of said subdivision to the Northeast corner of said section; thence easterly along the north line of the Northwest Quarter of Section 13, Township 18 North, Range 1 West to the Northeast corner of said subdivision; thence southerly along the east line of said Northwest Quarter to the southerly right of way of Steilacoom Road Southeast; thence southwesterly along said right of way to the east line of Tract X of the Plat of Madrona Park 5, recorded under Auditor's File No. 3417425, records of Thurston County, Washington; thence southerly along said east line of said Tract X to the north line of the Northwest Quarter of the Southwest Quarter of said Section 13; thence easterly along said north line to the Northeast corner of said subdivision; thence southerly along the east line of said subdivision to the south line thereof; thence westerly along said south line to the west line of said subdivision; thence westerly along the south line of the Northeast Quarter of the Southeast Quarter and Northwest Quarter of the Southeast Quarter of Section 14, Township 18 North, Range 1 West, W.M. to the west line of said Southeast Quarter; thence westerly along the south line of the Northeast Quarter of the Southwest Quarter of said Section 14, to the Southwest corner of Lot 2 of the Amended Boundary Line Adjustment BLA-1732, recorded on April 4th, 1996, under Auditor's File No. 3022894, records of Thurston County, Washington; thence northerly along the west lines of Lot 1 and 2 of the above said BLA-1732 and the extension thereof to the northerly right of way line of Steilacoom Road Southeast; thence northeasterly along said right of way to the north-south center line of said section 14; thence northerly along said north-south center line to the point of beginning.

Containing 410 +/- acres.

EXCEPTING THEREFROM the south 30 feet of the west 245 feet of said Northeast Quarter of the Southeast Quarter of Section 14.

See Exhibit "B" attached hereto and by this reference made apart hereof.





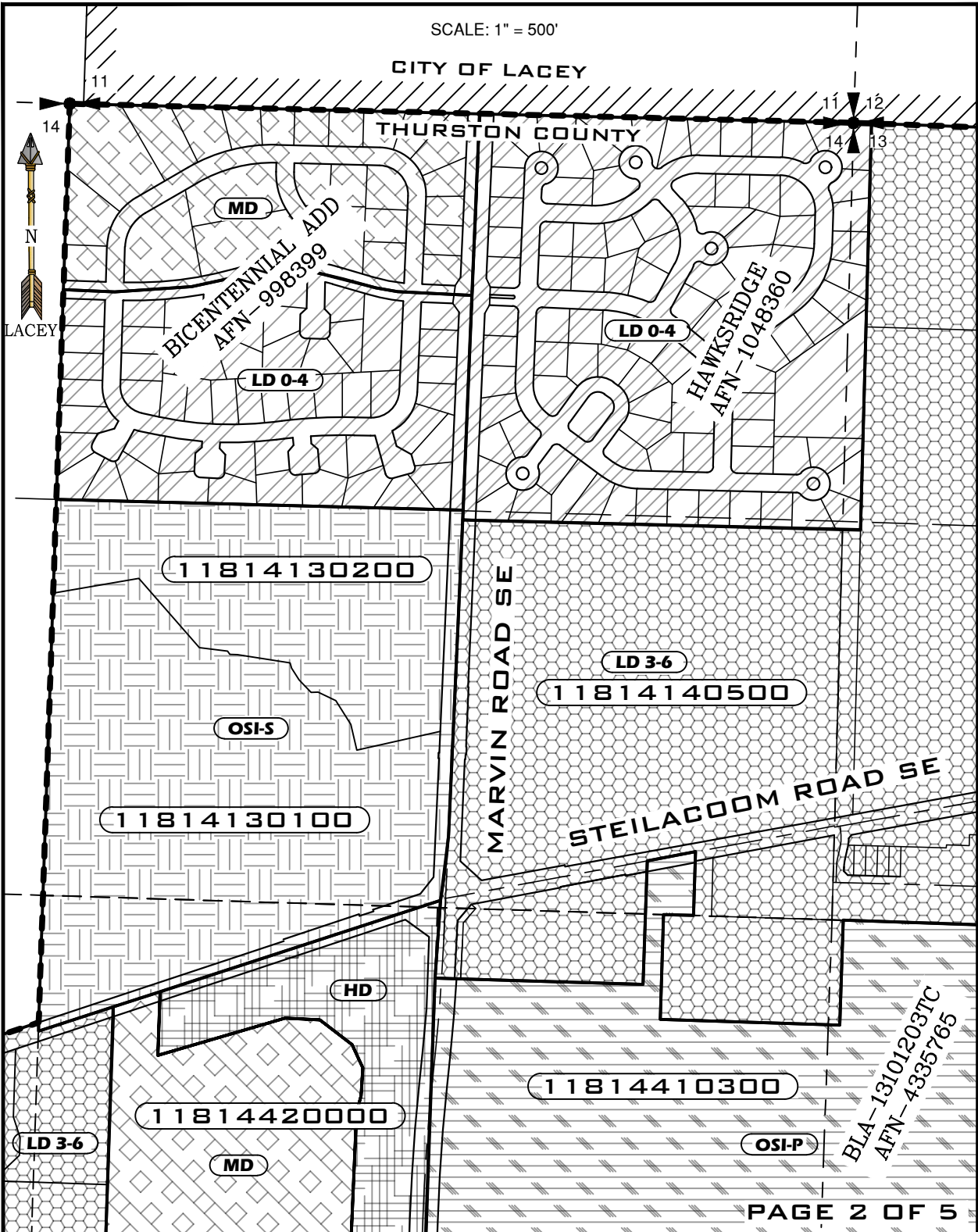
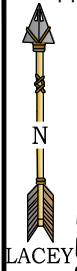
- ZONING**
- MD = MODERATE DENSITY RESIDENTIAL
 - LD 0-4 = LOW DENSITY RESIDENTIAL 0-4
 - LD 3-6 = LOW DENSITY RESIDENTIAL 3-6
 - OSI-S = OPEN SPACE SCHOOL
 - HD = HIGH DENSITY RESIDENTIAL 0-4
 - OSI-P = OPEN SPACE PARK

