



CITY COUNCIL
ANDY RYDER
Mayor
CYNTHIA PRATT
Deputy Mayor

LENNY GREENSTEIN
MICHAEL STEADMAN
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ED KUNKEL
MALCOLM MILLER

CITY MANAGER
SCOTT SPENCE

January 10, 2022

Katrina Van Every, Senior Planner
Thurston Regional Planning Council
2411 Chandler Court SW
Olympia, WA 98502

Subject: Notice of Intention Thurston County Boundary Review Board—Lake Lois Pacific
Avenue Annexation

Dear Katrina:

Enclosed are the materials related to the Notice of Intention for the Thurston County Boundary Review Board for annexation of property into the City of Lacey generally located east of Carpenter Road SE, west of Kinwood Street SE, north of the Karen Fraser Woodland Trail and south of the Aldea Glen subdivision.

Please let me know if you have any questions. I can be reached at (360) 412-3190 or randrews@ci.lacey.wa.us.

Sincerely,

Ryan Andrews
Planning Manager

NOTICE OF INTENTION

(Application for Annexation/Merger)

Thurston County Boundary Review Board

2411 Chandler Court SW, Olympia, WA 98502

360.741.2514 (Direct) | 360.956.7575 (Main) | 360.741.2545 (Fax)

Email: brbchiefclerk@trpc.org

Website: www.trpc.org/brb



SUBMITTAL REQUIREMENTS

Annexation: Original + 6 copies

CD containing all documents as separated .pdf format files

Waiver:Original + 8 copies

CD containing all documents as separated .pdf format files

1. Jurisdiction Requesting Annexation/Merger: City of Lacey

Responsible Official: Ryan Andrews, Planning Manager

Phone: (360) 412-3190

FAX: (360) 438-2669

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

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

See petition.

3. Method used to initiate the proposed action: 60% Petition Method RCW 35A14.120

4. Location (address, if assigned): See petition for individual address. Proposed annexation is generally located west of Kinwood Street SE, east of Carpenter Road SE, south of the Aldea Glen subdivision, and north of the Karen Fraser Woodland Trail.

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

6. Size in Acres: 95 +/-

7. Assessed Valuation (attach Assessor's information): \$15,339,000 (2021)

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

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

9. Current Joint Plan Designation:

Low Density Residential 0-4, Low Density Residential 3-6, Moderate Density Residential, Open Space Institutional

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

Sewer Water Neither

If no, specify services desired: The properties are located within the City of Lacey's water service area and several small water systems. Those properties within Lacey's water service area are served by City of Lacey water lines.

City of Lacey sewer service is limited to an existing 3" STEP main in Kinwood Street SE that serves the eastern portion of the annexation area and existing 8" force main in Carpenter Road SE at the location of the lift station at 7th Avenue SE. The majority of the residential properties are served by onsite septic systems.

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

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

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

12. Does this proposal affect any other interjurisdictional agreements?

Yes No

If yes, please list these agreements:

Not applicable.

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

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

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

The county-wide planning policies address the fiscal impact of annexations by stating that the jurisdictions cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties (CWPP 6.2). Since most of the property to be annexed are developed residential properties, any revenue associated with the annexation is anticipated to be far less than the cost of the services provided. There will be a net fiscal benefit to county government and a net fiscal deficit to city government as a result of the annexation.

14. Other specific Reason(s) for Annexation:

Submittal of a notice of intent to annex signed by the City of Lacey Public Works Director on behalf of property owners where the City holds power of attorney agreements for the purpose of annexation and for those properties owned by the City of Lacey. The petition was also signed by a private property owner for their single parcel.

15. Explain how this proposal furthers the objectives of the Boundary Review Board (as applicable) (RCW 36.93.180) [attach additional pages if necessary] (Some of these items may not apply because of Growth Management Agreements.):

a. Preservation of natural neighborhoods and communities:

The annexation will incorporate an existing unincorporated island that is surrounded on three sides by the Lacey corporate limits and will remove an illogical boundary.

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

Using Kinwood Street SE as the eastern boundary of the annexation area to meet up with the current corporate limit to the north will remove an existing illogical boundary.

c. Creation and preservation of logical service areas:

Utility service areas will not change as a result of this annexation. Police service will be provided by Lacey Police instead of Thurston County Sheriff. Fire service will remain with Lacey Fire District 3.

d. Prevention of abnormally irregular boundaries:

Annexation will make for a more logical municipal boundary by eliminating an unincorporated island that receives city services.

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

Not applicable.

- f. Dissolution of inactive special purpose districts:

Not applicable. No known inactive special purpose districts apply to the annexation area.

- g. Adjustment of impractical boundaries:

Incorporation of the proposed annexation will create logical boundaries by incorporating an existing unincorporated island that contains irregular boundaries.

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

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

- i. Protection of agricultural lands:

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

NOTE:

The Boundary Review Board can consider the following factors (RCW 36.93.170) in deciding whether a particular decision furthers the objectives stated above:

1. *Population and territory*
2. *Population density*
3. *Land area and land use*
4. *Comprehensive use plans and zoning*
5. *Per capita assessed valuation*
6. *Topography, natural boundaries and drainage basins, proximity to other populated areas*
7. *The existence of prime agricultural soils and agricultural uses*
8. *The likelihood of significant growth in the area and in adjacent incorporation and unincorporated areas during the next ten years*
9. *Location and most desirable future location of community facilities*
10. *Municipal services*
11. *Need for municipal services*
12. *Effect of ordinances, governmental codes, regulations and resolutions on existing uses*
13. *Present cost and adequacy of governmental services and controls in area*
14. *Prospects of governmental services from other sources*
15. *Probable future needs for such services and controls*
16. *Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area*
17. *The effect of the finances, debt structure, and contractual obligations and rights of all affected governmental units*
18. *The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county*
19. *Decisions of the Boundary Review Board must also be consistent with the Washington State Growth Management Act RCW 36.70A.020, 36.70A.110, and 36.70A.210.*

REQUIRED ATTACHMENTS:

SUBMITTAL REQUIREMENTS

Annexation: Original + 6 copies

CD containing all documents as separated .pdf format files

Waiver:Original + 8 copies

CD containing all documents as separated .pdf format files

THURSTON COUNTY BOUNDARY REVIEW BOARD:

- I. **Notice of Intention** (the Boundary Review Board’s Notice).
- II. **Maps** (*NOTE: Must have legends/Colored maps no larger than 11 x 17 inches are encouraged in pdf format and attachments.*)

