



## 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: **Thurston County Fire Protection District No. 17**

Responsible Official: **Fire Chief, Mark Gregory**

Phone: **360-894-2517**

FAX: **360-894-0848**

E-mail: [Chief17@fairpoint.net](mailto:Chief17@fairpoint.net)

2. If number of parcels is less than three, please list the owners: **See Exhibit A**
3. Method used to initiate the proposed action: **Annexation by petition method, Chapter 52.04 RCW**
4. Location (address, if assigned): **See Exhibit A**
5. Legal Description. A copy of the legal description of the perimeter boundaries of the area involved in the proposed action certified by a registered engineer or land surveyor (attach as a separate exhibit): **See Exhibit A.**
6. Size in Acres: **Approximately 24 acres.**

7. Assessed Valuation (attach Assessor's information): **\$1,084,000.00 See Attached 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 of parcels of property within the boundaries of the fire protection district that the County has advised were never formally annexed into the fire protection district. The annexation has been conducted pursuant to the property owner petition method of annexation under RCW 52.04.021 -.051.**

9. Current Joint Plan Designation: N/A

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:

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

14. Other specific Reason(s) for Annexation: **None**

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:

**Neighboring properties are already formally part of fire protection district.**

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

**Annexation boundaries are based on tax parcels. Once annexed the parcels will no longer be islands within the fire district boundaries. Accordingly the legal description of the Fire Protection District's external boundaries will not be changed by the annexation.**

- c. Creation and preservation of logical service areas:

**The areas are already being served by the fire district, the annexation will not change service areas.**

- d. Prevention of abnormally irregular boundaries:

**The annexation removes islands of unincorporated parcels within the District.**

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

**Not Applicable**

- f. Dissolution of inactive special purpose districts:

**Not Applicable**

- g. Adjustment of impractical boundaries:

**Removes impractical boundaries by removing islands of unincorporated areas within the District's jurisdiction.**

- h. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character : NA
- i. Protection of agricultural lands: NA

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**

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**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 District. 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.~~

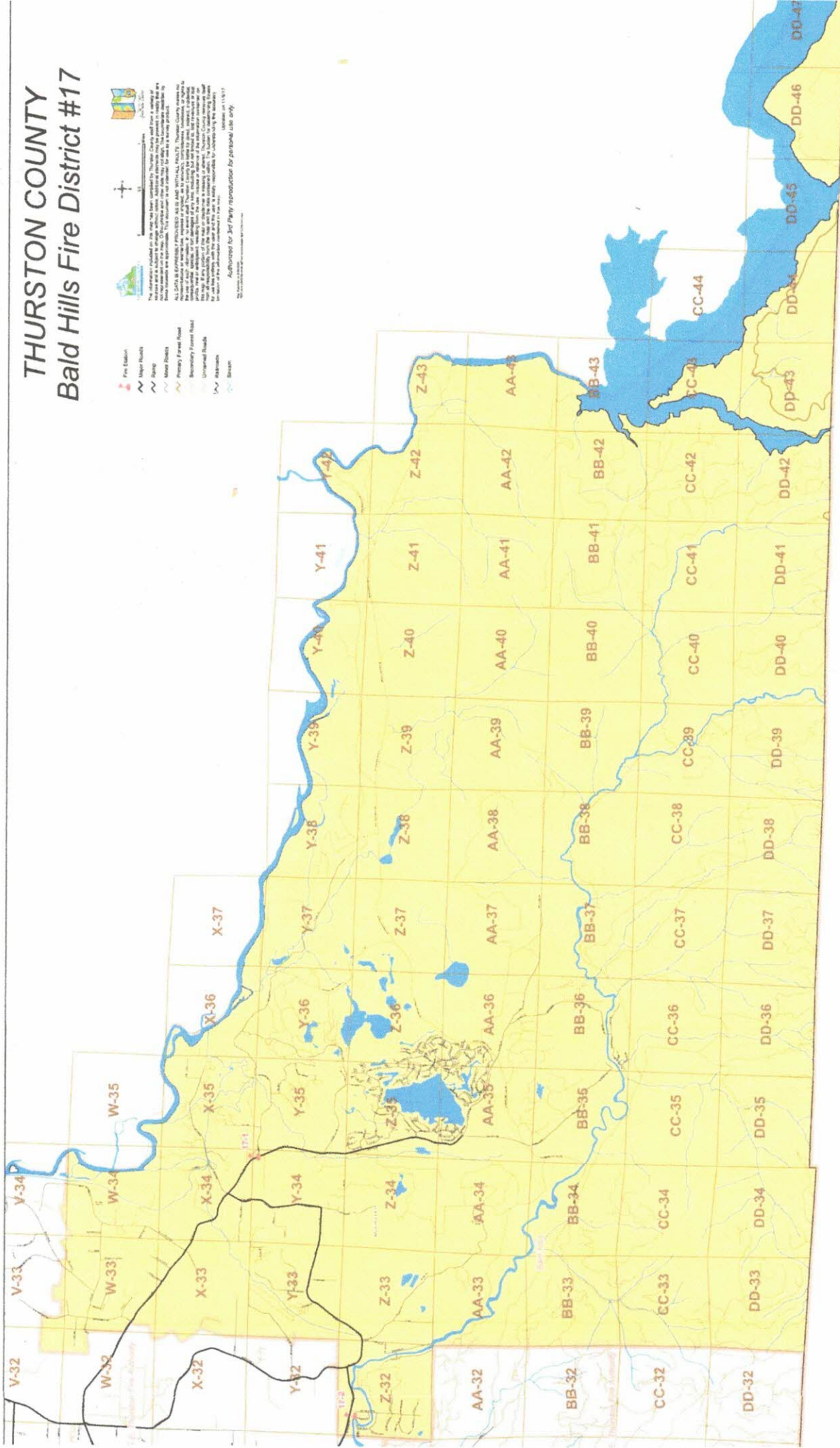
~~E. Other Maps~~

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 Resolution Accepting Annexation Petition RCW 52.04.051.
  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 RCW 52.04.041
- 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)

# THURSTON COUNTY Bald Hills Fire District #17

The map is intended as a guide only. It is not intended to be used for any other purpose. The map is not intended to be used for any other purpose. The map is not intended to be used for any other purpose.

- Fire Station
- Major Road
- Minor Road
- Water
- Primary Forest Road
- Secondary Forest Road
- Unimproved Road
- Area
- Stream



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# BLUEWATERDR SE



## Legend

- Parcel Boundaries
- Fire Tax Districts
- Roads - Major
  - Ramp
  - 1:5: US 101
  - Major Roads
  - Roads (Large Scale)
  - + Railroads
  - County Border

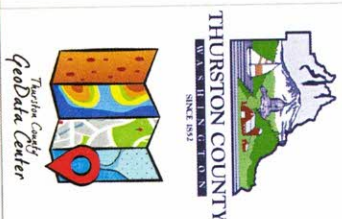
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- TENINO
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Scale 1: 1,342

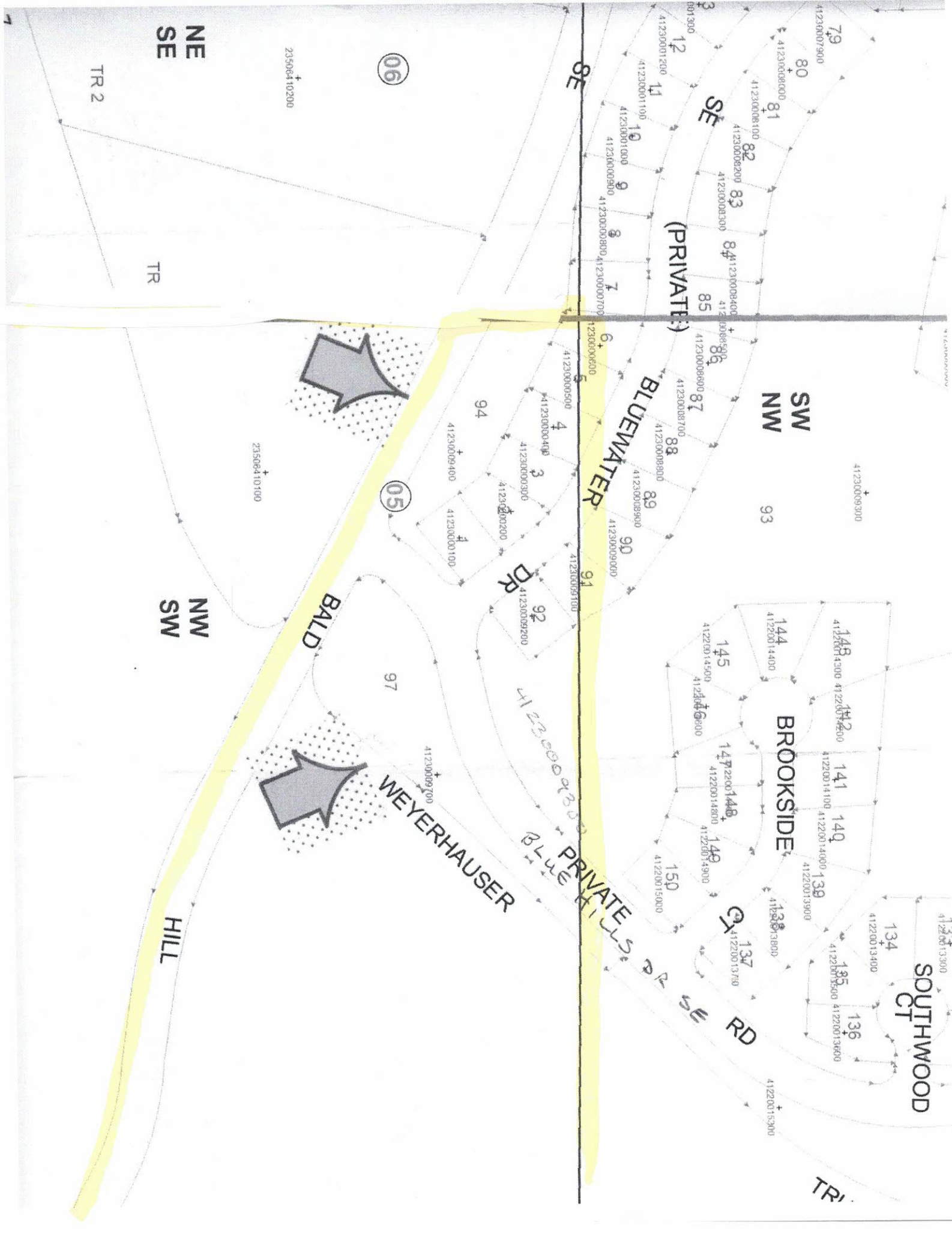


Author: Tony Wickle  
Published: 12/30/2019

Note:



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# Clearwood Annexation #1



## Legend

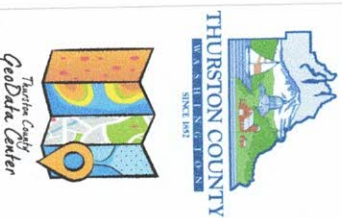
- Label - Parcel Number
- Label - Owner Name
- Label - Site Address
- Parcel Boundaries
- Roads - Major (Large Scale)
- Roads - Minor (Small Scale)
- Water Bodies (River - Large Scale)
- Water Bodies (Other)
- Parks
- Cities
- Capital Forest
- County Background
- Roads - Major
- Roads - Minor
- Railroads
- County Border
- Olympia Municipal Airport
- County Border

Scale 1 : 686



Map Created Using GeoData Public Website  
 Published: 7/16/2020

Note:



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# Clearwood Annexation #2

## Legend

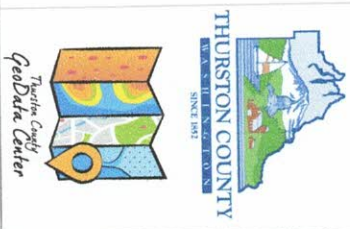
- Label - Parcel Number
- Label - Owner Name
- Label - Site Address
- Parcel Boundaries
- Roads - Major (Large Scale)
- Roads (Large Scale)
- Railroads
- County Border
- Olympia Municipal Airport
- Water Bodies (River - Large Scale)
- Water Bodies (Other)
- Parks
- Cities
- Capital Forest
- County Background
- Roads - Major
- Roads (Large Scale)
- Railroads
- County Border

Scale 1 : 686



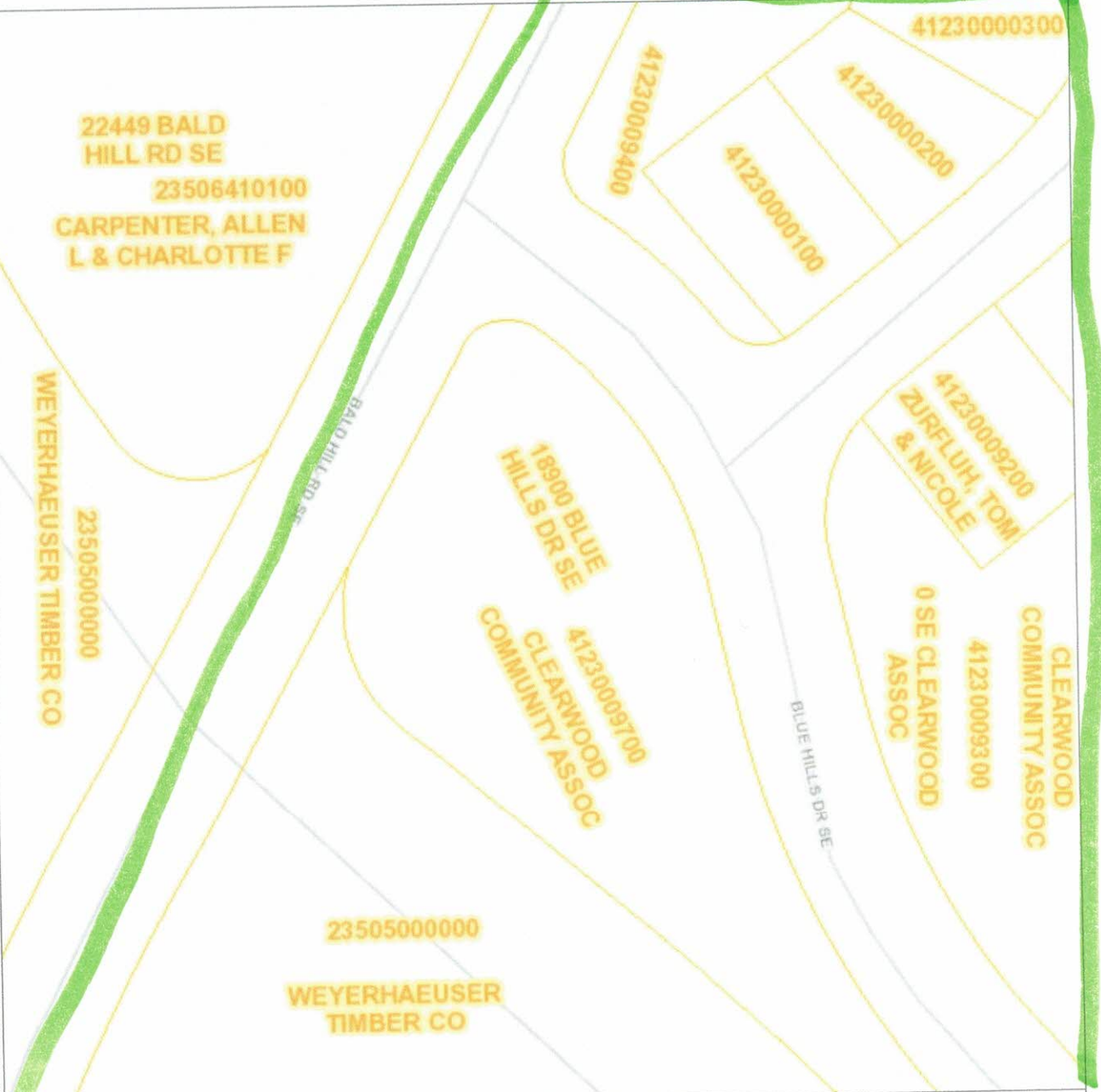
Map Created Using GeoData Public Website  
 Published: 7/16/2020

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# Clearwood Annexation #3



## Legend

- Label - Parcel Number
- Label - Owner Name
- Label - Site Address
- Parcel Boundaries
- Roads - Major (Large Scale)
- Roads - Minor (Small Scale)
- Water Bodies (River - Large Scale)
- Water Bodies (Other)
- Parks
- Cities
- Capital Forest
- County Background
- Roads - Major
- Roads - Minor
- Railroads
- County Border
- County Municipal
- Airport

Scale 1: 1,371



Map Created Using GeoData Public Website

Published: 7/16/2020

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**EXHIBIT A – LEGAL DESCRIPTION  
(Clearwood Annexation)**



**41230000500 .18 acres/\$171,300 assessed value)**

**LOT 5 OF THE PLAT OF CLEARWOOD, DIVISION 9 AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000400 .18 acres/\$168,900 assessed value)**

**LOT 4 OF THE PLAT OF CLEARWOOD, DIVISION 9 AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000300 .18 acres/\$184, 200 assessed value)**

**LOT 3, OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGE(S) 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000200 .18 acres/\$190,000 assessed value)**

**LOT 2, OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGE(S) 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000100 .18 acres/\$147,900 assessed value)**

**LOT 1 OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230009100 .17 acres/\$208,300 assessed value)**

**LOT 91 OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230009200 .17 acres/\$13,400 assessed value)**

**LOT 92 OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230009300 17.25 acres/\$0.00 assessed value)**

**41230009400 3.75 acres/\$0.00 assessed value)**

**LOTS 93 AND 94 OF CLEARWOOD DIVISION 9 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF THE PLATS, PAGES 29 & 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY.**

**41230009700 1.26 acres/\$.0.00 assessed value)**

**LOT 97 OF PLAT OF CLEARWOOD, DIVISION 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSDON COUNTY.**

Thurston County Assessor

Parcel Number: 41230009700

Date: 5/4/2020

**Situs Address:** 18900 BLUE HILLS DR SE  
**Owner:** CLEARWOOD COMMUNITY ASSOC  
**Address:** 21603 N CLEAR LAKE BLVD SE  
 YELM, WA 98597  
**Taxpayer:** CLEARWOOD COMMUNITY ASSOC  
**Address:** 21603 N CLEAR LAKE BLVD SE  
 YELM, WA 98597  
**Abbreviated Legal:** Section 05 Township 15 Range 3E Quarter NW SW Plat  
 CLEARWOOD DIV 9 LT 97 Document 018/029

**Sect/Town/Range:** 05 15 3E  
**Size:** 1.26 Acres  
**UseCode:** 91 Undeveloped Land  
**TCA Number:** 225  
**Neighborhood:** 35E1  
**Property Type:** LND  
**Taxable:** YES  
**Active Exemptions:** None  
**Fire District:** FIRE DISTRICT #17  
**School District:** YELM S.D. #2  
**Sewer Type:** SEPTIC



Market Values

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										
Market Value Buildings										
<b>Market Value Total</b>										

Land Characteristics

<b>Land Flag</b>	7900	<b>Land Influence(s)</b>	RS-RESTRICTIONS PDVL-H20 OR SEWAGE DSPSL
<b>Lot Square Footage</b>	55050		
<b>Lot Acreage</b>	1.26		
<b>Effective Frontage</b>	Not Listed		
<b>Effective Depth</b>	Not Listed		
<b>Water Source</b>	Not Listed		
<b>Sewer Source</b>	Septic		

The Assessor's Office maintains property records on approximately 112,000 parcels in Thurston County for tax purposes. Though records are updated regularly, the accuracy and timeliness of published data cannot be guaranteed. Any person or entity that relies on information obtained from this website does so at his or her own risk. Neither Thurston County nor the Assessor will be held liable for damage or losses caused by use of this information. **All critical information should be independently verified.**

