



# City of Yelm

EST. 1924

## WASHINGTON

“Proudly Serving Our Community”

September 30, 2019

Katrina Van Every, Chief Clerk  
Thurston County Boundary Review Board  
2424 Heritage Court SW  
Suite A  
Olympia, WA 98502

Re: Waiver Request for Proposed Annexation

Dear Ms. Van Every:

Pursuant to Section 36.93.110 RCW, the City of Yelm requests the full Boundary Review Board process be waived on the enclosed application for annexation.

The proposed annexation is less than 10 acres in size, and is less than 2 Million in assessed value, including improvements. Following is information requested by the Boundary Review Board for a waiver to be considered.

1. The proposed annexation area includes 5 parcels equaling 1.51 acres with a total assessed value of \$956,100.00.
2. The City of Yelm received a Notice to Commence Annexation proceedings in August 2019. The property owners submitted a Petition to Annex to the City Council on August 27, 2019. Copy of Agenda and Minutes attached.
3. The current county zoning is Rural Residential - 1 unit per 5 acres. Upon annexation the parcels would be zoned Moderate Density Residential (R-6) in accordance with the parcels future land use designation found in Yelm Comprehensive Plan and Joint Plan with Thurston County. See enclosed Maps.
4. The proposed annexation area is in the Yelm Urban Growth Area, is rectangular in shape, and contiguous to Yelm City limits on the south and east property lines.

The original and eight (8) copies of the Notice of Intention, and a CD Rom containing the application package in .pdf format in enclosed.

Thank you for your consideration. If you have any questions, or need additional information, you can reach me at [tamim@yelmwa.gov](mailto:tamim@yelmwa.gov) or (360) 458-8496.

Sincerely,

A handwritten signature in cursive script that reads "Tami Merriman".

Tami Merriman, Associate Planner



**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](mailto:brbchiefclerk@trpc.org)

[www.trpc.org/873/Thurston-County-Boundary-Review-Board](http://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 Yelm

Responsible Official: Grant Beck, Community Development Director

Phone: (360) 458-8408

FAX: (360) 458-4348

E-mail: grantb@yelmwa.gov

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

85830001900, Barry Austin

85830002000, Debra Fermon

85830002100, George Roberts

85830002200, Cathy Riewerts

85830002300, Charlie & Alta Steele

3. Method used to initiate the proposed action: 60% Direct Petition for Annexation

4. Location (address, if assigned): 10309-10321-10333-10341-10343 Grove Road

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): EXHIBIT A
6. Size in Acres: 1.51Acres
7. Assessed Valuation (attach Assessor's information): \$322,000 land assessed value, \$956,100 total assessed value. EXHIBIT B.
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 for municipal purposes pursuant to RCW 35A.14.120
9. Current Joint Plan Designation: City of Yelm Comprehensive Plan and Joint Plan with Thurston County designates these properties as Rural Residential, with future zoning when annexed into the City Limits of Yelm as Moderate Density Residential (R-6).
10. Is the site currently served by sewer or water?  
 Sewer    Water    Neither  
 If no, specify services desired: \_\_\_\_\_  
 If sewer or water desired, include map showing location of nearest lines.
11. When is extension of water and sewer service planned to the area:
12. Does this proposal affect any other interjurisdictional agreements?  
 Yes    No  
 If yes, please list these agreements:
13. Does this proposal conform to adopted county-wide planning policies on annexation? The annexation proposal meets CWPP Policy 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." The pre-annexation zoning (or future zoning) of the parcels will Moderate Density Residential as shown in the Joint Plan. The proposal also meets CWPP Policy 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." The City honors the future zoning and the property will remain Moderate Density Residential as depicted in the Joint Plan. The parcels included in this annexation petition are within the UGA, and characterized by residential development, with well-established road network. It is located within the City's Water and Sewer service areas. All units are served by City water services, and two are connected to City sewer services.

14. Other specific Reason(s) for Annexation: N/A
15. Explain how this proposal furthers the objectives of the Boundary Review Board (as applicable) (RCW 36.93.180) [attach additional pages if necessary] (Some of these items may not apply because of Growth Management Agreements.):
- a. Preservation of natural neighborhoods and communities: The annexation area is already developed and served by City utilities.
  - b. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: The proposed annexation area follows property lines, bordered by Grove Road and 103<sup>rd</sup> Avenue.
  - c. Creation and preservation of logical service areas: Streets and water are already in existence in the annexation area, and the property is included in the City of Yelm Water and sewer service areas.
  - d. Prevention of abnormally irregular boundaries: The annexation area follows existing streets and property lines, fills an existing corner of the City, and is served by City utilities.
  - 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. The annexation area lies in the short term urban growth boundary as established in the City of Yelm Comprehensive Plan, Joint Plan with Thurston County
  - f. Dissolution of inactive special purpose districts: There are no special purpose districts in the proposed annexation area.
  - g. Adjustment of impractical boundaries: The annexation area extends the city limits within a practical boundary.
  - h. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character. The annexation area is zoned Rural Residential, and is surrounded by land within the City limits that are already developed in a residential uses.
  - i. Protection of agricultural lands: The annexation area land has not been in active agricultural use for quite some time

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)



# City of Yelm

EST. 1924

## WASHINGTON

“Proudly Serving Our Community”

### EXHIBIT A

Legal Description: Lots 19, 20, 21, 22, and 23 of the Subdivision of Yelm Views as recorded in volume 17 of plats, page 7 under Auditor’s File Number 830872.





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**Value Information**

Tax Year	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Assessment Year	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Market Value Land	\$76,500	\$45,500	\$31,300	\$30,300	\$41,700	\$40,050	\$43,400	\$43,400	\$49,900	\$49,900
Market Value Buildings	\$127,500	\$109,000	\$99,700	\$86,800	\$75,500	\$71,000	\$65,900	\$63,400	\$85,600	\$97,700
<b>Market Value Total</b>	<b>\$204,000</b>	<b>\$154,500</b>	<b>\$131,000</b>	<b>\$117,100</b>	<b>\$117,200</b>	<b>\$111,050</b>	<b>\$109,300</b>	<b>\$106,800</b>	<b>\$135,500</b>	<b>\$147,600</b>

**Exemption Information**

**Active exemptions:** None

*Please note: Taxes are based on value established after qualified exemptions have been applied.*

**Office of the Assessor**  
2000 Lakeridge Drive SW - Olympia, WA 98502  
**Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933**