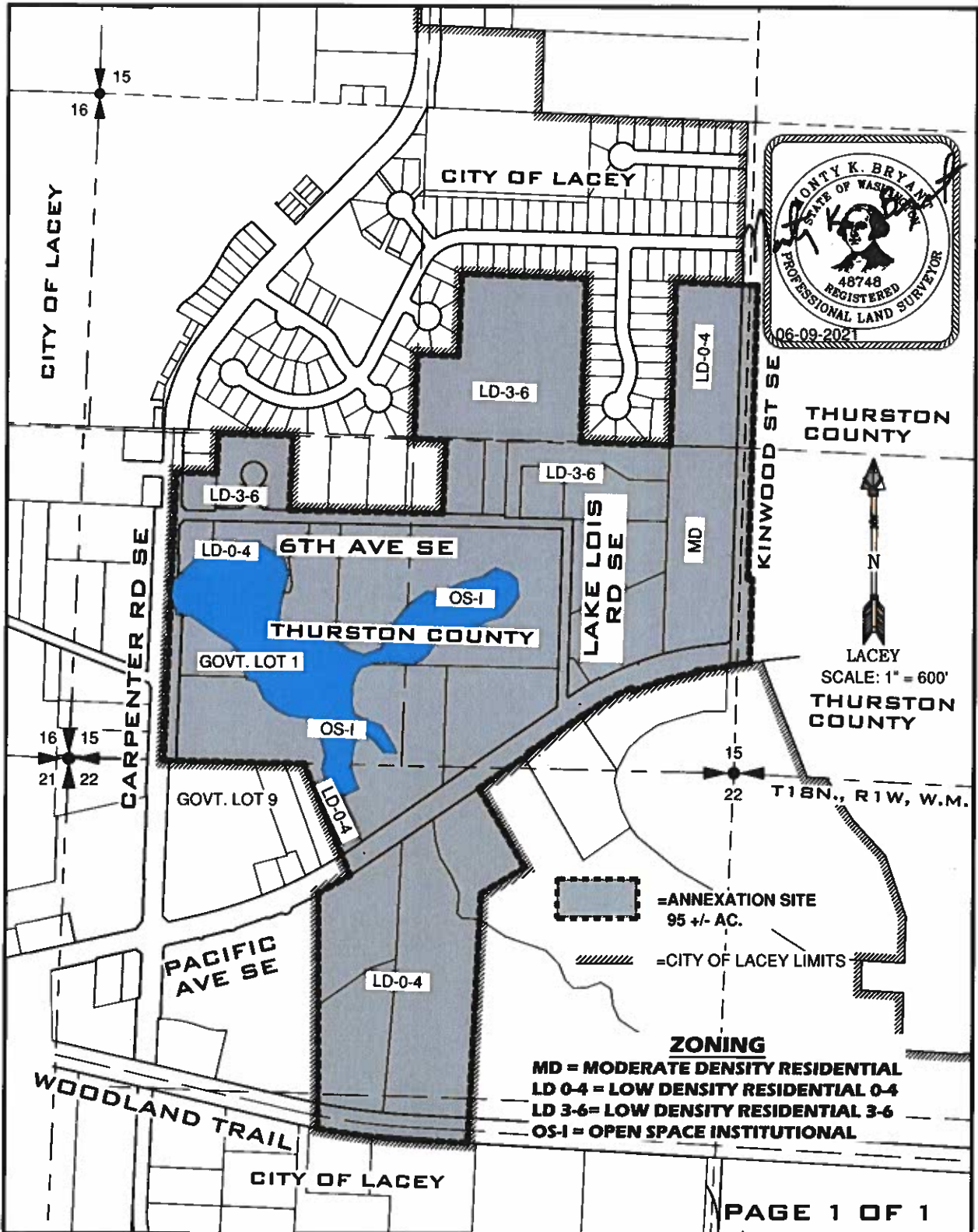
The following maps must be submitted with all notices of intention:

- A. **Map of Entire City/Area.** No larger than 11 x 17 inches:
 - 1. The general vicinity of the proposal.
 - 2. The area proposed for annexation, highlighted in some manner.
 - 3. The boundaries of other cities near the annexation area (highlighted if not readily discernable).
 - 4. Major streets/roads identified.
 - B. **Assessor's Map** showing specific parcel(s) and immediate vicinity, (reduced copy is preferable). Valuable, but not required:
 - 1. Map showing parcel numbers for the proposal and immediate vicinity
 - 2. Map showing owner names for the proposal and immediate vicinity
 - C. **Physical Features.** One or more maps showing the following (when available):
 - 1. Dominant physical features such as lakes, creeks, and ravines
 - 2. Flood plain boundaries (100-year)
 - 3. Railroad lines
 - 4. All public roads near the annexation/merger
 - 5. Commercial agriculture lands (when this information is available)
 - D. **Service Area and Other Boundaries.** Map showing the proposed annexation and its relationship to the Urban Growth Boundary.
 - E. **Other Maps**
 - 1. Existing joint plan zoning.
 - 2. Location of water and sewer mains within proposed annexation, if any, and those nearby (any jurisdiction).
- III. **Filing Fee.** \$50.00 check made out to “Thurston Regional Planning Council”. (*Note: the fee will not be processed until the application is determined complete*)
 - IV. **Method of Annexation** (only one will apply)
 - 1. Election Method: Complete copy of minutes of the meeting during which the City Resolution calling for annexation election is adopted or the city accepted the petition for election (certified if appropriate);

OR
 - 2. Direct Petition Method:
 - a. Affidavit of publication of the initial public meeting notice.

- b. Copy of minutes of the public meeting required in which the city accepts the proposed annexation.
- c. A signed copy of the decision by the city accepting the proposed annexation. The Notice on Intent to annex needs to be filed with the Boundary Review Board within 180 days of the date when the city accepts the proposed annexation.
- d. Affidavit of publication of the public hearing as required under RCW35A.14.130.
- e. For non-city annexations, copies of the signed petitions for annexation with parcel numbers of the properties, which are represented by the signatures.
- f. Copy of the Declaration of Petition Sufficiency from the Office of the Thurston County Assessor (see RCW 35.21.005(4) for non-code cities, or 35A.01.040(4) for code cities).

V. **SEPA Determination** (does not apply to city/town annexations per RCW 43.21C.222)



**EXHIBIT A
MAP OF ANNEXATION SITE**

Lake Lois-Goose Pond Annexation 2021-95 AC.dwg

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

DWN. MKB	CKD. RPS	DATE 06-09-2021
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EXHIBIT B

ANNEXATION DESCRIPTION

Those portions of the South half of Section 15, and Northwest Quarter of Section 22, Township 18 North, Range 1 West, W.M., situate in Thurston County, Washington, more particularly described as follows:

Commencing at the Northwest corner of Lot 40 of the Plat of Fleetwood Acres, as recorded in Volume 10 of Plats, Page 5, records of Thurston County, Washington; thence $S88^{\circ}39'56''E$ 163.53 feet along the north line of said Lot 40, to the Northwest corner of Lot 3 of the Plat of Lynnwood Acres recorded under Auditor's File No. 851261 and the **POINT OF BEGINNING**; thence continuing along said north line $S88^{\circ}39'56''E$ 300.06 feet to the Northeast corner of Lot 4 of the above said Plat of Lynnwood Acres; thence $S02^{\circ}19'47''W$ 298.33 feet along the east line of said Plat of Lynnwood Acres to the northerly right of way 6th Avenue Southeast which is 30.00 feet northerly, measured perpendicular of the centerline of said road; thence $S88^{\circ}51'35''E$ 619.17 feet along said northerly right of way to the southeast corner of Parcel B of Boundary Line Adjustment BLA 150001 LA recorded under Auditor's File No. 4438806; thence $N02^{\circ}19'47''E$ 296.62 feet along the east line of said Parcel B, to the northeast corner thereof, also being on the north line of said Fleetwood Acres; thence $N88^{\circ}39'56''W$ 129.05 feet along said north line to the southerly extension of the west line of the Northeast Quarter of the Southwest Quarter of said Section 15; thence $N01^{\circ}59'33''E$ 338.26 feet along said west line to the south line of north 330 feet of the south half of the Northeast Quarter of the Southwest Quarter of said section 15; thence $S87^{\circ}59'14''E$ 165.00 feet along said south line to the east line of the West 165 feet of the above said Northeast Quarter of the Southwest Quarter of said section 15; thence $N01^{\circ}59'33''E$ 330.00 feet along said east line to the North line of South half of the Northeast Quarter of the Southwest Quarter of said section 15; thence $S87^{\circ}59'14''E$ 501.10 feet along said north line to the west line of the East 660 feet of the Northeast Quarter of the Southwest Quarter of said section 15; thence $S01^{\circ}33'46''W$ 656.07 feet along said west line to the south line of the Northeast Quarter of the Southwest Quarter of said section 15; thence $S88^{\circ}17'46''E$ 363.00 feet along said south line to the east line of the west 363.00 feet of the east 660.00 feet of the Northeast Quarter of the Southwest Quarter of said section 15; thence $N01^{\circ}33'46''E$ 654.11 feet to the North line of South half of the Northeast Quarter of the Southwest Quarter of said section 15; thence $S87^{\circ}59'14''E$ 327 feet, more or less along said North line extended to the easterly right of way of Kinwood Street Southeast; thence Southerly along said easterly right of way with the southerly extension thereof, to the southerly right of way of Pacific Avenue Southeast; thence southwesterly along said southerly right of way to the common corner of Parcel D of Boundary Line adjustment BLA 11-0009LA recorded under Auditor's File No. 4251258 and Parcel A of Boundary Line Adjustment BLA-0087 recorded

under Auditor's File No. 8307110008; thence southerly along the westerly boundary of Parcel D and E of said BLA 11-0009LA with the southerly extension thereof, to the southerly right of way of Woodland Trail (also known as the Northern Pacific Railroad Company) as described in Quit Claim Deed recorded under Auditor's File No. 3708400; thence westerly along said southerly right way to the southerly extension of the west line of Parcel A of Boundary Line Adjustment BLA 19 101355 TC recorded under Auditor's No. 4681207; thence northerly along said extension and westerly line of Parcel A and B of said BLA 19 101355 TC, to the southerly right of way of Pacific Avenue Southeast; thence northeasterly along said right of way 146 feet, more or less, to a point that bears S23°39'25"E 485 feet, more or less, from the Northeast corner of that certain parcel described in deed recorded under Auditor's File No. 3466921, said point being on the north line of Government Lot 9 of said Section 22, N88°54'23"E 585.41 feet from the Northwest corner of said Lot 9; thence N23°39'25"W 485 feet, more or less, to the above said Northeast corner; thence S88°54'23"W 568.91 feet along said north line to a point which is 16.50 feet easterly of the Northwest corner of said Government Lot 9; thence N02°19'47"E 1155.03 feet parallel with the west line of Government Lot 1 of said Section 15, to the westerly extension of the south line of Parcel 2 of Short Subdivision No. SS-1177, as recorded under Auditor's File No. 1101084; thence S88°51'35"E 163.54 feet along said extension and south line to the southeast corner thereof and the westerly line of the Plat of Fleetwood Acres; thence N02°19'47"E 159.32 feet along said westerly line to the point of beginning.

Containing 95+/- acres



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

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

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

1. Adoption of Low Density (0-4), Low Density (3-6), Moderate Density Residential and Open Space Institutional comprehensive plan and zoning designation;
2. Assumption of a pro rata share of the City's bonded indebtedness.

Signature(s) of property owners:

<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
DANNY WOOLLETT	YES	6530 6TH AVE SE, LACEY, WA., 98503	7.39	11815310300	\$ 627800		7/8/21
RANGE G. SMITH	YES	6610 6TH AVE SE, OLYMPIA, WA. 98503	0.53	11815310500	\$ 386900		7/8/21

1 **WARNING**

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

<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acceage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
FRANCIS H. CHAMPNEY	YES	6614 6TH AVE SE, OLYMPIA, WA. 98503	0.46	11815310501	\$ 91700	<i>[Signature]</i>	7/8/21
VICTOR RASMUSSEN	YES	6620 6TH AVE SE, LACEY, WA., 98503	0.26	11815310502	\$ 223500	<i>[Signature]</i>	7/8/21
DANNY WOOLLETT	YES	6602 6TH AVE SE, OLYMPIA, WA., 98503	1.89	48204600200	\$ 383200	<i>[Signature]</i>	7/8/21
EAST CONGREGATION OF JEHOVAS WITNESSES	YES	6526 6TH AVE SE, LACEY, WA., 98503	0.83	48204600100	\$ 124900	<i>[Signature]</i>	7/8/21
JERI BROWN	YES	6600 6TH AVE SE, OLYMPIA, WA., 98503	1.86	48204600300	\$ 554400	<i>[Signature]</i>	7/8/21
KINWOOD ESTATES HOA	YES	710 KINWOOD CT SE, OLYMPIA, WA. 98503	0.49	57610000000	\$ 0	<i>[Signature]</i>	7/8/21
PAUL OGBURN	YES	706 KINWOOD CT SE, OLYMPIA, WA. 98503	0.20	57610000100	\$ 253800	<i>[Signature]</i>	7/8/21
JAMIE L. ALDRIDGE	YES	704 KINWOOD CT SE, OLYMPIA, WA. 98503	0.18	57610000200	\$ 238600	<i>[Signature]</i>	7/8/21
ROY S. HASUKO	YES	702 KINWOOD CT SE, OLYMPIA, WA. 98503	0.25	57610000300	\$ 261200	<i>[Signature]</i>	7/8/21