Office of the Assessor

Steven J. Drew, Assessor

2000 Lakeridge Drive SW - Olympia, WA 98502

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

Thurston County Assessor

Parcel Number: 41230000100

Date: 5/4/2020

<b>Situs Address:</b>	22539 BLUEWATER DR SE	<b>Sect/Town/Range:</b>	05 15 3E
<b>Owner:</b>	HOUGHTON, RICHARD & SANDRA	<b>Size:</b>	0.18 Acres
<b>Address:</b>	22539 BLUEWATER DR SE YELM, WA 98597	<b>UseCode:</b>	11 Single Unit
<b>Taxpayer:</b>	HOUGHTON, RICHARD & SANDRA	<b>TCA Number:</b>	225
<b>Address:</b>	22539 BLUEWATER DR SE YELM, WA 98597	<b>Neighborhood:</b>	35E1
<b>Abbreviated Legal:</b>	Section 05 Township 15 Range 3E Quarter NW SW Plat CLEARWOOD DIV 9 LT 1 Document 018/029	<b>Property Type:</b>	RES
		<b>Total Living Units:</b>	1
		<b>Taxable:</b>	YES
		<b>Active Exemptions:</b>	None
		<b>Fire District:</b>	FIRE DISTRICT #17
		<b>School District:</b>	YELM S.D. #2
		<b>Water Source:</b>	PUBLIC
		<b>Sewer Type:</b>	SEPTIC

Market Values

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	\$29,200	\$28,600	\$25,500	\$22,050	\$21,050	\$24,300	\$27,150	\$27,800	\$32,100	\$33,350
Market Value Buildings	\$118,700	\$112,700	\$105,500	\$90,000	\$70,600	\$62,400	\$56,200	\$64,500	\$76,800	\$80,600
<b>Market Value Total</b>	<b>\$147,900</b>	<b>\$141,300</b>	<b>\$131,000</b>	<b>\$112,050</b>	<b>\$91,650</b>	<b>\$86,700</b>	<b>\$83,350</b>	<b>\$92,300</b>	<b>\$108,900</b>	<b>\$113,950</b>

Residential Structures

<b>Year Built</b>	1992	<b>Fireplaces/Wood Stoves</b>	1
<b>Construction</b>	1 1/2 STORY	<b>Heat Type</b>	FORCED-AIR
<b>Construction Quality</b>	FAIR/AVERAGE	<b>Fuel Type</b>	GAS
<b>Physical Condition</b>	GOOD	<b>Foundation Type</b>	CONCRETE
<b>Number of Bedrooms</b>	2	<b>Exterior Wall Type</b>	WOOD-SIDING
<b>Full Baths</b>	1	<b>Roofing Material</b>	ASPHALT-SHNG
<b>Partial Baths</b>	1		
<b>Residence Square Footage</b>			
Main Finished Area	720		
Upper Finished Area	360		
<b>Misc Structures</b>			
Wood Deck	130		

Detached Structures

Structure	Year Built	Square Feet	Quality	Condition
FRAME-GARAGE	1995	480	FAIR	GOOD
STORAGE-SHED	1985	100	LOW-COST	AVERAGE

Land Characteristics

<b>Land Flag</b>	1100	<b>Land Influence(s)</b>	No Influences Listed
<b>Lot Square Footage</b>	8250		
<b>Lot Acreage</b>	0.18		
<b>Effective Frontage</b>	Not Listed		
<b>Effective Depth</b>	Not Listed		
<b>Water Source</b>	Public		
<b>Sewer Source</b>	Septic		

Sales

<b>Sale Date:</b>	11/05/2019	04/16/2018	12/31/2015
<b>Price:</b>	\$255,000	\$206,000	\$135,000
<b>Excise:</b>	541747	740424	529216
<b>Sale Type:</b>	STATUTRY WARNTY DEED	STATUTRY WARNTY DEED	STATUTRY WARNTY DEED
<b>Recording Number:</b>	4719334	4622802	4481599
<b>Seller:</b>	SMITH CATHERINE & CHAD CHRISTIAN	WILLS JONATHON	JAFARI MAJID & MARICELA
<b>Buyer:</b>	HOUGHTON RICHARD & SANDRA	SMITH CATHERINE & CHAD CHRISTIAN	WILLS JONATHON
<b>Multiple Parcel Sale:</b>	N	N	N

<b>Sale Date:</b>	05/26/2015	06/11/2007	07/12/2005
<b>Price:</b>	\$50,000	\$177,700	\$110,000
<b>Excise:</b>	727302	361992	340393
<b>Sale Type:</b>	STATUTRY WARNTY DEED	STATUTRY WARNTY DEED	STATUTRY WARNTY DEED
<b>Recording Number:</b>	4447321	3938647	3750654
<b>Seller:</b>	OLSON LEIF	LEWIS CALVIN D & JOAN M	PROFITT RONALD & KRISTAL
<b>Buyer:</b>	JAFARI MAJID & MARICÉLA	OLSON LEIF	LEWIS CALVIN D & JOAN M
<b>Multiple Parcel Sale:</b>	N	N	N
<b>Sale Date:</b>	12/11/1995		
<b>Price:</b>	\$93,000		
<b>Excise:</b>	0237998		
<b>Sale Type:</b>	WARRANTY DEED		
<b>Recording Number:</b>	03005349		
<b>Seller:</b>	FEREIRA, DAN & RENEE		
<b>Buyer:</b>	PROFITT, RONALD & KRISTAL		
<b>Multiple Parcel Sale:</b>	N		

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### Office of the Assessor

Steven J. Drew, Assessor

2000 Lakeridge Drive SW - Olympia, WA 98502

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

Thurston County Assessor

Parcel Number: 41230000200

Date: 5/4/2020

<b>Situs Address:</b>	22531 BLUEWATER DR SE	<b>Sect/Town/Range:</b>	05 15 3E
<b>Owner:</b>	CROXEN JR, ROBERT & DIANA	<b>Size:</b>	0.18 Acres
<b>Address:</b>	22531 BLUEWATER DR SE YELM, WA 98597	<b>UseCode:</b>	11 Single Unit
<b>Taxpayer:</b>	CROXEN JR, ROBERT & DIANA	<b>TCA Number:</b>	225
<b>Address:</b>	22531 BLUEWATER DR SE YELM, WA 98597	<b>Neighborhood:</b>	35E1
<b>Abbreviated Legal:</b>	Section 05 Township 15 Range 3E Quarter NW SW Plat CLEARWOOD DIV 9 LT 2 Document 018/029	<b>Property Type:</b>	RES
		<b>Total Living Units:</b>	1
		<b>Taxable:</b>	YES
		<b>Active Exemptions:</b>	None
		<b>Fire District:</b>	FIRE DISTRICT #17
		<b>School District:</b>	YELM S.D. #2
		<b>Water Source:</b>	PUBLIC
		<b>Sewer Type:</b>	SEPTIC

Market Values

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	\$28,300	\$27,700	\$24,800	\$21,500	\$20,600	\$23,800	\$26,600	\$27,200	\$31,450	\$32,650
Market Value Buildings	\$161,700	\$155,800	\$136,400	\$129,700	\$111,900	\$97,700	\$85,100	\$96,300	\$115,400	\$120,900
<b>Market Value Total</b>	<b>\$190,000</b>	<b>\$183,500</b>	<b>\$161,200</b>	<b>\$151,200</b>	<b>\$132,500</b>	<b>\$121,500</b>	<b>\$111,700</b>	<b>\$123,500</b>	<b>\$146,850</b>	<b>\$153,550</b>

Residential Structures

<b>Year Built</b>	2001	<b>Fireplaces/Wood Stoves</b>	1
<b>Construction</b>	2 STORY	<b>Heat Type</b>	SPACE-HEATER
<b>Construction Quality</b>	FAIR/AVERAGE	<b>Fuel Type</b>	ELECTRIC
<b>Physical Condition</b>	AVERAGE	<b>Foundation Type</b>	CONCRETE
<b>Number of Bedrooms</b>	3	<b>Exterior Wall Type</b>	TEX1-11/PWD
<b>Full Baths</b>	1	<b>Roofing Material</b>	COMPOSITION
<b>Partial Baths</b>	2		
<b>Residence Square Footage</b>			
Main Finished Area	812		
Upper Finished Area	696		
<b>Attached Garage Square Footage</b>			
Built-in Garage Area	484		
<b>Misc Structures</b>			
Open Porch	140		
Covered Porch	144		

Detached Structures

Structure	Year Built	Square Feet	Quality	Condition
STORAGE-SHED	2007	120	FAIR/AVERAGE	AVERAGE

Land Characteristics

<b>Land Flag</b>	1100	<b>Land Influence(s)</b>	No Influences Listed
<b>Lot Square Footage</b>	7611		
<b>Lot Acreage</b>	0.18		
<b>Effective Frontage</b>	Not Listed		
<b>Effective Depth</b>	Not Listed		
<b>Water Source</b>	Public		
<b>Sewer Source</b>	Septic		

Sales

<b>Sale Date:</b>	08/07/2001	06/19/2000
<b>Price:</b>	\$119,950	\$8,500
<b>Excise:</b>	292447	280109
<b>Sale Type:</b>	STATUTRY WARNTY DEED	STATUTRY WARNTY DEED
<b>Recording Number:</b>	3376667	3299329
<b>Seller:</b>	MCDERMOTT DENNIS & BRYGIDA	BRENTSEN RAYMOND
<b>Buyer:</b>	CROXEN JR ROBERT & DIANA	MCDERMOTT DENNIS & BRYGIDA

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**Office of the Assessor**

**Steven J. Drew, Assessor**

2000 Lakeridge Drive SW - Olympia, WA 98502

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

Thurston County Assessor

Parcel Number: 41230000300

Date: 5/4/2020

<b>Situs Address:</b>	22525 BLUEWATER DR SE	<b>Sect/Town/Range:</b>	05 15 3E
<b>Owner:</b>	MYERS, RONALD L & DONETTE	<b>Size:</b>	0.18 Acres
<b>Address:</b>	22525 BLUEWATER DR SE YELM, WA 98597	<b>UseCode:</b>	11 Single Unit
<b>Taxpayer:</b>	MYERS, RONALD L & DONETTE	<b>TCA Number:</b>	225
<b>Address:</b>	22525 BLUEWATER DR SE YELM, WA 98597	<b>Neighborhood:</b>	35E1
<b>Abbreviated Legal:</b>	Section 05 Township 15 Range 3E Quarter NW SW Plat CLEARWOOD DIV 9 LT 3 Document 018/029	<b>Property Type:</b>	RES
		<b>Total Living Units:</b>	1
		<b>Taxable:</b>	YES
		<b>Active Exemptions:</b>	None
		<b>Fire District:</b>	FIRE DISTRICT #17
		<b>School District:</b>	YELM S.D. #2
		<b>Water Source:</b>	PUBLIC
		<b>Sewer Type:</b>	SEPTIC