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**Value Information**

Tax Year	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Assessment Year	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Market Value Land	\$60,600	\$43,200	\$29,900	\$29,100	\$39,500	\$37,900	\$41,200	\$41,200	\$47,400	\$47,400
Market Value Buildings	\$114,700	\$112,000	\$103,000	\$87,400	\$74,900	\$70,500	\$65,400	\$62,900	\$74,600	\$84,900
<b>Market Value Total</b>	<b>\$175,300</b>	<b>\$155,200</b>	<b>\$132,900</b>	<b>\$116,500</b>	<b>\$114,400</b>	<b>\$108,400</b>	<b>\$106,600</b>	<b>\$104,100</b>	<b>\$122,000</b>	<b>\$132,300</b>

**Exemption Information**

**Active exemptions:** Senior/Disabled

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# OFFICE OF THE ASSESSOR

STEVEN J. DREW, ASSESSOR

Value information  
Property: 85830002100

Use these buttons to display different information for this property

New Search

Basic Info

Structures

Land

Sketch

Photo

Field Book

Map Info

Owner History

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## Value Information

Tax Year	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Assessment Year	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Market Value Land	\$60,600	\$43,200	\$29,900	\$29,100	\$39,500	\$37,900	\$41,200	\$41,200	\$47,400	\$47,400
Market Value Buildings	\$94,300	\$93,600	\$86,300	\$74,400	\$64,800	\$61,000	\$56,700	\$54,500	\$65,500	\$74,600
<b>Market Value Total</b>	<b>\$154,900</b>	<b>\$136,800</b>	<b>\$116,200</b>	<b>\$103,500</b>	<b>\$104,300</b>	<b>\$98,900</b>	<b>\$97,900</b>	<b>\$95,700</b>	<b>\$112,900</b>	<b>\$122,000</b>

## Exemption Information

**Active exemptions:** Senior/Disabled

*Please note: Taxes are based on value established after qualified exemptions have been applied.*

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2000 Lakeridge Drive SW - Olympia, WA 98502

**Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933**



# OFFICE OF THE ASSESSOR

STEVEN J. DREW, ASSESSOR

Value information  
Property: 85830002200

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## Value Information

Tax Year	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Assessment Year	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Market Value Land	\$60,600	\$43,200	\$29,900	\$29,100	\$39,500	\$37,900	\$41,200	\$41,200	\$47,400	\$47,400
Market Value Buildings	\$165,800	\$161,500	\$150,800	\$134,400	\$104,800	\$96,200	\$81,800	\$78,000	\$93,600	\$105,700
<b>Market Value Total</b>	<b>\$226,400</b>	<b>\$204,700</b>	<b>\$180,700</b>	<b>\$163,500</b>	<b>\$144,300</b>	<b>\$134,100</b>	<b>\$123,000</b>	<b>\$119,200</b>	<b>\$141,000</b>	<b>\$153,100</b>

## Exemption Information

Active exemptions: None

Please note: Taxes are based on value established after qualified exemptions have been applied.

### Office of the Assessor

2000 Lakeridge Drive SW - Olympia, WA 98502

Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933



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**Value Information**

Tax Year	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Assessment Year	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Market Value Land	\$63,700	\$45,200	\$31,100	\$30,200	\$41,250	\$39,600	\$42,950	\$42,950	\$49,350	\$49,350
Market Value Buildings	\$131,800	\$128,300	\$123,400	\$103,100	\$89,600	\$85,000	\$83,400	\$79,700	\$95,500	\$108,400
<b>Market Value Total</b>	<b>\$195,500</b>	<b>\$173,500</b>	<b>\$154,500</b>	<b>\$133,300</b>	<b>\$130,850</b>	<b>\$124,600</b>	<b>\$126,350</b>	<b>\$122,650</b>	<b>\$144,850</b>	<b>\$157,750</b>