2

WARNING

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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
PATRICIA J. WILSON	YES	700 KINWOOD CT SE, OLYMPIA, WA. 98503	0.20	57610000400	\$ 245900	<i>[Signature]</i>	7/8/21
WEDNY L. ORONA	YES	703 KINWOOD CT SE, OLYMPIA, WA. 98503	0.25	57610000500	\$ 269800	<i>[Signature]</i>	7/8/21
MICHAEL REGAN	YES	705 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610000600	\$ 229200	<i>[Signature]</i>	7/8/21
GEORGE SUMMIT	YES	707 KINWOOD CT SE, OLYMPIA, WA. 98503	0.18	57610000700	\$ 253000	<i>[Signature]</i>	7/8/21
BETTY JO ADAMS	YES	709 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610000800	\$ 207700	<i>[Signature]</i>	7/8/21
REBECCA L. HAYNES	YES	711 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610000900	\$ 212800	<i>[Signature]</i>	7/8/21
JUANITA WRIGHT	YES	713 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610001000	\$ 235200	<i>[Signature]</i>	7/8/21
PAM SPRINGER	YES	715 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610001100	\$ 224600	<i>[Signature]</i>	7/8/21
TWILA R. VOLD	YES	717 KINWOOD CT SE, OLYMPIA, WA. 98503	0.18	57610001200	\$ 234500	<i>[Signature]</i>	7/8/21

3 **WARNING**
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Property Owner	Power of Attorney	Address	Acceage	Parcel No	Assessor Value	Signature	Date
CLAYTON CHARLES WAYMAN	YES	719 KINWOOD CT SE, OLYMPIA, WA. 98503	0.18	57610001300	\$ 209900	<i>[Signature]</i>	7/8/21
LAWRENCE WALTON	YES	721 KINWOOD CT SE, OLYMPIA, WA. 98503	0.29	57610001400	\$ 239100	<i>[Signature]</i>	7/8/21
CARRIE DYE	YES	720 KINWOOD CT SE, OLYMPIA, WA. 98503	0.19	57610001500	\$ 212400	<i>[Signature]</i>	7/8/21
JACOB BARBER	YES	718 KINWOOD CT SE, OLYMPIA, WA. 98503	0.21	57610001600	\$ 222000	<i>[Signature]</i>	7/8/21
JOHN C. ARMBRUSTER	YES	716 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610001700	\$ 219800	<i>[Signature]</i>	7/8/21
JERRY L. BROUGHTON	YES	714 KINWOOD CT SE, OLYMPIA, WA. 98503	0.20	57610001800	\$ 211500	<i>[Signature]</i>	7/8/21
MRD ENTERPRISES LLC	YES	6500 PACIFIC AVE. SE, OLYMPIA, WA., 98503	2.39	48203400000	\$ 457500	<i>[Signature]</i>	7/8/21
JUNE SMITH	YES	6602 6TH AVE SE, #B OLYMPIA, WA., 98503	0.36	11815310503	\$ 167600	<i>[Signature]</i>	7/8/21
<u>TOTALS</u>			<u>21.25</u>		<u>\$ 7,198,500</u>		

4 **WARNING**
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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
<u>CITY OF LACEY</u> <u>PROPERTY</u>	YES	6415 PACIFIC AVE. SE, OLYMPIA, WA., 98503	6.97	48203400100	\$ 536400	<i>ST [Signature]</i>	7/18/21
	YES	6339 PACIFIC AVE. SE, OLYMPIA, WA., 98503	3.26	48203500100	\$ 82800	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	6.47	48203600000	\$ 259500	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	14.96	48204200000	\$ 322200	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	8.93	48203700000	\$ 167500	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	0.45	48203800200	\$ 163200	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	0.87	48203800100	\$ 197500	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	0.33	48203900400	\$ 165700	<i>ST [Signature]</i>	7/18/21


5

WARNING

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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreege</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
	YES	LAKE LOIS AREA	0.41	48203900300	\$ 157700	<i>Stacy</i>	7/18/21
	YES	BNRR & SFRR TRAIL	1.4	11822120000	\$ 8773	<i>Stacy</i>	7/18/21
<u>TOTAL CITY OWNED PROPERTY</u>			<u>44.05</u>		<u>\$ 2,061,273</u>		

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

<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
NATHANIEL JACKSON	NO	6335 PACIFIC AVE. SE., OLYMPIA, WA., 98503	3.41	48203500000	\$ 395100		7/12/24
KENNETH R. HAUGE	NO	6210 6TH AVE SE., OLYMPIA, WA., 98503	0.47	48204000100	\$ 320600		
JOHN M. HOYAK	NO	545 KENNETH CT SE, LACEY, WA., 98503	0.28	60050000100	\$ 270200		
JOHN A. GRIFFIN	NO	539 KENNETH CT SE, LACEY, WA., 98503	0.24	60050000200	\$ 254400		
BEVERLEY F. SPERRY	NO	533 KENNETH CT SE, LACEY, WA., 98503	0.36	60050000300	\$ 274000		
ADAM S. WIENBERG	NO	534 KENNETH CT SE, LACEY, WA., 98503	0.39	60050000400	\$ 274600		
LYNN B. WHITTERN	NO	540 KENNETH CT SE, LACEY, WA., 98503	0.21	60050000500	\$ 262100		
WILLIAM F. WILSON	NO	546 KENNETH CT SE, LACEY, WA., 98503	0.27	60050000600	\$ 254000		

7

WARNING

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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
DAVID J. KNIGHT	NO	6510 6TH AVE SE, LACEY, WA., 98503	1.09	48204100000	\$ 336600		
DON HUDSON	NO	6516 6TH AVE SE, LACEY, WA., 98503	0.62	48204100100	\$ 266900		
LACEY BAPTIST CHAPEL	NO	6646 PACIFIC AVE SE, OLYMPIA, WA., 98503	2.98	48204500200	\$ 138100		
LACEY BAPTIST CHAPEL	NO	6646 PACIFIC AVE SE, OLYMPIA, WA., 98503	2.48	48204500000	\$ 875200		
LACEY BAPTIST CHAPEL	NO	6646 PACIFIC AVE SE, OLYMPIA, WA., 98503	0.26	48204500100	\$ 177300		
GARY S. SCHAUB	NO	607 KINWOOD ST SE, OLYMPIA, WA., 98503	2.70	11815310701	\$ 513000		
IRA MILLER	NO	549 KINWOOD ST SE, OLYMPIA, WA., 98503	0.40	11815310900	\$ 240600		
ANN LUONG SANDERS	NO	545 KINWOOD ST SE, OLYMPIA, WA., 98503	0.45	11815310800	\$ 95900		
ANN LUONG SANDERS	NO	551 KINWOOD ST SE, OLYMPIA, WA., 98503	0.17	11815310702	\$ 307200		

8

WARNING

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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
	YES		<u>21.25</u>		<u>\$ 7,198,500</u>		
<u>TOTAL CITY OWNED PROPERTY</u>	YES		<u>44.05</u>		<u>\$ 2,061,273</u>		
	NO		<u>20.83</u>		<u>\$ 6,088,000</u>		
<u>TOTALS</u>			<u>86.13</u>		<u>\$ 15,347,773</u>		
<u>RIGHT OF WAY</u>			<u>9.4</u>				
<u>TOTAL AREA</u>			<u>95.5</u>				