Market Values

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	\$28,300	\$27,700	\$24,800	\$21,500	\$20,600	\$23,800	\$26,600	\$27,200	\$31,450	\$32,650
Market Value Buildings	\$155,900	\$151,100	\$132,700	\$123,200	\$107,300	\$93,900	\$83,500	\$95,500	\$113,800	\$119,900
<b>Market Value Total</b>	<b>\$184,200</b>	<b>\$178,800</b>	<b>\$157,500</b>	<b>\$144,700</b>	<b>\$127,900</b>	<b>\$117,700</b>	<b>\$110,100</b>	<b>\$122,700</b>	<b>\$145,250</b>	<b>\$152,550</b>

Residential Structures

<b>Year Built</b>	1994	<b>Fireplaces/Wood Stoves</b>	1
<b>Construction</b>	2 STORY	<b>Heat Type</b>	FORCED-AIR
<b>Construction Quality</b>	AVERAGE	<b>Fuel Type</b>	ELECTRIC
<b>Physical Condition</b>	AVERAGE	<b>Foundation Type</b>	CONCRETE
<b>Number of Bedrooms</b>	3	<b>Exterior Wall Type</b>	VINYL
<b>Full Baths</b>	1	<b>Roofing Material</b>	ASPHALT-SHNG
<b>Partial Baths</b>	1		
<b>Residence Square Footage</b>			
Main Finished Area	909		
Upper Finished Area	682		
<b>Attached Garage Square Footage</b>			
Attached Garage Sqft	440		
<b>Misc Structures</b>			
Covered Porch	28		
Wood Deck	84		

Land Characteristics

<b>Land Flag</b>	1100	<b>Land Influence(s)</b>	No Influences Listed
<b>Lot Square Footage</b>	7608		
<b>Lot Acreage</b>	0.18		
<b>Effective Frontage</b>	Not Listed		
<b>Effective Depth</b>	Not Listed		
<b>Water Source</b>	Public		
<b>Sewer Source</b>	Septic		

Sales

<b>Sale Date:</b>	03/27/2002	05/23/2000	05/15/2000
<b>Price:</b>			\$111,000
<b>Excise:</b>	298518	279416	279410
<b>Sale Type:</b>	QUIT CLAIM DEED	QUIT CLAIM DEED	SPECIAL WARRNTY DEED
<b>Recording Number:</b>	3424361	3295428	3295429
<b>Seller:</b>	MYERS RONALD		ASSOCIATES HOME EQUITY SERVICES
<b>Buyer:</b>	MYERS RONALD L & DONETTE	MYERS RONALD	MYERS RONALD
<b>Multiple Parcel Sale:</b>	N	N	N
<b>Sale Date:</b>	02/11/2000		
<b>Price:</b>	\$107,000		
<b>Excise:</b>	276692		
<b>Sale Type:</b>	TRUSTEE DEED		

**Recording Number:** 3279201  
**Seller:** BRIAN LARRY  
**Buyer:** ASSOCIATES HOME EQUITY SERVICES  
**Multiple Parcel Sale:** N

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**Office of the Assessor**

**Steven J. Drew, Assessor**

2000 Lakeridge Drive SW - Olympia, WA 98502

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

Thurston County Assessor

Parcel Number: 41230000400

Date: 5/4/2020

<b>Situs Address:</b>	22519 BLUEWATER DR SE	<b>Sect/Town/Range:</b>	05 15 3E
<b>Owner:</b>	O ROURKE, MICHAEL S & ANNA M	<b>Size:</b>	0.18 Acres
<b>Address:</b>	1201 E YELM AVE STE 400 YELM, WA 98597	<b>UseCode:</b>	11 Single Unit
<b>Taxpayer:</b>	O ROURKE, MICHAEL S	<b>TCA Number:</b>	225
<b>Address:</b>	1201 E YELM AVE STE 400 YELM, WA 98597	<b>Neighborhood:</b>	35E1
<b>Abbreviated Legal:</b>	Section 05 Township 15 Range 3E Quarter NW SW Plat CLEARWOOD DIV 9 LT 4 Document 018/029	<b>Property Type:</b>	RES
		<b>Total Living Units:</b>	1
		<b>Taxable:</b>	YES
		<b>Active Exemptions:</b>	None
		<b>Fire District:</b>	FIRE DISTRICT #17
		<b>School District:</b>	YELM S.D. #2
		<b>Water Source:</b>	PUBLIC
		<b>Sewer Type:</b>	SEPTIC

Market Values

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	\$28,500	\$27,900	\$24,900	\$21,550	\$20,650	\$23,800	\$26,650	\$27,250	\$31,500	\$32,700
Market Value Buildings	\$140,400	\$134,800	\$118,400	\$113,500	\$100,100	\$87,800	\$81,900	\$93,600	\$111,600	\$117,500
<b>Market Value Total</b>	<b>\$168,900</b>	<b>\$162,700</b>	<b>\$143,300</b>	<b>\$135,050</b>	<b>\$120,750</b>	<b>\$111,600</b>	<b>\$108,550</b>	<b>\$120,850</b>	<b>\$143,100</b>	<b>\$150,200</b>

Residential Structures

<b>Year Built</b>	1995	<b>Fireplaces/Wood Stoves</b>	1
<b>Construction</b>	2 STORY	<b>Heat Type</b>	FORCED-AIR
<b>Construction Quality</b>	AVERAGE	<b>Fuel Type</b>	ELECTRIC
<b>Physical Condition</b>	FAIR	<b>Foundation Type</b>	CONCRETE
<b>Number of Bedrooms</b>	3	<b>Exterior Wall Type</b>	TEX1-11/PWD
<b>Full Baths</b>	1	<b>Roofing Material</b>	ASPHALT-SHNG
<b>Partial Baths</b>	2		
<b>Residence Square Footage</b>			
Main Finished Area	737		
Upper Finished Area	766		
<b>Attached Garage Square Footage</b>			
Attached Garage Sqft	440		
<b>Misc Structures</b>			
Wood Deck	96		

Land Characteristics

<b>Land Flag</b>	1100	<b>Land Influence(s)</b>	No Influences Listed
<b>Lot Square Footage</b>	7700		
<b>Lot Acreage</b>	0.18		
<b>Effective Frontage</b>	Not Listed		
<b>Effective Depth</b>	Not Listed		
<b>Water Source</b>	Public		
<b>Sewer Source</b>	Septic		

Sales

<b>Sale Date:</b>	04/14/2010	09/12/2002	09/23/1997
<b>Price:</b>			\$109,000
<b>Excise:</b>	366924	305524	253465
<b>Sale Type:</b>	QUIT CLAIM DEED	QUIT CLAIM DEED	STATUTRY WARNTY DEED
<b>Recording Number:</b>	4148738	3474503	3112171
<b>Seller:</b>	O ROURKE MICHAEL	O ROURKE MICHAEL S & LOUISE M	CHRISTOPH CALVIN
<b>Buyer:</b>	O ROURKE MICHAEL S & ANNA M	O ROURKE MICHAEL	O ROURKE MICHAEL S/LOUISE M
<b>Multiple Parcel Sale:</b>	N	N	N

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**Office of the Assessor**

**Steven J. Drew, Assessor**

2000 Lakeridge Drive SW - Olympia, WA 98502

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

Thurston County Assessor

Parcel Number: 41230000500

Date: 5/4/2020

Situs Address: 22513 BLUEWATER DR SE

Sect/Town/Range: 05 15 3E

Owner: MAYER, TERESA M  
Address: 22513 BLUEWATER DR SE  
YELM, WA 98597

Size: 0.18 Acres  
UseCode: 11 Single Unit  
TCA Number: 225  
Neighborhood: 35E1

Taxpayer: MAYER, TERESA M  
Address: 22513 BLUEWATER DR SE  
YELM, WA 98597

Property Type: RES  
Total Living Units: 1  
Taxable: YES  
Active Exemptions: None  
Fire District: FIRE DISTRICT #17  
School District: YELM S.D. #2

Abbreviated Legal: Section 05 Township 15 Range 3E Quarter SW NW Plat CLEARWOOD DIV 9 LT 5 Document 018/029

Water Source: PUBLIC  
Sewer Type: SEPTIC

Market Values

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	\$28,500	\$27,900	\$24,900	\$21,550	\$20,650	\$23,800	\$26,650	\$27,250	\$31,500	\$32,700
Market Value Buildings	\$142,800	\$137,100	\$120,100	\$112,600	\$98,000	\$85,800	\$69,900	\$80,000	\$95,300	\$100,400
<b>Market Value Total</b>	<b>\$171,300</b>	<b>\$165,000</b>	<b>\$145,000</b>	<b>\$134,150</b>	<b>\$118,650</b>	<b>\$109,600</b>	<b>\$96,550</b>	<b>\$107,250</b>	<b>\$126,800</b>	<b>\$133,100</b>

Residential Structures

Year Built	1996	Fireplaces/Wood Stoves	0
Construction	2 STORY	Heat Type	FORCED-AIR
Construction Quality	AVERAGE	Fuel Type	ELECTRIC
Physical Condition	AVERAGE	Foundation Type	CONCRETE
Number of Bedrooms	3	Exterior Wall Type	TEX1-11/PWD
Full Baths	2	Roofing Material	ASPHALT-SHNG
Partial Baths	1		
<b>Residence Square Footage</b>			
Main Finished Area	696		
Upper Finished Area	633		
<b>Attached Garage Square Footage</b>			
Attached Garage Sqft	506		
<b>Misc Structures</b>			
Covered Porch	36		
Wood Deck	48		