**Exemption Information**

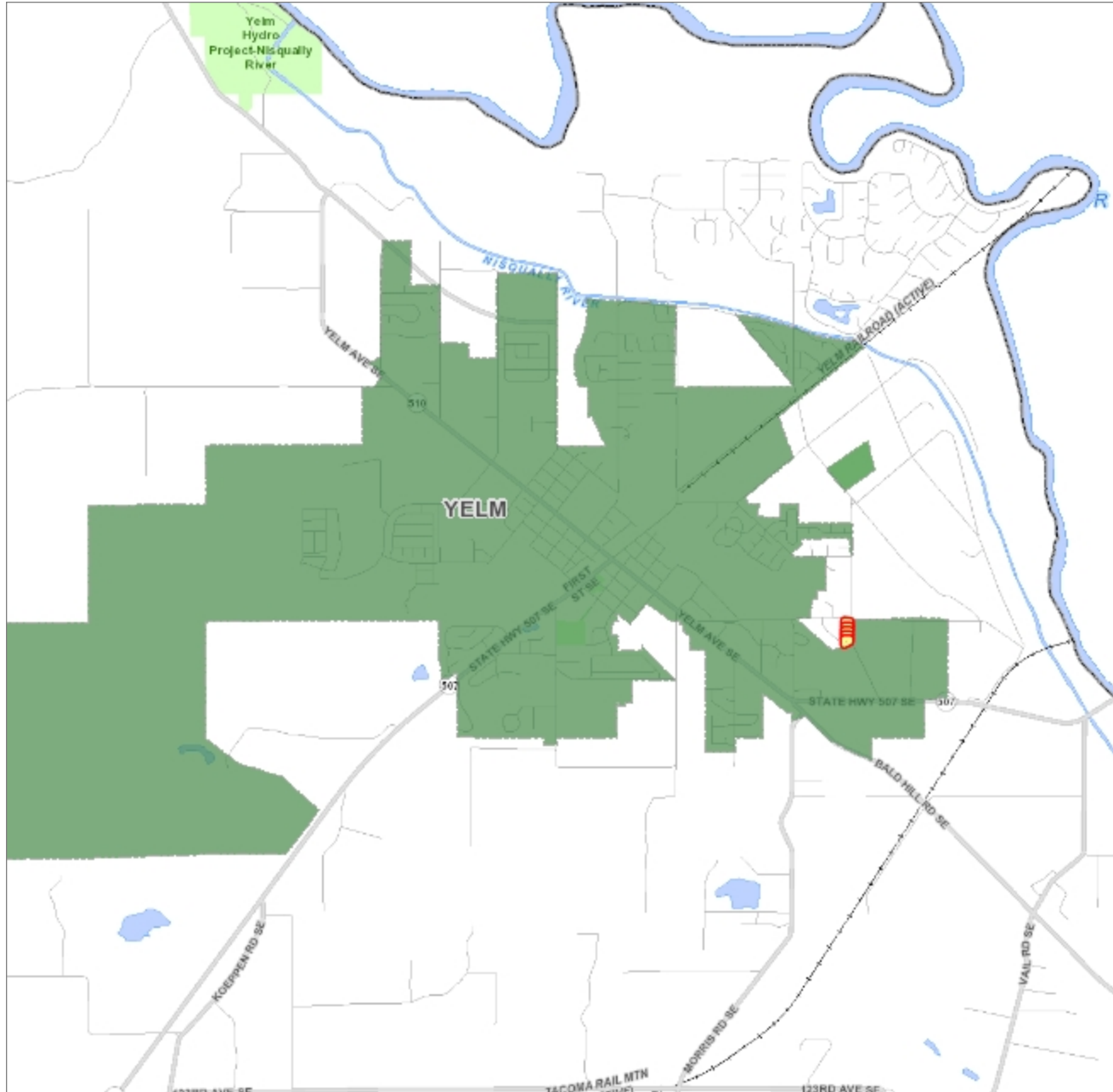
**Active exemptions:** None

*Please note: Taxes are based on value established after qualified exemptions have been applied.*

**Office of the Assessor**  
2000 Lakeridge Drive SW - Olympia, WA 98502  
**Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933**

# Vicinity Map

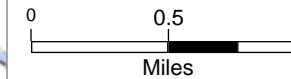
## Furmon Annexation City Limits/Annexation Area



### Legend

- |                                    |   |  |
|------------------------------------|---|--|
| <b>Cities</b>                      | <ul style="list-style-type: none"> <li>■ BUCODA</li> <li>■ LACEY</li> <li>■ OLYMPIA</li> <li>■ RAINIER</li> <li>■ TENINO</li> <li>■ TUMWATER</li> <li>■ YELM</li> </ul> | <ul style="list-style-type: none"> <li>■ Olympia Municipal Airport</li> <li>■ Water Bodies (River - Small Scale)</li> <li>■ Water Bodies (Other)</li> <li>■ Parks</li> <li>■ Cities</li> <li>■ Capital Forest</li> </ul> |
| <b>Roads - Major (Large Scale)</b> | <ul style="list-style-type: none"> <li>— &lt;all other values&gt;</li> <li>— I 5 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP</li> <li>— I 5; US 101</li> </ul>            | <ul style="list-style-type: none"> <li>— &lt;all other values&gt;</li> <li>— I 5 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP</li> <li>— I 5; US 101</li> </ul>   |
| <b>Roads (Small Scale)</b>         | <ul style="list-style-type: none"> <li>→ Railroads</li> </ul>   | <ul style="list-style-type: none"> <li>→ Railroads</li> </ul>  |
| □ County Border                    | □ County Border   | □ County Border  |

Scale 1: 64,892



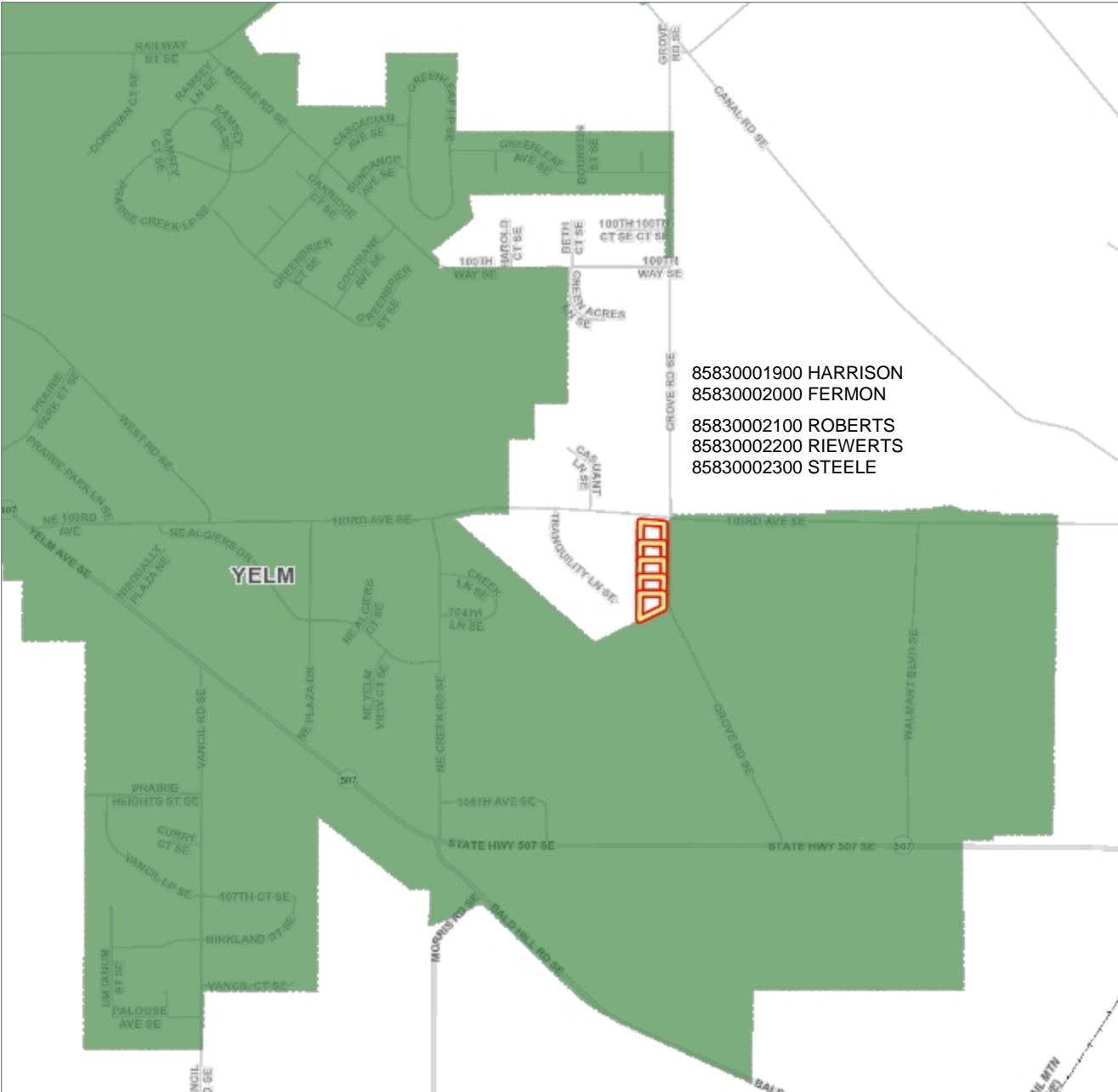
Map Created Using GeoData Public Website  
Published: 9/30/2019

Note:



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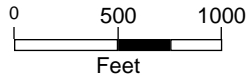
# Owner/Parcel Furmon Annexation



### Legend

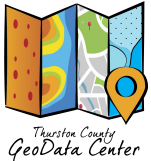
- |  |  |
|--|--|
| <b>Cities</b>                                  | → Railroads                                    |
| ■ BUCODA                                       | □ County Border                                |
| ■ LACEY  | □ Olympia Municipal Airport                    |
| ■ OLYMPIA                                      | ■ Water Bodies (River - Small Scale)           |
| ■ RAINIER                                      | ■ Water Bodies (Other)                         |
| ■ TENINO                                       | ■ Parks  |
| ■ TUMWATER                                     | ■ Cities                                       |
| ■ YELM   | ■ Capital Forest                               |
| Label - Parcel Number                          | County Background                              |
| □ Parcel Boundaries                            | Roads - Major                                  |
| Roads - Major (Large Scale)                    | → <all other values>                           |
| → <all other values>                           | → 15 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP |
| → 15 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP | → 15; US 101                                   |
| → 15; US 101                                   | → 15; US 101                                   |

Scale 1: 16,223



Map Created Using GeoData Public Website  
Published: 9/30/2019

Note:  
85830001900 HARRISON  
85830002000 FERMON,  
85830002100 ROBERTS  
85830002200 RIEWERTS,  
85830002300 STEELE



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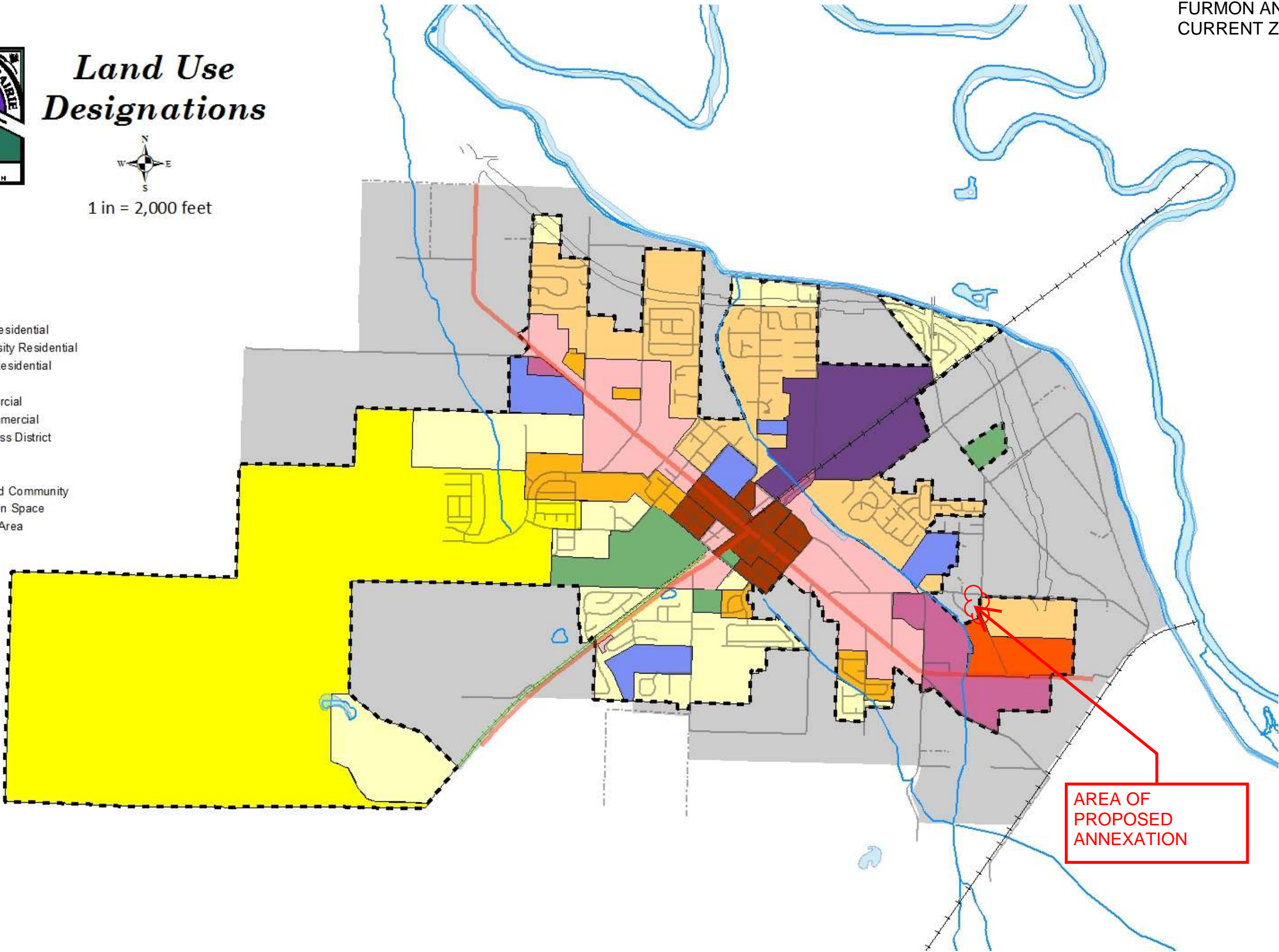


# Land Use Designations



1 in = 2,000 feet

- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Heavy Commercial
- Large Lot Commercial
- Central Business District
- Industrial
- Institutional
- Master Planned Community
- Parks and Open Space
- Urban Growth Area