Total Assessed Value: \$ 15,347,773

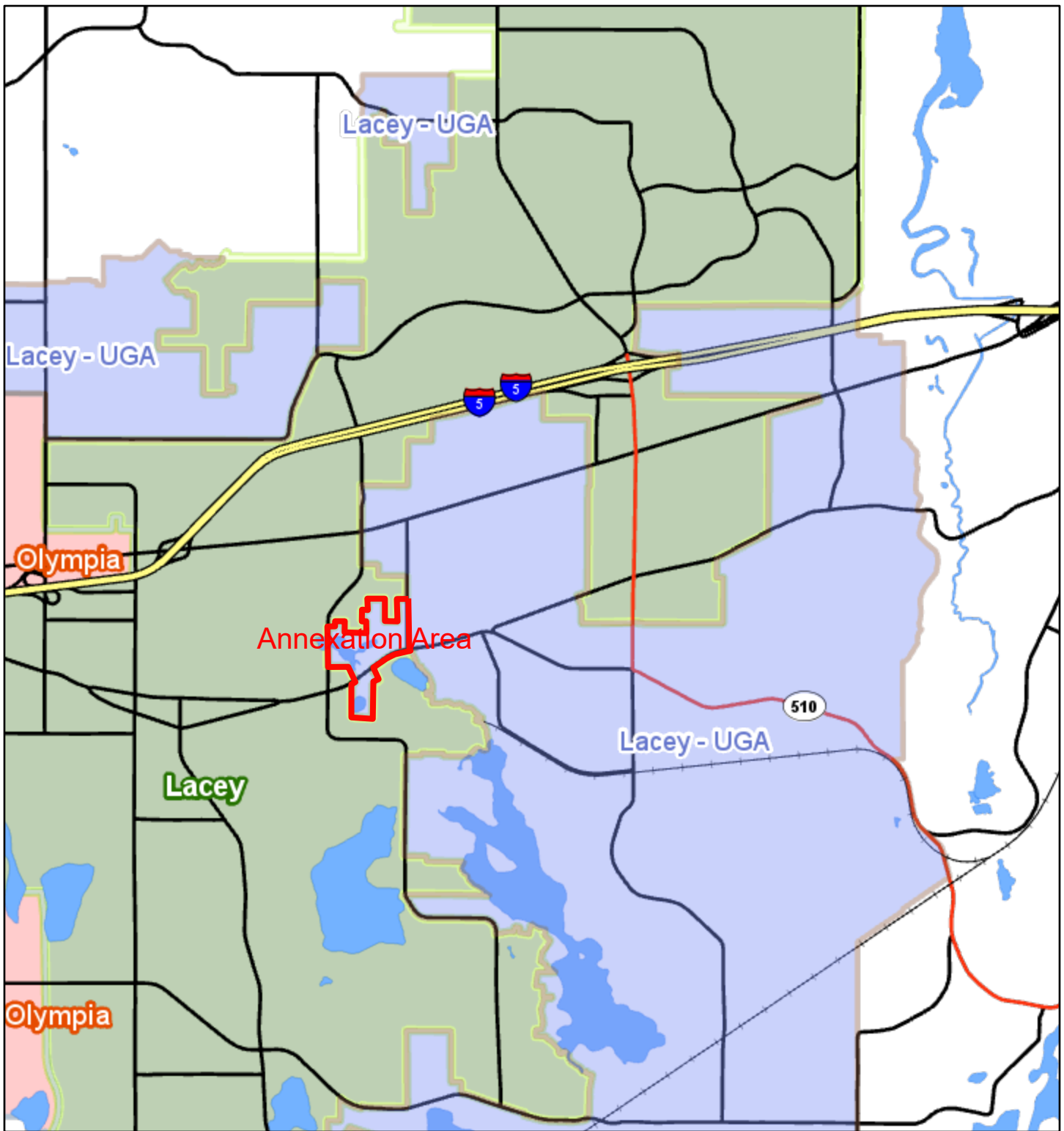
Assessed Value of Parcels with Authorized Signature: \$9,259,773

10

WARNING










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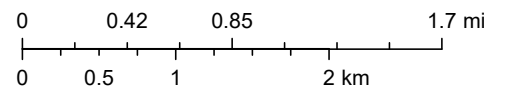
Lake Lois Pacific Avenue Annexation Vicinity Map