Land Characteristics

Land Flag	1100	Land Influence(s)	No Influences Listed
Lot Square Footage	7700		
Lot Acreage	0.18		
Effective Frontage	Not Listed		
Effective Depth	Not Listed		
Water Source	Public		
Sewer Source	Septic		

Sales

Sale Date:	06/07/2013	02/14/2013	04/01/2003
Price:	<del>\$94,500</del>	\$94,500	\$130,236
Excise:	375402	719216	310327
Sale Type:	SPECIAL WARRNTY DEED	TRUSTEE DEED	STATUTRY WARNTY DEED
Recording Number:	4341596	4318540	3519005
Seller:	HSBC BANK USA	BUSCH KRISTI	SKILTON ROBYN
Buyer:	MAYER TERESA	HSBC BANK USA	BUSCH KRISTI
Multiple Parcel Sale:	N	N	N
Sale Date:	03/15/2000	07/28/1999	07/27/1999
Price:	\$95,000	\$81,479	\$81,479
Excise:	277442	271917	271916
Sale Type:	SPECIAL WARRNTY DEED	SPECIAL WARRNTY DEED	TRUSTEE DEED

<b>Recording Number:</b>	3284106	3248098	3248097
<b>Seller:</b>	DEPT OF VETERAN AFFAIRS	CHASE MORTGAGE COMPANY	RUTT PATRICK/KIMBERLY
<b>Buyer:</b>	SKILTON ROBYN	SECRETARY OF VETERANS AFFAIRS	SECRETARY OF VETERANS AFFAIRS
<b>Multiple Parcel Sale:</b>	N	N	N
<b>Sale Date:</b>	11/22/1995		
<b>Price:</b>	\$95,000		
<b>Excise:</b>	0237588		
<b>Sale Type:</b>	WARRANTY DEED		
<b>Recording Number:</b>	03002503		
<b>Seller:</b>	SEIBOLD, WILLIAM M		
<b>Buyer:</b>	RUTT, PATRICK & KIMBERLY		
<b>Multiple Parcel Sale:</b>	N		

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**Steven J. Drew, Assessor**

2000 Lakeridge Drive SW - Olympia, WA 98502

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

Thurston County Assessor

Parcel Number: 41230009100

Date: 5/4/2020

<b>Situs Address:</b>	22536 BLUEWATER DR SE	<b>Sect/Town/Range:</b>	05 15 3E
<b>Owner:</b>	MARTINEZ, TYLER	<b>Size:</b>	0.17 Acres
<b>Address:</b>	22536 BLUEWATER DR SE YELM, WA 98597	<b>UseCode:</b>	11 Single Unit
<b>Owner:</b>	TORRES, GRISELDA	<b>TCA Number:</b>	225
<b>Address:</b>	22536 BLUEWATER DR SE YELM, WA 98597	<b>Neighborhood:</b>	35E1
<b>Taxpayer:</b>	TORRES, GRISELDA & TYLER	<b>Property Type:</b>	RES
<b>Address:</b>	22536 BLUEWATER DR SE YELM, WA 98597	<b>Total Living Units:</b>	1
<b>Abbreviated Legal:</b>	Section 05 Township 15 Range 3E Quarter NW SW Plat CLEARWOOD DIV 9 LT 91 Document 018/029	<b>Taxable:</b>	YES
		<b>Active Exemptions:</b>	None
		<b>Fire District:</b>	FIRE DISTRICT #17
		<b>School District:</b>	YELM S.D. #2
		<b>Water Source:</b>	PUBLIC
		<b>Sewer Type:</b>	SEPTIC

Market Values

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	\$28,300	\$27,700	\$24,800	\$21,450	\$20,550	\$23,700	\$26,550	\$27,150	\$31,350	\$32,550
Market Value Buildings	\$180,000	\$173,100	\$151,500	\$140,600	\$118,600	\$103,100	\$89,500	\$101,300	\$120,600	\$126,000
<b>Market Value Total</b>	<b>\$208,300</b>	<b>\$200,800</b>	<b>\$176,300</b>	<b>\$162,050</b>	<b>\$139,150</b>	<b>\$126,800</b>	<b>\$116,050</b>	<b>\$128,450</b>	<b>\$151,950</b>	<b>\$158,550</b>

Residential Structures

<b>Year Built</b>	2007	<b>Fireplaces/Wood Stoves</b>	1
<b>Construction</b>	2 STORY	<b>Heat Type</b>	SPACE-HEATER
<b>Construction Quality</b>	FAIR/AVERAGE	<b>Fuel Type</b>	ELECTRIC
<b>Physical Condition</b>	AVERAGE	<b>Foundation Type</b>	CONCRETE
<b>Number of Bedrooms</b>	3	<b>Exterior Wall Type</b>	TEX1-11/PWD
<b>Full Baths</b>	1	<b>Roofing Material</b>	COMPOSITION
<b>Partial Baths</b>	2		
<b>Residence Square Footage</b>			
Main Finished Area	792		
Upper Finished Area	792		
<b>Basement Square Footage</b>			
Basement Area	792		
Basement Garage	440		
<b>Misc Structures</b>			
Covered Porch	40		

Land Characteristics

<b>Land Flag</b>	1100	<b>Land Influence(s)</b>	No Influences Listed
<b>Lot Square Footage</b>	7573		
<b>Lot Acreage</b>	0.17		
<b>Effective Frontage</b>	Not Listed		
<b>Effective Depth</b>	Not Listed		
<b>Water Source</b>	Public		
<b>Sewer Source</b>	Septic		

Sales

<b>Sale Date:</b>	09/03/2019	07/20/2017	03/22/2017
<b>Price:</b>	\$305,000	\$215,500	\$190,794
<b>Excise:</b>	E002803	737127	531724
<b>Sale Type:</b>	STATUTRY WARNTY DEED	SPECIAL WARRNTY DEED	WARRANTY DEED
<b>Recording Number:</b>	4706260	4576652	4557158
<b>Seller:</b>	BURKEY CHRISTOPHER S & JESSICA	USA-SEC HUD	CITIMORTGAGE INC
<b>Buyer:</b>	MARTINEZ TYLER	BURKEY CHRISTOPHER S & JESSICA	USA-SEC HUD
<b>Multiple Parcel Sale:</b>	N	N	N
<b>Sale Date:</b>	03/06/2017	02/13/2008	03/02/2007
<b>Price:</b>	\$190,764	\$222,500	
<b>Excise:</b>	531312	363591	700175

<b>Sale Type:</b>	TRUSTEE DEED	STATUTRY WARNTY DEED	QUIT CLAIM DEED
<b>Recording Number:</b>	4552840	3990418	3909021
<b>Seller:</b>	UNDERKOFFLER PAUL M & VANESSA L	TRUE HOME LLC	MALLI PROPERTIES LLC
<b>Buyer:</b>	CITIMORTGAGE INC	UNDERKOFFLER PAUL M & VANESSA L	TRUE HOME LLC
<b>Multiple Parcel Sale:</b>	N	N	N
<b>Sale Date:</b>	08/07/2006	06/17/2004	10/17/2002
<b>Price:</b>	\$35,000	\$11,000	\$10,000
<b>Excise:</b>	355070	326083	305130
<b>Sale Type:</b>	STATUTRY WARNTY DEED	STATUTRY WARNTY DEED	STATUTRY WARNTY DEED
<b>Recording Number:</b>	3859289	3654060	3471332
<b>Seller:</b>	ANTONELLI CONSTRUCTION LLC	SOUTH PUGET SOUND HABITAT FOR HUMANITY	ELIASON DONNA
<b>Buyer:</b>	MALLI PROPERTIES LLC	ANTONELLI CONSTRUCTION LLC	SOUTH PUGET SOUND HABITAT FOR HUMANITY
<b>Multiple Parcel Sale:</b>	N	N	N

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### Office of the Assessor

Steven J. Drew, Assessor

2000 Lakeridge Drive SW - Olympia, WA 98502

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

Thurston County Assessor

Parcel Number: 41230009200

Date: 5/4/2020

Situs Address: 22542 BLUEWATER DR SE

Sect/Town/Range: 05 15 3E

Owner: ZURFLUH, TOM & NICOLE  
Address: 36209 W CLEAR LAKE RD E  
EATONVILLE, WA 98328

Size: 0.17 Acres  
UseCode: 91 Undeveloped Land  
TCA Number: 221  
Neighborhood: 35E1  
Property Type: LND  
Taxable: YES  
Active Exemptions: None  
School District: YELM S.D. #2

Taxpayer: ZURFLUH, TOM & NICOLE  
Address: 36209 W CLEAR LAKE RD E  
EATONVILLE, WA 98328

Abbreviated Legal: Section 05 Township 15 Range 3E Quarter NW SW Plat  
CLEARWOOD DIV 9 LT 92 Document 018/029

Market Values

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	\$13,400	\$26,100	\$23,200	\$20,200	\$19,250	\$22,250	\$25,700	\$26,300	\$30,350	\$31,550
Market Value Buildings										
<b>Market Value Total</b>	<b>\$13,400</b>	<b>\$26,100</b>	<b>\$23,200</b>	<b>\$20,200</b>	<b>\$19,250</b>	<b>\$22,250</b>	<b>\$25,700</b>	<b>\$26,300</b>	<b>\$30,350</b>	<b>\$31,550</b>

Land Characteristics

Land Flag	1100	Land Influence(s)	UDVL-UNDEVELOPED RAW LAND
Lot Square Footage	7600		
Lot Acreage	0.17		
Effective Frontage	Not Listed		
Effective Depth	Not Listed		
Water Source	Not Listed		
Sewer Source	Not Listed		

Sales

Sale Date:	10/19/2017	08/29/2003
Price:	\$13,750	\$11,600
Excise:	738775	315869
Sale Type:	STATUTRY WARNTY DEED	STATUTRY WARNTY DEED
Recording Number:	4592891	3571243
Seller:	LEONARD PATRICK & CHERYLE	ELIASON OSCAR
Buyer:	ZURFLUH TOM & NICOLE	LEONARD PATRICK & CHERYLE
Multiple Parcel Sale:	N	N