AREA OF  
PROPOSED  
ANNEXATION

Source: City of Yelm Community Development Department



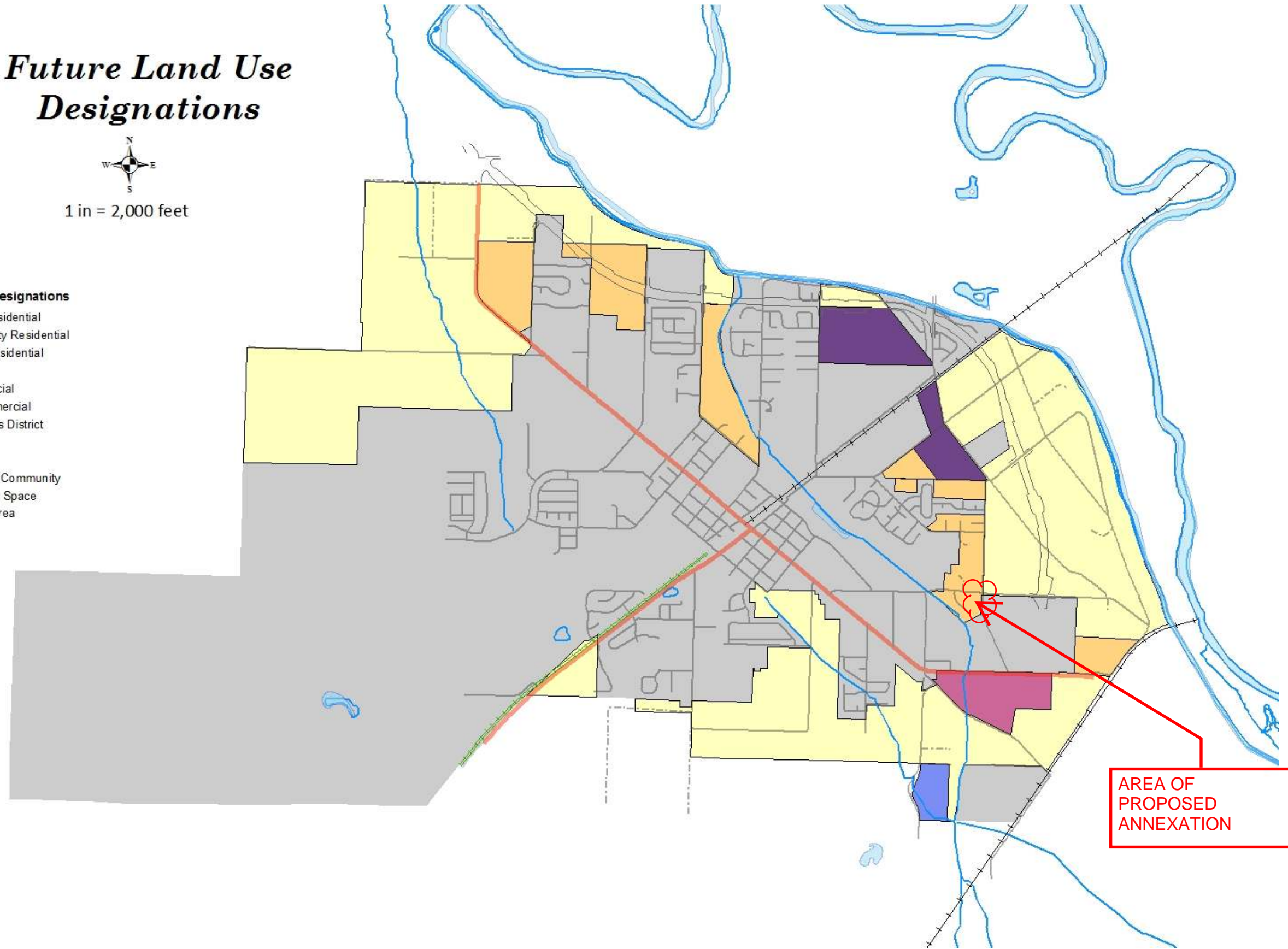
# Future Land Use Designations



1 in = 2,000 feet

### Future Land Use Designations

- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Heavy Commercial
- Large Lot Commercial
- Central Business District
- Industrial
- Institutional
- Master Planned Community
- Parks and Open Space
- Urban Growth Area





Source: City of Yelm Community Development Department

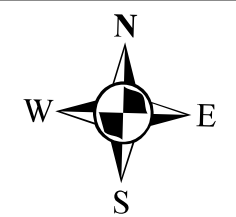


FURMON ANNEXATION  
LOCATION OF WATER AND  
SEWER MAINS

**Legend**

-  Water Pipes
-  Sewer Lines

- 85830001900 HARRISON
- 85830002000 FERMON
- 85830002100 ROBERTS
- 85830002200 RIEWERTS
- 85830002300 STEELE



1 inch = 200 feet



# CITY OF YELM

---

## Washington

### CITY COUNCIL AGENDA

8/27/2019

1. CALL TO ORDER/ROLL CALL
2. AGENDA APPROVAL
3. SPECIAL PRESENTATIONS
  - a) None Scheduled
4. PUBLIC COMMENT
  - \*Complete a blue speakers card
5. CONSENT AGENDA
  - a) August 13, 2019 Council Meeting Minutes
  
  - b) Monthly Financial Report for July 2019-Vouchers #3659 - #3826 totaling \$988,704.66
6. NEW BUSINESS
  - a) Request to Circulate a Petition for Annexation - Debra Fermon  
A request to circulate a petition for annexation for 5 lots on Grove Road southwest of the intersection of Grove and 103rd Avenue.
  - b) Interlocal Agreement for Mutual Aid/SWAT  
Authorize Mayor Foster to sign the current proposed Mutual Aid/SWAT Interlocal Agreement.
7. OLD BUSINESS
  - a) None Scheduled
8. UPDATES
  - a) Departments – Michael Grayum, City Administrator
  - b) Councilmembers
  - c) Mayor JW Foster
9. EXECUTIVE SESSION
  - a) None Scheduled
10. ADJOURN



## BACKGROUND

The request to circulate an annexation petition is for lots 19 through 23 of the Yelm Views Subdivision, originally recorded in 1970.

All of the lots within Yelm Views are currently City of Yelm water customers and 3 of the lots, including one in the proposed annexation area, are sewer customers as well.

The subdivision, along with two lots of record west of the subdivision along 103<sup>rd</sup> Avenue, form a peninsula of unincorporated property surrounded on the west, south, and east by the Yelm City Limits.

The property is within Yelm's Urban Growth Area and is pre-zoned as Moderate Density Residential (R-6).

The 2010 Water System Plan at Section 1.9.4 establishes the following policy relating to annexation.

*Until adequate water rights are secured, annexation of properties in the retail service area will not be allowed with the exception of parcels within an existing (as of the adoption date of this WSP) sewer LID area;*