12/15/2021, 8:57:58 AM

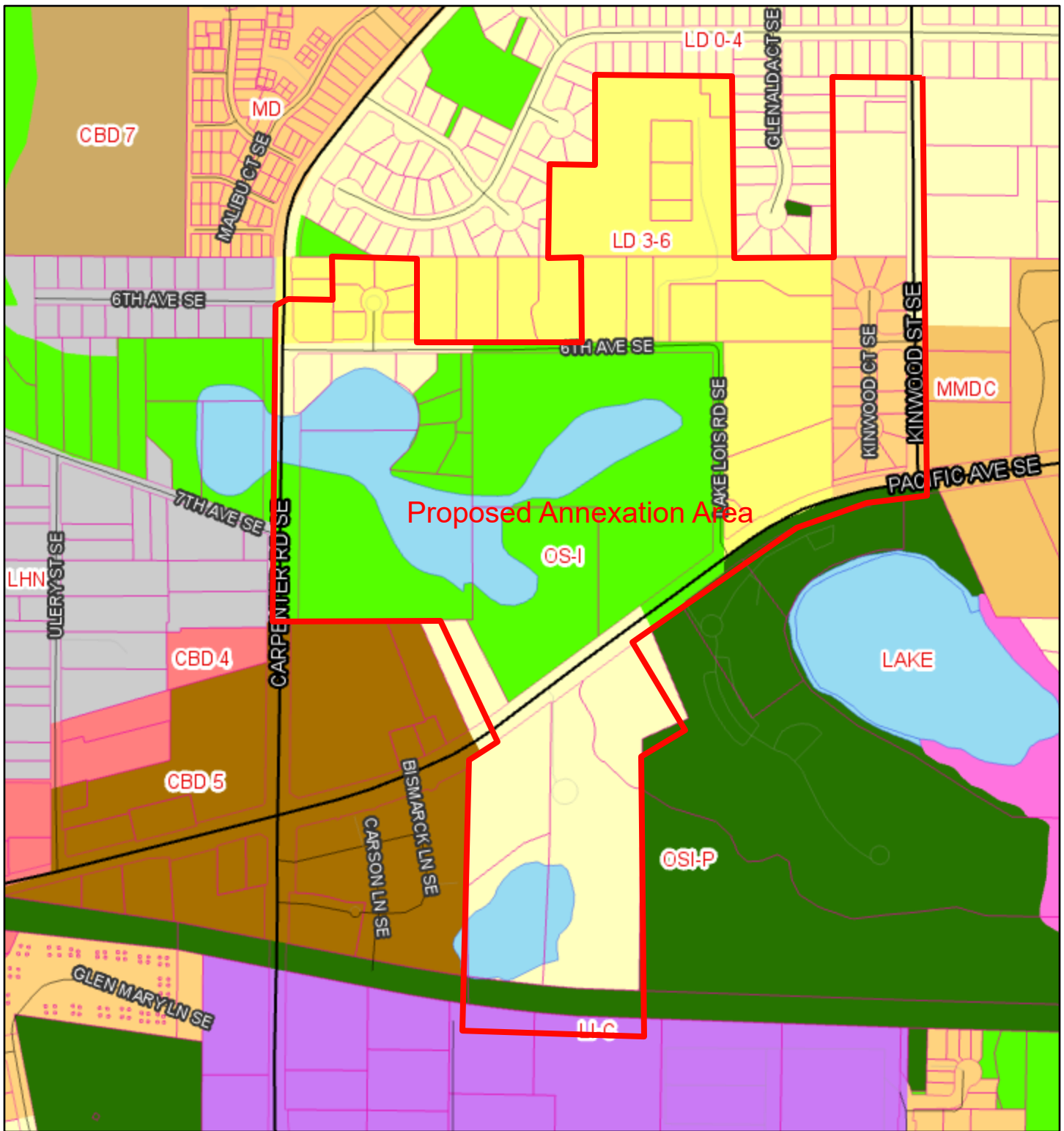
1:72,224

- | | | |
|---|--|---|
|  Olympia |  Water Bodies |  US/State Routes |
|  UGA |  Major Roads |  Major Roads |
|  City Limits |  Interstate 5 |  Railroad |



GIS Coordinator, City of Lacey

Lake Lois Pacific Avenue Annexation Zoning

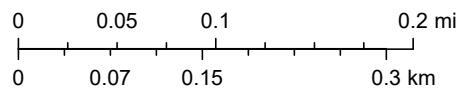


7/15/2021, 8:30:13 AM

1:9,028

Lacey Area Parcels

LD 3-6 Low Density Residential



Lacey Zoning

MGSA McAllister Geologically Sensitive Area

LHN Lacey Historic Neighborhood

LD 0-4 Low Density Residential

GIS Coordinator, City of Lacey

Lake Lois Pacific Avenue Annexation Aerial Photo



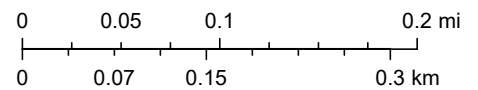
Proposed Annexation Area

7/15/2021, 8:26:47 AM

1:9,028

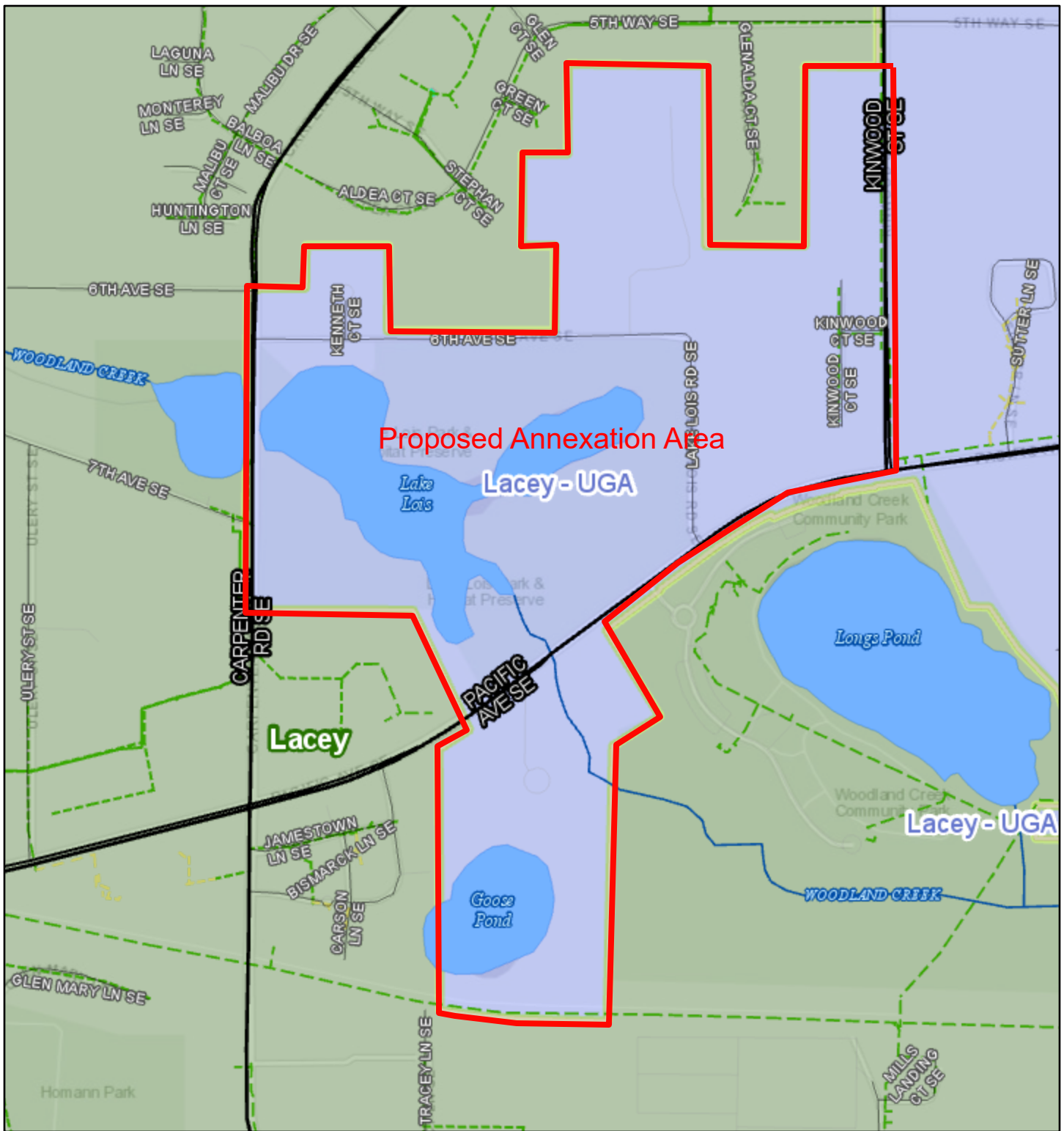
- Lacey Streets
- Interstate 5
- US/State Routes
- Major Roads

- Minor Roads
- Unnamed
- Railroad



GIS Coordinator, City of Lacey

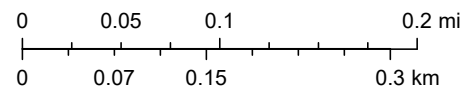
Lake Lois Pacific Avenue Annexation Sewer