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Steven J. Drew, Assessor

2000 Lakeridge Drive SW - Olympia, WA 98502

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

Thurston County Assessor

Parcel Number: 41230009300

Date: 5/4/2020

<b>Situs Address:</b>	0 SE CLEARWOOD ASSOC	<b>Sect/Town/Range:</b>	06 15 3E
<b>Owner:</b>	CLEARWOOD COMMUNITY ASSOC	<b>Size:</b>	17.25 Acres
<b>Address:</b>	21603 N CLEAR LAKE BLVD SE YELM, WA 98597	<b>UseCode:</b>	91 Undeveloped Land
<b>Taxpayer:</b>	CLEARWOOD COMMUNITY ASSOC	<b>TCA Number:</b>	225
<b>Address:</b>	21603 N CLEAR LAKE BLVD SE YELM, WA 98597	<b>Neighborhood:</b>	35E1
<b>Abbreviated Legal:</b>	Section 06 Township 15 Range 3E Quarter SE NE Plat CLEARWOOD DIV 9 LT 93 Document 018/029	<b>Property Type:</b>	LND
		<b>Taxable:</b>	YES
		<b>Active Exemptions:</b>	None
		<b>Fire District:</b>	FIRE DISTRICT #17
		<b>School District:</b>	YELM S.D. #2

Market Values

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  
Market Value Buildings  
Market Value Total

Land Characteristics

<b>Land Flag</b>	7900	<b>Land Influence(s)</b>	RS-RESTRICTIONS W6-60%-WETLAND UDVL-UNDEVELOPED RAW LAND
<b>Lot Square Footage</b>	Not Listed		
<b>Lot Acreage</b>	17.25		
<b>Effective Frontage</b>	Not Listed		
<b>Effective Depth</b>	Not Listed		
<b>Water Source</b>	Not Listed		
<b>Sewer Source</b>	Not Listed		

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

Thurston County Assessor

Parcel Number: 41230009400

Date: 5/4/2020

<b>Situs Address:</b>	0 SE CLEARWOOD ASSOC	<b>Sect/Town/Range:</b>	06 15 3E
<b>Owner:</b>	CLEARWOOD COMMUNITY ASSOC	<b>Size:</b>	3.75 Acres
<b>Address:</b>	21603 N CLEAR LAKE BLVD SE YELM, WA 98597	<b>UseCode:</b>	79 Other Cultural
<b>Taxpayer:</b>	CLEARWOOD COMMUNITY ASSOC	<b>TCA Number:</b>	225
<b>Address:</b>	21603 N CLEAR LAKE BLVD SE YELM, WA 98597	<b>Neighborhood:</b>	35E1
<b>Abbreviated Legal:</b>	Section 06 Township 15 Range 3E Quarter SE NE Plat CLEARWOOD DIV 9 LT 94 Document 018/029	<b>Property Type:</b>	REC
		<b>Taxable:</b>	YES
		<b>Active Exemptions:</b>	None
		<b>Fire District:</b>	FIRE DISTRICT #17
		<b>School District:</b>	YELM S.D. #2

Market Values

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  
Market Value Buildings  
Market Value Total

Detached Structures

Structure	Year Built	Square Feet	Quality	Condition
UTILITY-BLDG	1973	144	LOW-COST	AVERAGE

Land Characteristics

Land Flag	7900	Land Influence(s)	RS-RESTRICTIONS SP-SHAPE
Lot Square Footage	163350		
Lot Acreage	3.75		
Effective Frontage	Not Listed		
Effective Depth	Not Listed		
Water Source	Not Listed		
Sewer Source	Not Listed		

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**THURSTON COUNTY FIRE PROTECTION DISTRICT NO. 17**

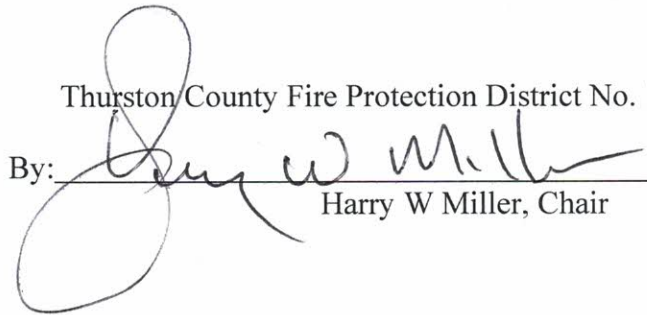
**NOTICE OF HEARING**

The Board of Fire Commissioners of Thurston County Fire Protection District No. 17 will hold a public hearing to consider two proposed annexations of areas generally described as the Clearwood Annexation and the Bald Hill Road. The proposed Clearwood annexation comprises 10 tax parcels. The proposed Bald Hill Road annexation comprises 5 tax parcels. A copy of the legal description of the areas proposed annexation is available at the District headquarters station located at 16306 Bald Hill Rd SE, Yelm WA 98597. The areas have been requested to be annexed into the District by petitions signed by the owners of approximately 100% of each annexation area.

The hearing will be held at 6:00 PM on June 11, 2020 at 16306 Bald Hill Road SE, Yelm, WA 98597 in Thurston County Washington. All interested persons are invited to attend.

Dated: May 11, 2020

Thurston County Fire Protection District No. 17

By:  \_\_\_\_\_  
Harry W Miller, Chair

Published in Nisqually Valley News on MAY 28, 2020

Posted at: 21603 N CLEAR LAKE BL SE  
CLEARWOOD COMMUNITY BACK GATE  
JOHNSON RD SE @ BALD HILL RD SE

**THURSTON COUNTY FIRE PROTECTION DISTRICT NO. 17**

**RESOLUTION NO. 20-05-01**

**RESOLUTION ACCEPTING ANNEXATION PETITION  
AND SCHEDULING HEARING  
(CLEARWOOD ANNEXATION)**

**Background:** WHEREAS, Thurston County Fire Protection District No. 17 is a municipal corporation of the State of Washington organized and existing under Title 52 RCW; and

WHEREAS, in accordance with RCW 52.04.031 the District received a petition to annex an area “Clearwood Annexation” into the District signed by the owners of more than sixty percent (60%) of the area of land included in the annexation petition which is described as follows:

SEE EXHIBIT A

WHEREAS, It is necessary under SEPA rules that a lead agency be designated; and

WHEREAS, Pursuant to WAC 197-11-926 Thurston County Fire Protection District No. 17 is eligible to serve as the lead agency.

WHEREAS. The Board of Fire Commissioners has reviewed and studied the proposal and has considered the Environmental Checklist prepared by the Chief in consultation with District legal counsel provided for under WAC 197-11-960.

WHEREAS, the Board of Fire Commissioners, in accordance with RCW 52.04.001 and RCW 36.93.090 is required to hold file a notice of intention with the Washington State Boundary Review Board for Thurston County, and;

WHEREAS, the Board of Fire Commissioners, in accordance with RCW 52.04.041 is required to hold a public hearing in regard to the annexation and to provide notice as required by statute.

**Resolution:** NOW THEREFORE, in accordance with RCW 52.04.001 and .041 it is hereby RESOLVED by the Board of Fire Commissioners of Thurston County Fire Protection District No. 17 as follows:

1. The sixty percent petition for annexation is verified and accepted by the Board of Fire Commissioners.
2. The Board of Fire Commissioners declares itself lead agency for SEPA review; finds that such annexation will not significantly affect the environment; and, therefore, hereby adopts the attached final Determination of Nonsignificance;
3. The Board of Fire Commissioners shall hold a public hearing on the petition at 16303 Bald Hill Road SE, Yelm, WA 98597 on June 11, 2020 at 6:00 PM.

**THURSTON COUNTY FIRE PROTECTION DISTRICT NO. 17**

**RESOLUTION NO. 20-05-02**

**RESOLUTION ACCEPTING ANNEXATION PETITION  
AND SCHEDULING HEARING  
(BALD HILL ROAD ANNEXATION)**

**Background:** WHEREAS, Thurston County Fire Protection District No. 17 is a municipal corporation of the State of Washington organized and existing under Title 52 RCW; and

WHEREAS, in accordance with RCW 52.04.031 the District received a petition to annex an area “Bald Hill Road Annexation” into the District signed by the owners of more than sixty percent (60%) of the area of land included in the annexation petition which is described as follows:

SEE EXHIBIT A

WHEREAS, It is necessary under SEPA rules that a lead agency be designated; and

WHEREAS, Pursuant to WAC 197-11-926 Thurston County Fire Protection District No. 17 is eligible to serve as the lead agency.

WHEREAS. The Board of Fire Commissioners has reviewed and studied the proposal and has considered the Environmental Checklist prepared by the Chief in consultation with District legal counsel provided for under WAC 197-11-960.

WHEREAS, the Board of Fire Commissioners, in accordance with RCW 52.04.001 and RCW 36.93.090 is required to hold file a notice of intention with the Washington State Boundary Review Board for Thurston County, and;

WHEREAS, the Board of Fire Commissioners, in accordance with RCW 52.04.041 is required to hold a public hearing in regard to the annexation and to provide notice as required by statute.

**Resolution:** NOW THEREFORE, in accordance with RCW 52.04.001 and .041 it is hereby RESOLVED by the Board of Fire Commissioners of Thurston County Fire Protection District No. 17 as follows:

1. The sixty percent petition for annexation is verified and accepted by the Board of Fire Commissioners.
2. The Board of Fire Commissioners declares itself lead agency for SEPA review; finds that such annexation will not significantly affect the environment; and, therefore, hereby adopts the attached final Determination of Nonsignificance;
3. The Board of Fire Commissioners shall hold a public hearing on the petition at 16306 Bald Hill Road SE, Yelm, WA 98597 on June 11, 2020 at 6:00 PM.