<p>EXHIBIT B</p> <p>MAP OF ANNEXATION SITE</p> <p>STEILACOOM-MARVIN-RAC-NISQUALLY-2019.DWG</p>	<p>CITY OF LACEY, WASHINGTON</p> <p>DEPT. OF PUBLIC WORKS</p>		
	<p>DWN.</p> <p>MKB</p>	<p>CKD.</p> <p>RLE</p>	

SCALE: 1" = 500'

CITY OF LACEY

THURSTON COUNTY



PAGE 2 OF 5

EXHIBIT B
 MAP OF ANNEXATION SITE
 STEILACOOM-MARVIN-RAC-NISQUALLY-2019.DWG

CITY OF LACEY, WASHINGTON
 DEPT. OF PUBLIC WORKS

DWN.
 MKB

CKD.
 RLE

DATE
 03-15-2019



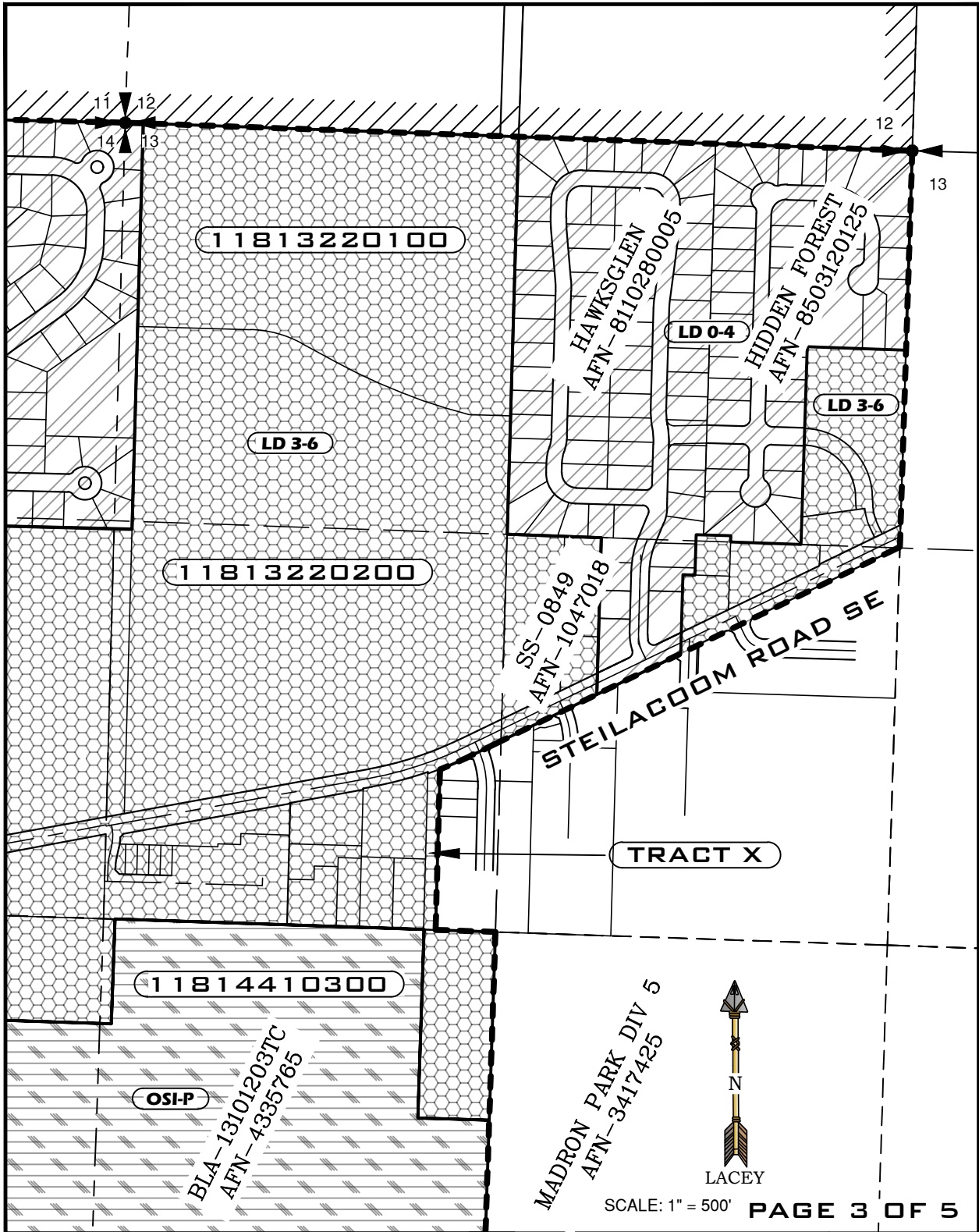
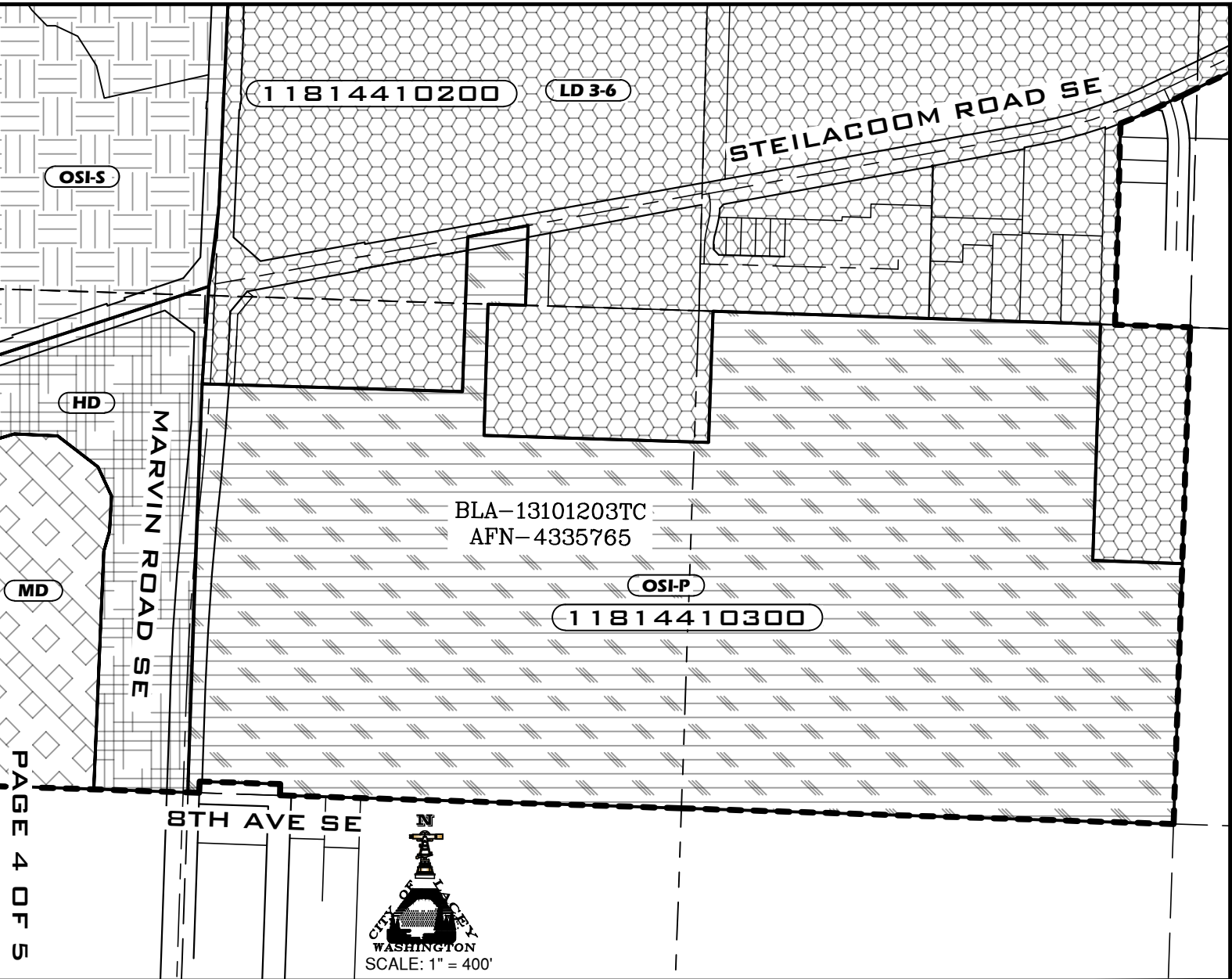