7/15/2021, 8:54:25 AM

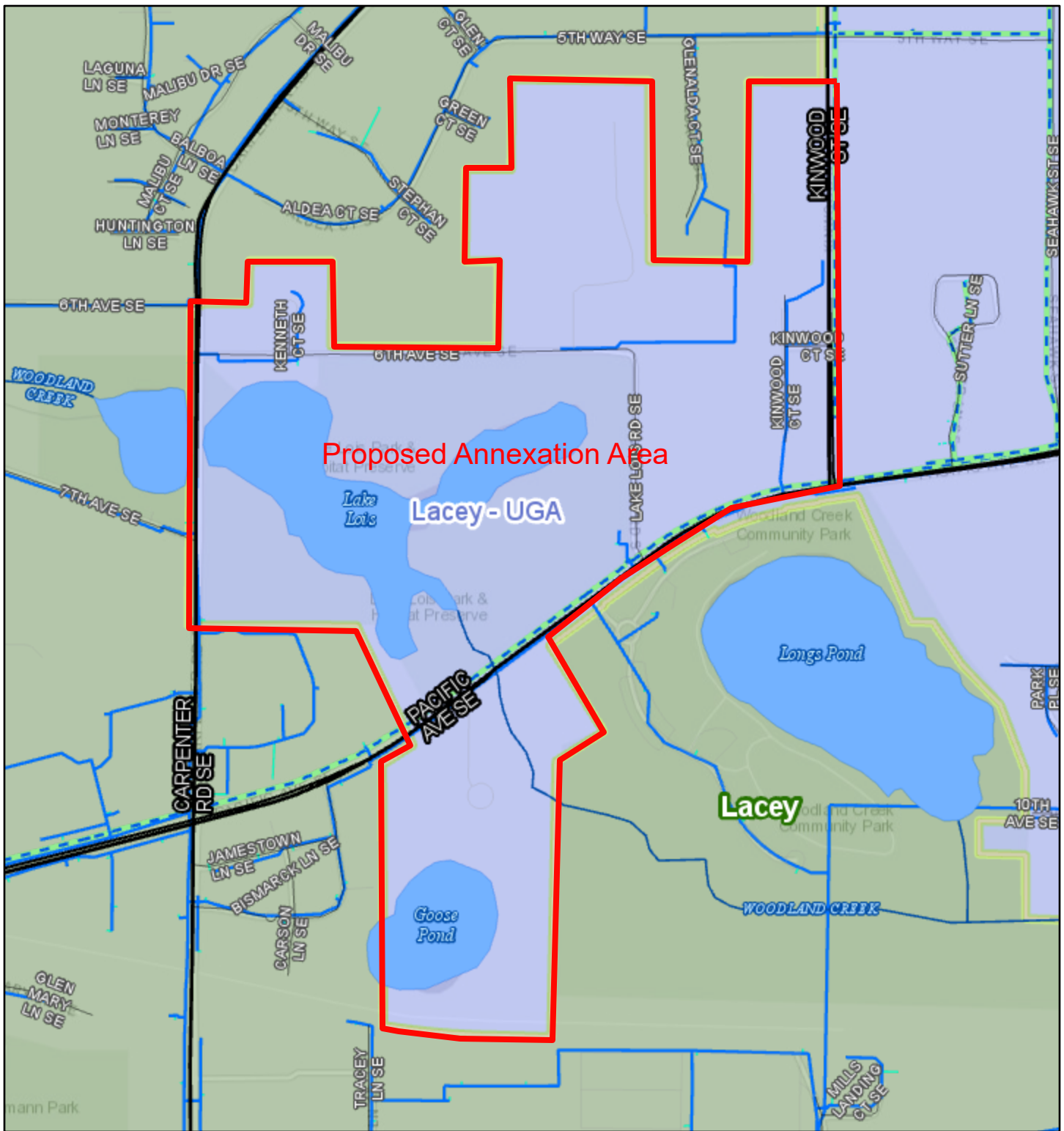
1:9,028

- | | | |
|-------------------|-------------------------|--------------------|
| Sewer Main | Gravity Main, LOTT | <all other values> |
| Force Main, COL | Force Main, PVT/Other | Olympia |
| Gravity Main, COL | Gravity Main, PVT/Other | UGA |
| STEP Main, COL | STEP Main, PVT/Other | City Limits |
| Force Main, LOTT | Force Main, Thurston | Stream |



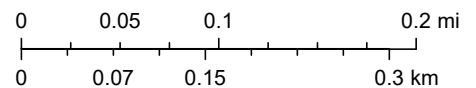
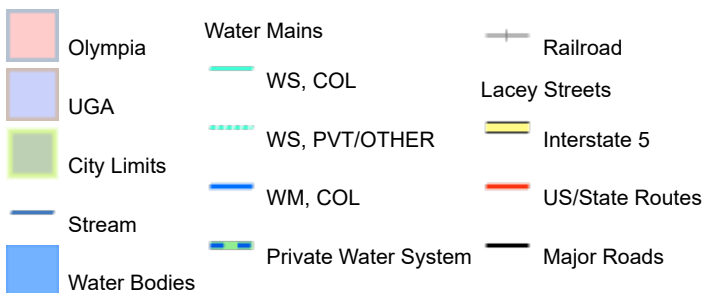
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, GIS Coordinator, City of Lacey