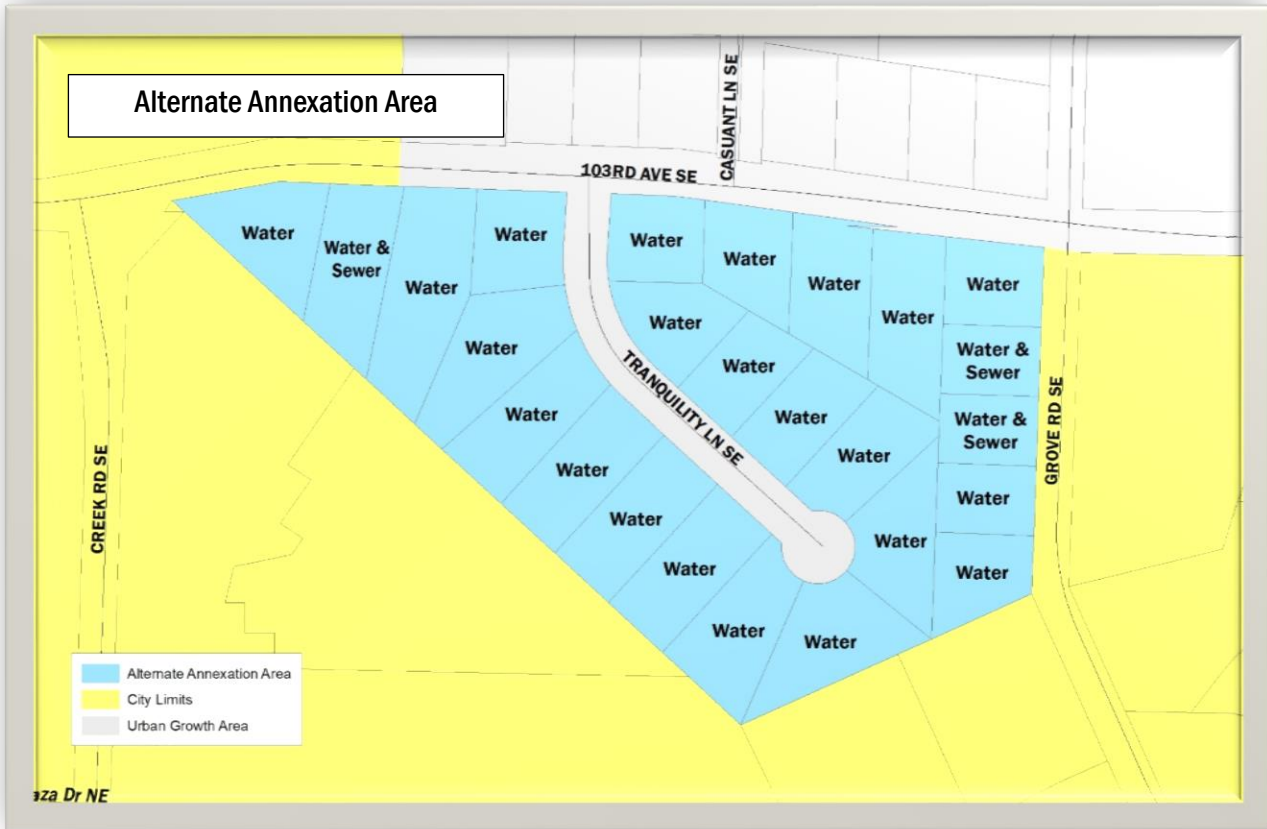
*or unless the owner/developer of those properties and the City complete a water rights agreement that outlines the terms of a water rights transfer to the City that provides at least enough water rights to the City to allow service of the property seeking annexation.*

The Comprehensive Plan does not contain any goal or policy that would lead to the conclusion that the property should not be annexed into the City of Yelm. There would be no impacts to City services, including public areas, transportation needs, utilities, sidewalks, recreational services, or human services attributable to the proposed annexation as the properties are already developed and the resident's part of the Yelm Community.

## RECOMMENDATION

The clear policy expressed by the City Council in the water system plan would lead to a recommendation that the Council not authorize the circulation of the annexation petition, as the water system policy does not except properties already served by the City's water system from the ban on annexations. However, all the properties within the proposed annexation area and the entire 'peninsula' of unincorporated land are developed and current water customers.

If the Council determines that the proposed annexation meets the annexation policy of the Water System Plan, it should consider amending the annexation boundaries to include the entire peninsula south of 103<sup>rd</sup> Avenue and west of Grove Road. This would make a much more logical boundary and incorporate the portion of 103<sup>rd</sup> Avenue that is currently a County Road (with City infrastructure located within the County Road).





# City of Yelm

EST. 1924

## WASHINGTON

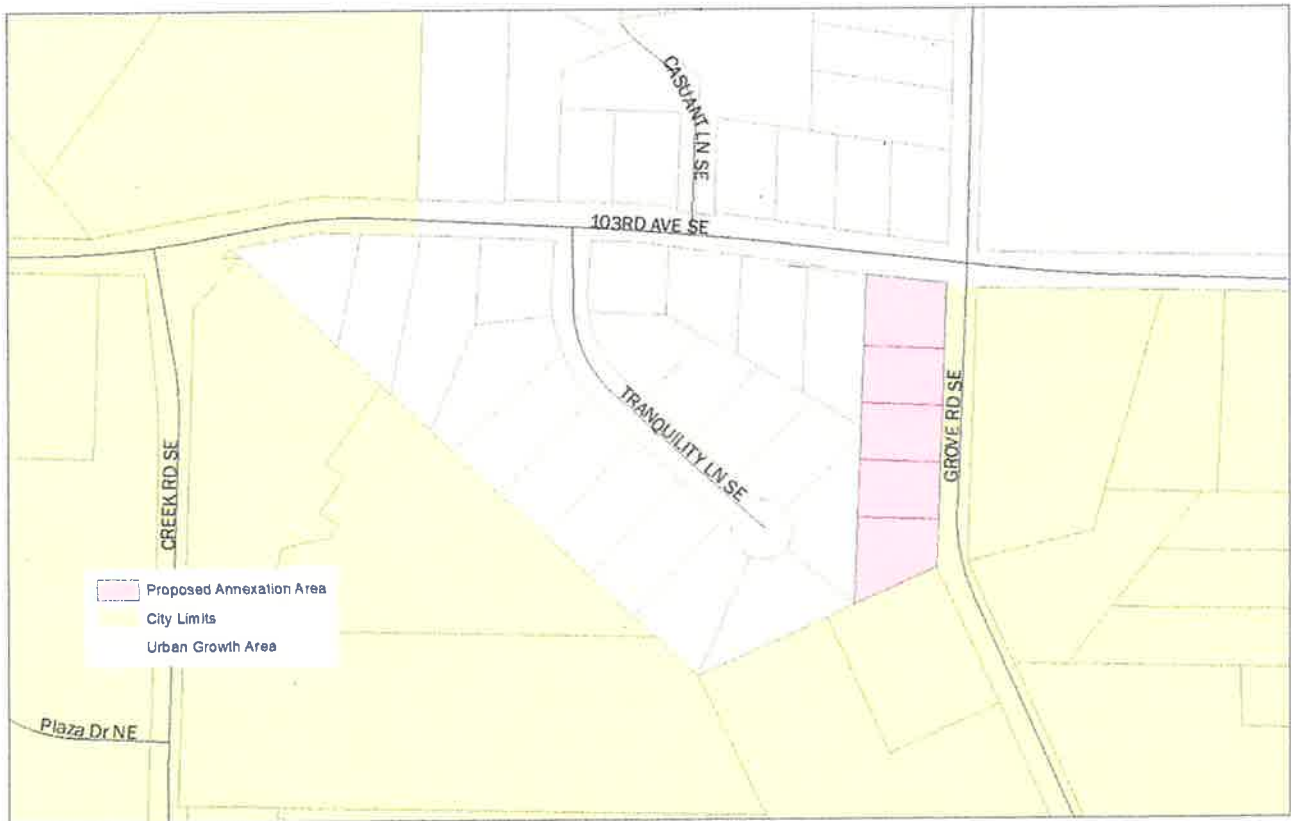
“Proudly Serving Our Community”

### NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

The undersigned are owners of not less than ten percent in acreage of the property as described below who request to circulate a petition to annex into the City of Yelm, Washington

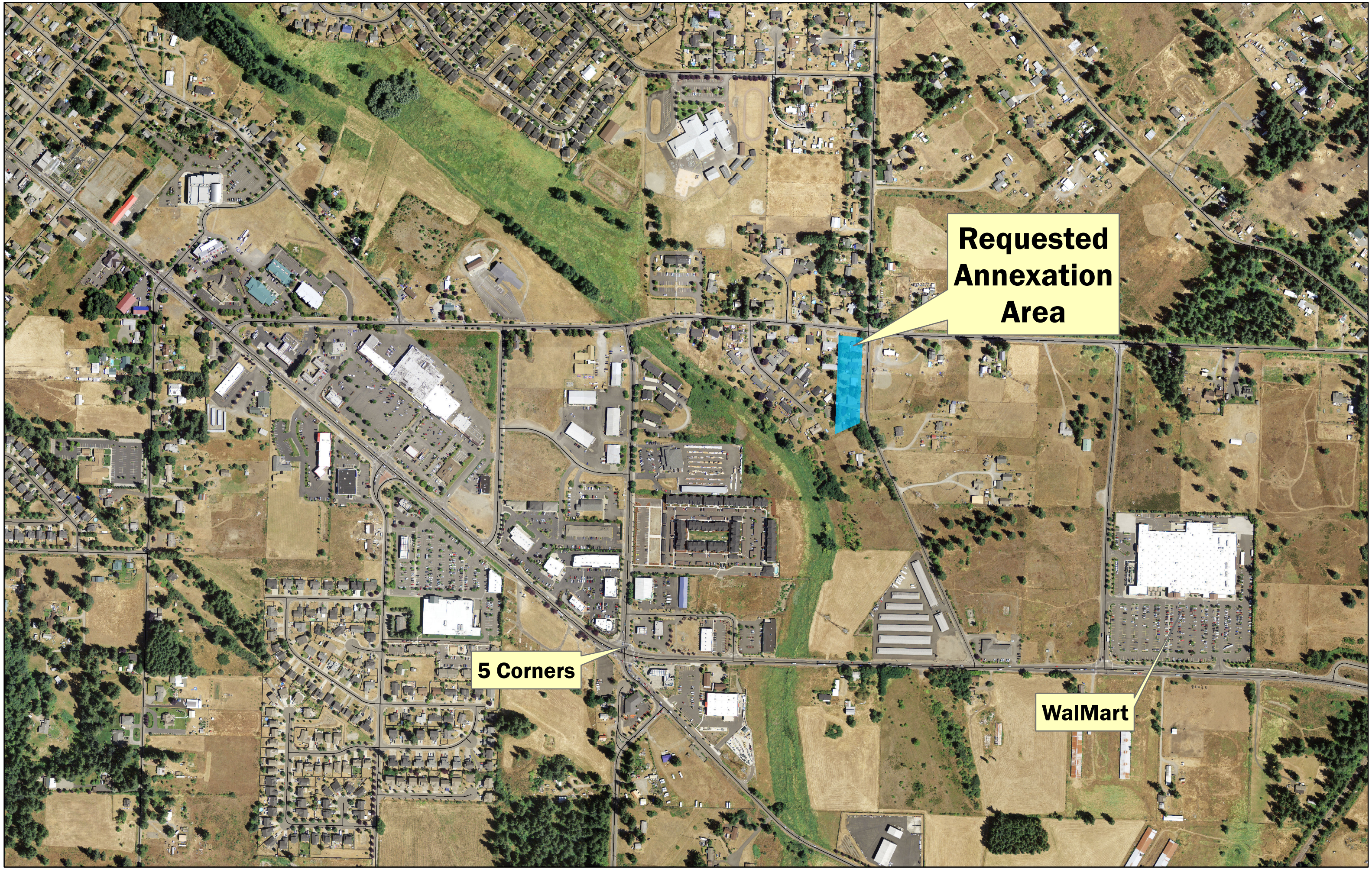
The attached map shows the property, described as lots 19 through 23 inclusive of the Subdivision of Yelm Views as recorded in volume 17 of plats, page 7 under Auditor’s File Number 830872.

The undersigned requests the Yelm City Council determine if it will authorize a petition for annexation as proposed or modified by the Council.