**AFFIDAVIT  
OF PUBLICATION  
STATE OF WASHINGTON  
COUNTY OF THURSTON**

Cindy Thayer, and/or Kailyn Sawyer, and/or Mandy Klemola says that she is the legal clerk of

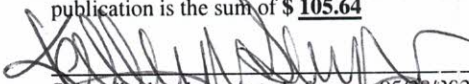


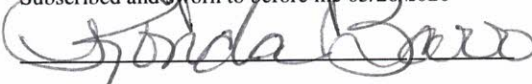
which has been established, published in the English language, and circulated continuously as a weekly newspaper in the City of Yelm, and in Thurston County, Washington, general circulation in Thurston County for more than six (6) months prior to the date of the first publication of the notice hereto attached, and that the Nisqually Valley News is an approved newspaper by the Superior Court of Thurston County. And that the attached is a true copy and was published in regular issues (and not in supplement form) of said newspaper as LEGAL # 114536 RE:


once each week for a period of 1 week(s)

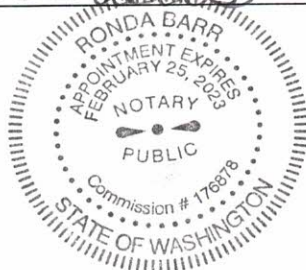
commencing on 05/28/2020 and ending on 05/28/2020

and both regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$ 105.64

  
Subscribed and sworn to before me 05/28/2020

  
Notary Public in and for the State of Washington,  
residing at





114536 Notice of Hearing

**THURSTON COUNTY  
FIRE PROTECTION  
DISTRICT NO. 17  
NOTICE OF HEARING**

The Board of Fire Commissioners of Thurston County Fire Protection District No. 17 will hold a public hearing to consider two proposed annexations of areas generally described as the Clearwood Annexation and the Bald Hill Road. The proposed Clearwood annexation comprises 10 tax parcels. The proposed Bald Hill Road annexation comprises 5 tax parcels. A copy of the legal description of the areas proposed annexation is available at the District headquarters station located at 16306 Bald Hill Rd SE, Yelm WA 98597. The areas have been requested to be annexed into the District by petitions signed by the owners of approximately 100% of each annexation area.

The hearing will be held at 6:00 PM on June 11, 2020 at 16306 Bald Hill Road SE, Yelm, WA 98597 in Thurston County Washington. All interested persons are invited to attend.

Dated: May 11, 2020  
Thurston County Fire  
Protection District No. 17  
By: /s/ Harry W Miller  
Harry W Miller, Chair

Pub: Nisqually Valley News  
May 28, 2020

**THURSTON COUNTY FIRE PROTECTION DISTRICT NO. 17**

**RESOLUTION NO. 20-05-01**

**RESOLUTION ACCEPTING ANNEXATION PETITION  
AND SCHEDULING HEARING  
(CLEARWOOD ANNEXATION)**

**Background:** WHEREAS, Thurston County Fire Protection District No. 17 is a municipal corporation of the State of Washington organized and existing under Title 52 RCW; and

WHEREAS, in accordance with RCW 52.04.031 the District received a petition to annex an area “Clearwood Annexation” into the District signed by the owners of more than sixty percent (60%) of the area of land included in the annexation petition which is described as follows:

SEE EXHIBIT A

WHEREAS, It is necessary under SEPA rules that a lead agency be designated; and

WHEREAS, Pursuant to WAC 197-11-926 Thurston County Fire Protection District No. 17 is eligible to serve as the lead agency.

WHEREAS, The Board of Fire Commissioners has reviewed and studied the proposal and has considered the Environmental Checklist prepared by the Chief in consultation with District legal counsel provided for under WAC 197-11-960.

WHEREAS, the Board of Fire Commissioners, in accordance with RCW 52.04.001 and RCW 36.93.090 is required to hold file a notice of intention with the Washington State Boundary Review Board for Thurston County, and;

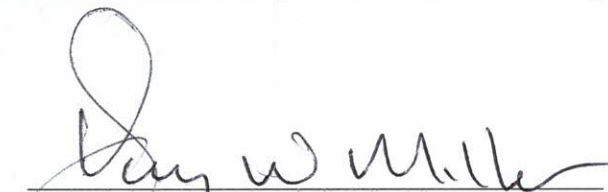
WHEREAS, the Board of Fire Commissioners, in accordance with RCW 52.04.041 is required to hold a public hearing in regard to the annexation and to provide notice as required by statute.

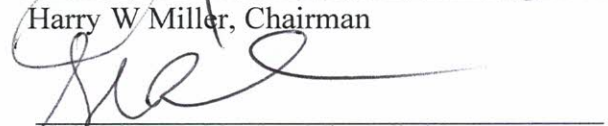
**Resolution:** NOW THEREFORE, in accordance with RCW 52.04.001 and .041 it is hereby RESOLVED by the Board of Fire Commissioners of Thurston County Fire Protection District No. 17 as follows:

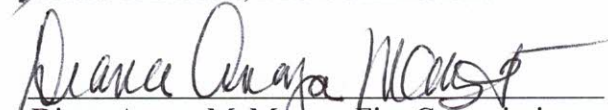
1. The sixty percent petition for annexation is verified and accepted by the Board of Fire Commissioners.
2. The Board of Fire Commissioners declares itself lead agency for SEPA review; finds that such annexation will not significantly affect the environment; and, therefore, hereby adopts the attached final Determination of Nonsignificance;
3. The Board of Fire Commissioners shall hold a public hearing on the petition at 16303 Bald Hill Road SE, Yelm, WA 98597 on June 11, 2020 at 6:00 PM.

4. The Fire Chief or designee is directed to publish notice of the hearing in the Nisqually Valley News, a newspaper of general circulation in the District, and to post notice of the hearing in three public places in the proposed annexation area; and
5. The Fire Chief or designee is directed to file a Notice of Intention with Thurston County Boundary Review Board pursuant to RCW 36.93.090.

**Adoption:** ADOPTED by the Board of Fire Commissioners of Thurston County Fire Protection District No. 17 at a regular open public meeting of the Board on the May 14, 2020, the following Board Members being present and voting.

  
\_\_\_\_\_  
Harry W Miller, Chairman

  
\_\_\_\_\_  
Gerald L Bickett, Fire Commissioner

  
\_\_\_\_\_  
Diana Anaya McMaster, Fire Commissioner

**EXHIBIT A – LEGAL DESCRIPTION  
(Clearwood Annexation)**

**41230000500**

LOT 5 OF CLEARWOOD DIVISION IX AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30 IN THURSTON COUNTY, WASHINGTON.

**41230000400**

LOT 4 OF THE PLAT CLEARWOOD, DIVISION 9 AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30 IN THURSTON COUNTY, WASHINGTON.

**41230000300**

LOT 3, CLEARWOOD DIVISION IX, AS RECORDED IN VOLUME 18 OF PLATS, PAGE(S) 29 AND 30, RECORDS OF THURSTON COUNTY, WASHINGTON.

**41230000200**

LOT 2, CLEARWOOD DIVISION 9, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE(S) 29 AND 30, RECORDS OF THURSTON COUNTY, WASHINGTON.

**41230000100**

LOT 1 OF CLEARWOOD DIVISION IX, AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30.

**41230009100**

LOT 91 OF CLEARWOOD DIVISION IX, AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30; IN THURSTON COUNTY, WASHINGTON.

**41230009200**

LOT 92, CLEARWOOD, DIVISION 9, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE(S) 29 AND 30, RECORDS OF THURSTON COUNTY, WASHINGTON.

**41230009300**

**41230009400**

LOTS 93 AND 94 OF CLEARWOOD DIVISION IX ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF THE PLATS, PAGES 29 & 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY.

**41230009700**

LOT 97 OF CLEARWOOD, DIVISION IX, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, AND THE RIGHT TO CONSTRUCT A CARD KEY OPERATED ENTRANCE GATE ACROSS BLUE HILLS DRIVE, WITHIN 150 FEET OF THE CENTERLINE OF BALD HILLS ROAD, UTILIZING BLUE HILLS DRIVE, IN THAT PORTION OF LOT 94 OF CLEARWOOD, DIVISION IX LYING WITHIN 50 FEET OF BLUE HILLS DRIVE.

# THURSTON COUNTY FIRE PROTECTION DISTRICT NO. 17

## CLEARWOOD ANNEXATION PETITION

**To: BOARD OF COMMISSIONERS**  
**Thurston County Fire Protection District No. 17**

The undersigned legal property owners owning property in the territory described below, petition the Board of Commissioners of the DISTRICT to annex the described territory into the DISTRICT. The territory is located in reasonable proximity to the DISTRICT, is not in another fire protection district or regional fire authority and its annexation into the DISTRICT will be conducive to the public safety, welfare and convenience and will be a benefit to the properties to be annexed.

The undersigned acknowledge and accept that upon annexation the property will be subject to the DISTRICT's tax levies.

Legal description of the territory to be annexed: Exhibit A

Plat Map: Exhibit B

DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Teresa M. Mayer	22513 Bluewater Drive SE, Yelm, WA 98597	ATTACHED	41230000500
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Michael S. O'Rourke and Anna M. O'Rourke	22519 Bluewater Drive SE, Yelm, WA 98597	<i>Michael S. O'Rourke</i>	41230000400
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Ronald L. Myers and Donette D. Myers	22525 Bluewater Drive SE, Yelm, WA 98597	<i>Ronald L. Myers</i>	41230000300
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Robert Croxen, Jr. and Diana Croxen	22531 Bluewater Drive SE, Yelm, WA 98597	<i>Robert E. Croxen</i>	41230000200
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Richard Houghton and Sandra Houghton	22539 Bluewater Drive SE, Yelm, WA 98597	<i>Richard Houghton</i>	41230000100
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Griselda Torres and Tyler Martinez	22536 Bluewater Drive SE, Yelm, WA 98597	<i>Griselda Torres</i>	412300009100

**THURSTON COUNTY FIRE PROTECTION DISTRICT NO. 17**

**CLEARWOOD ANNEXATION PETITION**

**To: BOARD OF COMMISSIONERS**  
**Thurston County Fire Protection District No. 17**

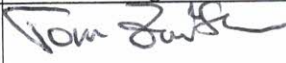

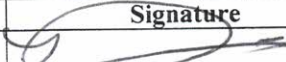
The undersigned legal property owners owning property in the territory described below, petition the Board of Commissioners of the DISTRICT to annex the described territory into the DISTRICT. The territory is located in reasonable proximity to the DISTRICT, is not in another fire protection district or regional fire authority and its annexation into the DISTRICT will be conducive to the public safety, welfare and convenience and will be a benefit to the properties to be annexed.