EXHIBIT B
 MAP OF ANNEXATION SITE
 STEILACOOM-MARVIN-RAC-NISQUALLY-2019.DWG

CITY OF LACEY, WASHINGTON
 DEPT. OF PUBLIC WORKS

DWN.	CKD.	DATE
MKB	RLE	03-15-2019





11814410200

LD 3-6

OSI-S

HD

BLA-13101203TC
AFN-4335765

OSI-P

11814410300

MD

MARVIN ROAD SE

STEILACOOM ROAD SE

8TH AVE SE



EXHIBIT B
MAP OF ANNEXATION SITE

STEILACOOM-MARVIN-RAC-NISQUALLY-2019.DWG

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

DWN.
MKB

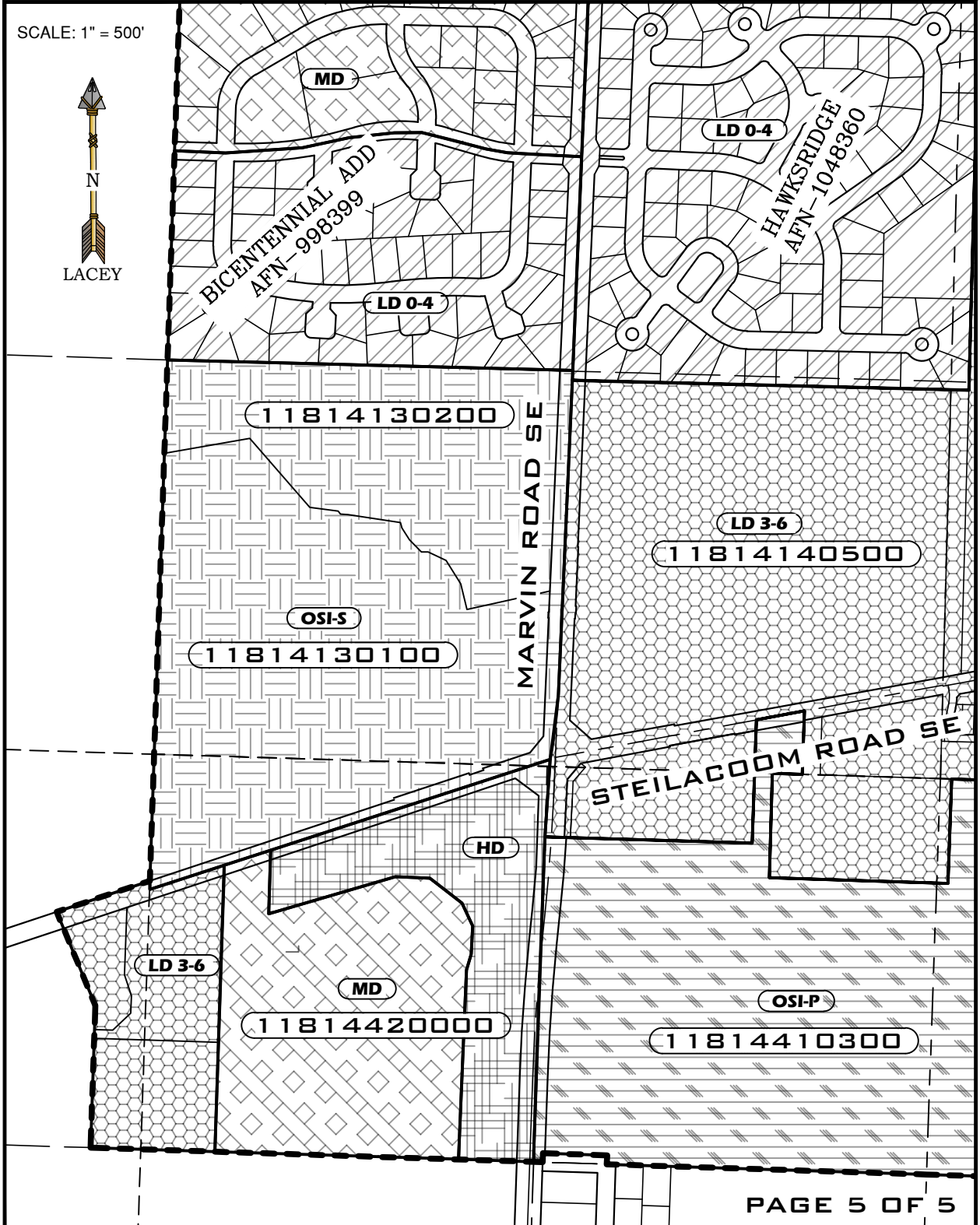
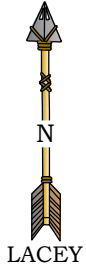
CKD.
RLE

DATE
03-15-2019

PAGE 4 OF 5



SCALE: 1" = 500'



PAGE 5 OF 5

EXHIBIT B
 MAP OF ANNEXATION SITE
 STEILACOOM-MARVIN-RAC-NISQUALLY-2019.DWG

CITY OF LACEY, WASHINGTON
 DEPT. OF PUBLIC WORKS

DWN.
 MKB

CKD.
 RLE

DATE
 03-15-2019



WRITTEN PUBLIC COMMENT RECEIVED AS OF APRIL 8, 2019

EXHIBIT 10
ANNEX2018-05

Katrina Van Every

From: Rev E AL Cisco <Rev_Liz@outlook.com>
Sent: Sunday, March 31, 2019 9:16 PM
To: BRB Chief Clerk
Subject: Questions about annexation modification (City of Lacey)

Hello,

My name is Rev. Lizard. I am a homeowner in the proposed annexation area that is being considered for modification. I have a few questions regarding the proposal and modifications.

- 1) Why are the lines of the modified area drawn where they are?
 - a) What is the proposed zoning for the annexed area once the area is transferred to Lacey?
 - b) What, if any, impact will result to the homeowners of Ranier Vista Mobile Home Park once the annexation will be complete?
- 2) The modified area contains a private property that is one of the only remaining green-spaces within a radius of about 3 miles. What will be the impact on this needed ecological buffer area?
- 3) What is the time limit for public comment at the next scheduled meeting at Nisqually Middle school on April 9th?
 - a) What, if any, time limit is there?
 - b) Are presentations acceptable as public comment?
 - c) What kind of audio/visual equipment is available for use by a public commenter?
 - d) If multi-media presentations as public comment are not allowed, or would consume too much time where would I email or submit such a presentation to ensure it is entered in the public record concerning these changes?

Thank you for your time,

Rev. E. A. Lizard Cisco (they/them)
rev_liz@outlook.com (official)
reverandlizard@gmail.com (business/public correspondence)
360/438.1028

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