07/12/2019  
Date

Signature  
Debra Fermon  
10321 Grove Road SE  
Yelm, WA 98597



**Requested  
Annexation  
Area**

**5 Corners**

**WalMart**

**YELM CITY COUNCIL  
TUESDAY, AUGUST 27, 2019 MINUTES  
PUBLIC SAFETY BUILDING  
206 MCKENZIE AVE.  
YELM, WA**

1. Mayor JW Foster called the meeting to order at 6:00 p.m.  
**Roll Call Present:** EJ Curry, Molly Carmody, Cody Colt, Tad Stillwell, Tracey Wood, Joe DePinto, Terry Kaminski and Mayor JW Foster.
2. **Agenda Approval**  
**19-059 MOTION BY TRACEY WOOD TO APPROVE THE AGENDA AS PRESENTED. SECONDED BY EJ CURRY. 7-0, MOTION CARRIED.**
3. **Special Presentations** – none scheduled
4. **Public Comment** –  
David Burnside would like to see the bicycle lanes on Yelm Avenue be cleaned on a regular basis.  
Cliff Montierth does not support any funding of any kind for the homeless from the City.
5. **Consent Agenda**
  - a. Minutes: August 13, 2019
  - b. Council Voucher Approval for July 2019 Check #3659 - #3826 totaling \$988,704.66.**19-060 MOTION BY TRACEY WOOD TO APPROVE THE CONSENT AGENDA. SECONDED BY MOLLY CARMODY. 7-0, MOTION CARRIED.**
6. **New Business**
  - a. Request to Circulate Petition for Annexation – Debra Fermon for 5 lots on Grove Road southwest of the intersection of Grove and 103<sup>rd</sup> Avenue.  
**19-061 MOTION BY MOLLY CARMODY TO APPROVE THE REQUEST TO CIRCULATE A PETITION FOR THE FIVE PROPERTIES ALONG GROVE ROAD BUT COULD ALSO INCLUDE THE PROPERTIES THAT SURROUND TRANQUILITY LANE. SECONDED BY JOE DEPINTO. 7-0, MOTION CARRIED.**
  - b. Interlocal Agreement for Mutual Aid/SWAT  
**19-062 MOTION BY JOE DEPINTO AUTHORIZING MAYOR FOSTER TO SIGN THE CURRENT PROPOSED MUTUAL AID/SWAT INTERLOCAL AGREEMENT. SECONDED BY EJ CURRY. 7-0, MOTION CARRIED.**
7. **Old Business** – none scheduled
8. **UPDATES** –  
**City Administrator Michael Grayum (presented by Mayor Foster) –**
  - The Lodging Tax Advisory Committee (LTAC) will be meeting for an after action review.
  - The Legislative Agenda for Council needs to be updated.
  - City staff are working on a Water Rights Pilot Project that will be submitted to the Department of Ecology soon.

- Court Administrator Sonia Ramirez has submitted a grant application to the Office of Public Defense.
- Several different topics are being discussed amongst Council that will be brought forward to the whole Council soon.

**Councilmember Curry** attended the Public Safety Committee meeting.

**Councilmember Carmody** attended the Board of Directors meeting for Intercity Transit Authority.

**Councilmember Colt** reminded everyone that school starts next week so watch out for kids and school buses.

**Councilmember Stillwell** attended the Yelm Public Safety Committee meeting.

**Councilmember DePinto** attended Yelm Public Safety Committee meeting and the Homelessness Task Force meeting last week. The next Homelessness Task Force meeting will be September 17, 5:30 pm – 7:30 pm at the Yelm Community Center. Council will be presented with recommendations from the Homelessness Task Force in November. Councilmember DePinto will be bringing three different possible ordinances to General Government Committee and then to Council for their review and decision.

**Councilmember Kaminski** met with members of the Thurston County Housing Authority, attended the Yelm Chamber Luncheon and “Drive by 507” and the Farmer’s Market on Saturday.

**Mayor Foster** attended the “First Groups Back to School Kids Day” at JBLM today, reminded Council to attend their Committee meetings or find someone to attend in their absence, attended the Thurston County Chamber meeting, South Thurston Economic Development meeting, Thurston County Commissioners are holding their Board meeting tonight at the Yelm Middle School, thanked the “Moms Group” for the donation to help purchase a special swing for infants that have been installed at two of our parks. The Yelm Midday Lions held their first “Annual Cornhole Tournament” at Mr. Doug’s Restaurant. Mayor Foster met with the Supreme Commander of the Moose Lodge who donated \$500 to the Boys and Girls Club, also attended the “Incoming Commander Ceremony” at JBLM and will attend the AWC RMSA Public Records Act meeting tomorrow at the Yelm Community Center, please register to attend. The Splash Pad hours will be extended with the anticipated nice weather, it will be posted on our social media page. The upcoming Study Session will be held at the New City Hall building instead of the Public Safety Building.

9. **Executive Session** – none scheduled

**19-063 MOTION BY CODY COLT TO ADJOURN. SECONDED BY MOLLY CARMODY. 7-0, MOTION CARRIED.**

10. Adjourned at 6:57 p.m.

\_\_\_\_\_  
JW Foster, Mayor

**Attest:** \_\_\_\_\_  
Lori Lucas, City Clerk

These minutes record the official actions of the Yelm City Council. Complete recordings are available on the city website at [www.yelmwa.gov](http://www.yelmwa.gov).

8-27-19



# City of Yelm

EST. 1924

## WASHINGTON

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### PETITION TO ANNEX INTO THE CITY OF YELM

To the Honorable Mayor and City Council of the City of Yelm, Washington

We, the undersigned, being the owners of not less than sixty percent (60%) in value, of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Yelm.

The territory proposed to be annexed is within Thurston County, Washington. A description of the property and a map which outlines the boundaries of the property as more particularly described in Exhibit A is attached hereto.




The Yelm City Council met with the initiating parties at a regular City Council meeting on August 26, 2019, and determined that it would accept the proposed annexation. The Council also determined that:

It would require the simultaneous adoption of a comprehensive plan for the area to be annexed; and

It would require the assumption of existing City indebtedness by the area to be annexed, as disclosed by the minutes of the August 26, 2019, Yelm City Council meeting.

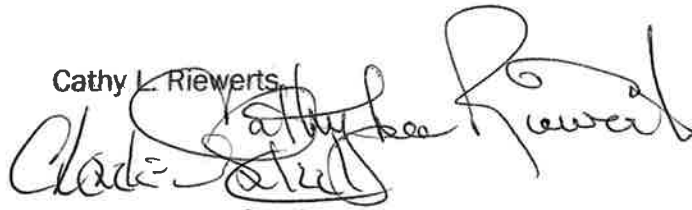
This page is one of two pages forming one petition seeking the annexation of territory to the City of Yelm, Washington, as stated above, and may be filed with other pages containing additional signatures.

Names of the petitions should be in identical form as the same appear of record in the chain of title to the real estate. Both husbands and wives must sign. If property is in corporate ownership, proof will need to be attached that the signor is authorized to sign for the company.

Property	Signature	Date
10309 Grove Road SE Tax Parcel 85830001900	Barry Austin 	9/19/19
10321 Grove Road SE Tax Parcel 85830002000	Debra F. Fermon 	9/19/2019
10333 Grove Road SE Tax Parcel 85830002100	George L. Roberts 	9/19/2019

10341 Grove Road SE  
Tax Parcel 85830002200

Cathy L. Riewerts



Date 9/19/19

10343 Grove Road SE  
Tax Parcel 85830002300

Charlie & Alta Steele



WARNING

Date 9/19/19

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





**Requested  
Annexation  
Area**

**5 Corners**

**WalMart**



**STEVEN J. DREW**  
**Assessor**

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



## **DECLARATION OF PETITION SUFFICIENCY**

I, Daniel Janiga, do hereby certify, pursuant to RCW 35A.01.040, the petition for annexation to the **City of Yelm** submitted to this office by **Tami Merriman** on **October 2, 2019**, 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 October 3, 2019 in Olympia, Washington.

Daniel Janiga  
Property Administration Manager  
Thurston County Assessor's Office