The undersigned acknowledge and accept that upon annexation the property will be subject to the DISTRICT's tax levies.

Legal description of the territory to be annexed: Exhibit A

Plat Map: Exhibit B

DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Teresa M. Mayer	22513 Bluewater Drive SE, Yelm, WA 98597	<i>Teresa Mayer</i>	41230000500
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Michael S. O'Rourke and Anna M. O'Rourke	22519 Bluewater Drive SE, Yelm, WA 98597		41230000400
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Ronald L. Myers and Donette D. Myers	22525 Bluewater Drive SE, Yelm, WA 98597		41230000300
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Robert Croxen, Jr. and Diana Croxen	22531 Bluewater Drive SE, Yelm, WA 98597		41230000200
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Richard Houghton and Sandra Houghton	22539 Bluewater Drive SE, Yelm, WA 98597		41230000100
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Griselda Torres and Tyler Martinez	22536 Bluewater Drive SE, Yelm, WA 98597		412300009100

DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Tom Zurfluh and Nicole Zurfluh	36209 Clear Lake, Eatonville, WA 98328		41230009200
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Clearwood Community Association		 President 4/16/20	41230009300 41230009400
DATE	OWNER NAME	ADDRESS	Signature	PARCEL NO.
	Clearwood Community Association		 Resident 4/16/20	41230009700

WARNING

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.

**EXHIBIT A – LEGAL DESCRIPTION  
(Clearwood Annexation)**



**41230000500 .18 acres/\$171,300 assessed value)**

**LOT 5 OF THE PLAT OF CLEARWOOD, DIVISION 9 AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000400 .18 acres/\$168,900 assessed value)**

**LOT 4 OF THE PLAT OF CLEARWOOD, DIVISION 9 AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000300 .18 acres/\$184, 200 assessed value)**

**LOT 3, OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGE(S) 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000200 .18 acres/\$190,000 assessed value)**

**LOT 2, OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGE(S) 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000100 .18 acres/\$147,900 assessed value)**

**LOT 1 OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230009100 .17 acres/\$208,300 assessed value)**

**LOT 91 OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230009200 .17 acres/\$13,400 assessed value)**

**LOT 92 OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230009300 17.25 acres/\$0.00 assessed value)**

**41230009400 3.75 acres/\$0.00 assessed value)**

**LOTS 93 AND 94 OF CLEARWOOD DIVISION 9 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF THE PLATS, PAGES 29 & 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY.**

**41230009700 1.26 acres/\$0.00 assessed value)**

**LOT 97 OF PLAT OF CLEARWOOD, DIVISION 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSDON COUNTY.**

**WAC 197-11-960 Environmental Checklist**

**ENVIRONMENTAL CHECKLIST**

***Purpose of Checklist:***

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

***Instructions for Applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

***Use of checklist for nonproject proposals:***

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1. Name of proposed project, if applicable: **Clearwood Annexation**

Annexation of property into Thurston County Fire Protection District No. 17. The annexation is a non-project Action.

2. Name of applicant: Thurston County Fire Protection District No. 17.
3. Address and phone number of applicant and contact person:

Mark Gregory, Fire Chief  
Thurston County Fire Protection District No. 17  
P.O. Box 783  
Yelm, WA 98597  
(360) 894-2517 (Office)

4. Date checklist prepared: 05/14/2020

## SEPA Rules

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

5. Agency requesting checklist: Thurston County Fire Protection District No. 17
6. Proposed timing or schedule (including phasing, if applicable): Not Applicable
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
- Not Applicable
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
- No
10. List any government approvals or permits that will be needed for your proposal, if known.
- Washington State Boundary Review Board for Thurston County
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
- Non project action
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

See Exhibit A

### B. ENVIRONMENTAL ELEMENTS

#### 1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other Not Applicable.
- b. What is the steepest slope on the site (approximate percent slope)?
- Not Applicable
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, much)? If you know the classifications of agricultural soils, specify them and note any prime farmland.
- Not Applicable
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- Not Applicable

## SEPA Rules

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not Applicable

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not Applicable

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not Applicable

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not Applicable

### 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Not Applicable

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not Applicable

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

### 3. Water

- a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Not Applicable

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not Applicable

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not Applicable

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not Applicable

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

SEPA Rules

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

Not Applicable

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not Applicable

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Not Applicable

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not Applicable

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not Applicable

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not Applicable

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Not Applicable

4. **Plants** Not Applicable

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Not Applicable

c. List threatened or endangered species known to be on or near the site.

Not Applicable

SEPA Rules

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not Applicable

- e. List all noxious weeds and invasive species known to be on or near the site.

Not Applicable

5. **Animals** Not Applicable

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other: \_\_\_\_\_  
mammals: deer, bear, elk, beaver, other: \_\_\_\_\_  
fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

- b. List any threatened or endangered species known to be on or near the site.

Not Applicable

- c. Is the site part of a migration route? If so, explain.

Not Applicable

- d. Proposed measures to preserve or enhance wildlife, if any:

Not Applicable

- e. List any invasive animal species known to be on or near the site.

Not Applicable

6. **Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not Applicable

- b. Would your project affect the potential use of solar energy by adjacent properties? No. If so, generally describe.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not Applicable

7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not Applicable

- 1) Describe any known or possible contamination at the site from present or past uses.

Not Applicable

## SEPA Rules

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not Applicable

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not Applicable

- 4) Describe special emergency services that might be required.

Not Applicable

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not Applicable

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not Applicable

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not Applicable

- 3) Proposed measures to reduce or control noise impacts, if any:

Not Applicable

8. **Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Not Applicable

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not Applicable

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not Applicable

- c. Describe any structures on the site.

Not Applicable

**SEPA Rules**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

d. Will any structures be demolished? If so, what?

Not Applicable

e. What is the current zoning classification of the site?

Not Applicable

f. What is the current comprehensive plan designation of the site?

Not Applicable

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not Applicable

i. Approximately how many people would reside or work in the completed project?

Not Applicable

j. Approximately how many people would the completed project displace?

Not Applicable

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not Applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not Applicable

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not Applicable

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not Applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not Applicable

c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable

## SEPA Rules

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

### 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not Applicable

- b. What views in the immediate vicinity would be altered or obstructed?

Not Applicable

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Not Applicable

### 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not Applicable

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not Applicable

- c. What existing off-site sources of light or glare may affect your proposal?

Not Applicable

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not Applicable

### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Not Applicable

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not Applicable

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not Applicable

### 13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Not Applicable

## SEPA Rules

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not Applicable

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not Applicable

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not Applicable

### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

Not Applicable

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not Applicable

- c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

Not Applicable

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not Applicable

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not Applicable

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not Applicable

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

- h. Proposed measures to reduce or control transportation impacts, if any:

Not Applicable

SEPA Rules

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protections, health care, schools, other)? If so, generally describe.

Proposal will enhance provision of fire protection and emergency medical services in the annexation area.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not Applicable

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Not Applicable

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not Applicable

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

  
Mark Gregory, Fire Chief

Date Submitted:

05/14/2020

## SEPA Rules

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

### D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not Applicable

Proposed measures to avoid or reduce such increases are:

Not Applicable

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not Applicable

Proposed measures to protect or conserve plants, animals, fish, or marine life:

Not Applicable

3. How would the proposal be likely to deplete energy or natural resources?

Not Applicable

Proposed measures to protect or conserve energy and natural resources:

Not Applicable

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not Applicable

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not Applicable

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not Applicable

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not Applicable

**SEPA Rules**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposal will enhance provision of fire protection and emergency medical services in the annexation area.

Proposed measures to reduce or respond to such demand(s) are:

Not Applicable

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Not Applicable

WAC 197-11-970

Determination of Nonsignificance (DNS)

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The annexation of property into Thurston County Fire Protection District No. 17 (Clearwood Annexation)

Proponent: Thurston County Fire Protection District No. 17

Location of proposal, including street address, if any: See Exhibit A

Lead agency: Thurston County Fire Protection District No. 17

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[X] There is no comment period for this DNS.

[ ] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by \_\_\_\_\_.

Responsible official: Mark Gregory

Position/title: Chief

Phone: 360-894-2517

Address: P. O. Box 783, Yelm, WA 98597

Date 05/14/2020

Signature [Handwritten Signature]

(OPTIONAL)

[ ] You may appeal this determination to (name)

at (location)

no later than (date)

by (method)

You should be prepared to make specific factual objections.

Contact \_\_\_\_\_ to read or ask about the procedures for SEPA appeals.

[X] There is no agency appeal.

**EXHIBIT A – LEGAL DESCRIPTION  
(Clearwood Annexation)**



**41230000500 .18 acres/\$171,300 assessed value)**

**LOT 5 OF THE PLAT OF CLEARWOOD, DIVISION 9 AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000400 .18 acres/\$168,900 assessed value)**

**LOT 4 OF THE PLAT OF CLEARWOOD, DIVISION 9 AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000300 .18 acres/\$184, 200 assessed value)**

**LOT 3, OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGE(S) 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000200 .18 acres/\$190,000 assessed value)**

**LOT 2, OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGE(S) 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230000100 .18 acres/\$147,900 assessed value)**

**LOT 1 OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230009100 .17 acres/\$208,300 assessed value)**

**LOT 91 OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230009200 .17 acres/\$13,400 assessed value)**

**LOT 92 OF THE PLAT OF CLEARWOOD, DIVISION 9, AS RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY, WASHINGTON.**

**41230009300 17.25 acres/\$0.00 assessed value)**

**41230009400 3.75 acres/\$0.00 assessed value)**

**LOTS 93 AND 94 OF CLEARWOOD DIVISION 9 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF THE PLATS, PAGES 29 & 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSTON COUNTY.**

**41230009700 1.26 acres/\$0.00 assessed value)**

**LOT 97 OF PLAT OF CLEARWOOD, DIVISION 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGES 29 AND 30, UNDER AUDITORS FILE NO. 892541, RECORDS OF THURSDON COUNTY.**