Lake Lois Pacific Avenue Annexation Water Lines



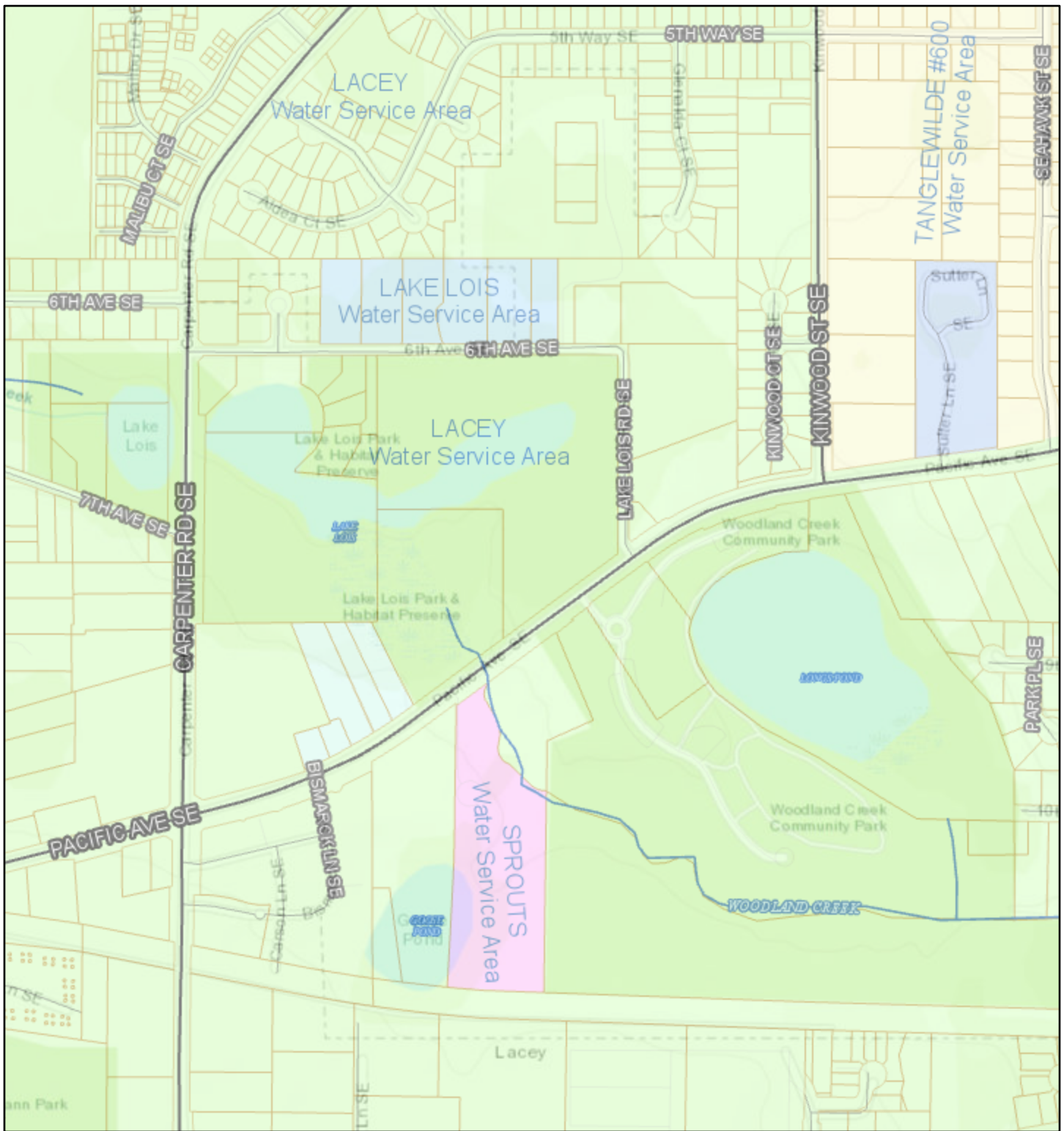
7/15/2021, 8:49:53 AM

1:9,028



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, GIS Coordinator, City of Lacey

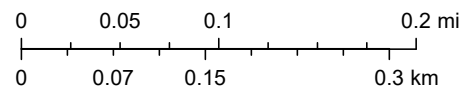
Lake Lois Pacific Avenue Annexation Water Service Areas



12/15/2021, 9:21:19 AM

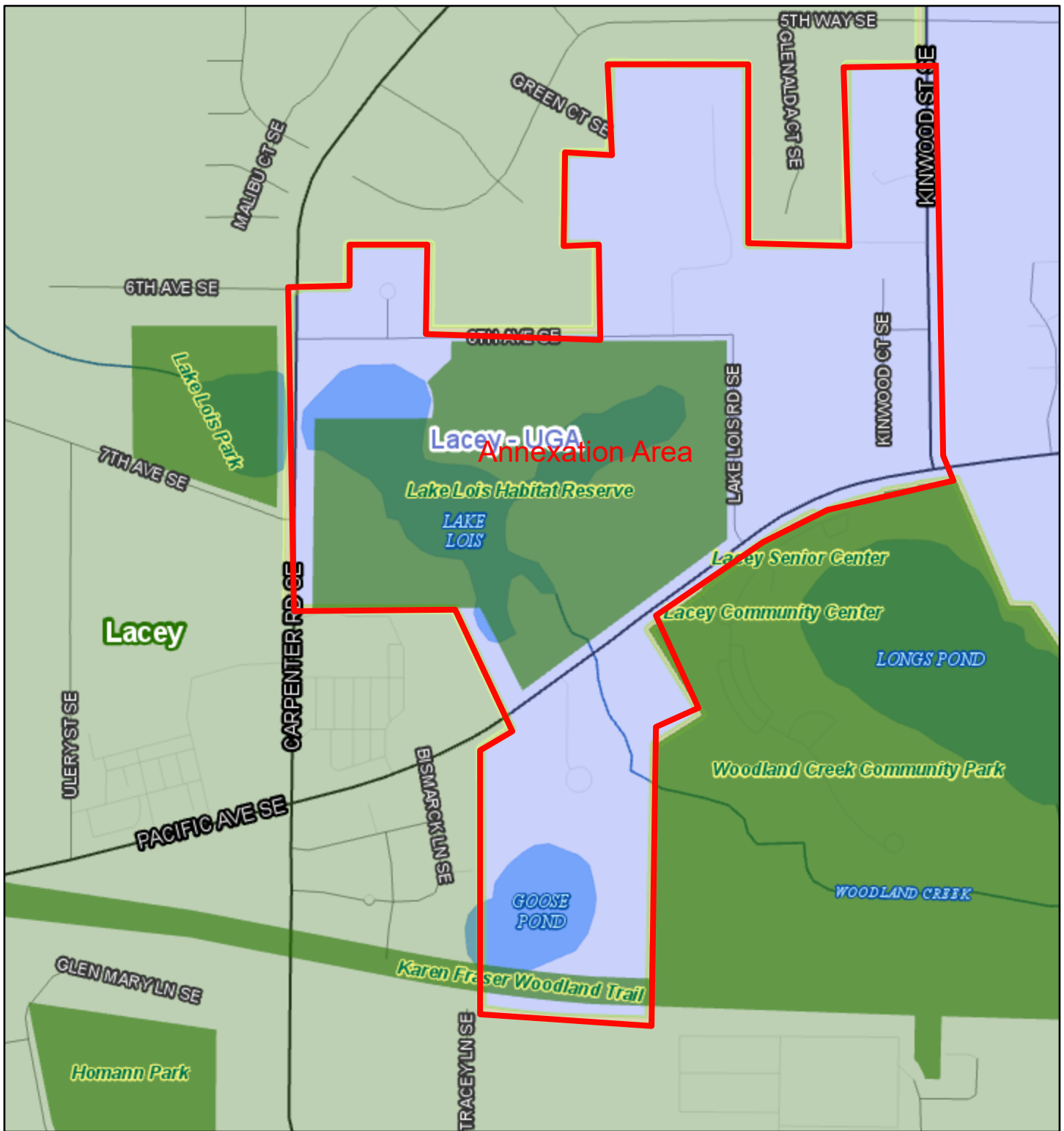
1:9,028

- | | | | |
|-------------------------|------------------------------|--|---------------------------|
| | Lacey Area Parcels | | Pilot Tap |
| Water Facilities | | | Pressure Regulating Vault |
| | Chlorination Tank | | Pump Station |
| | Chlorine Generation Facility | | Reservoir |
| | Monitoring Well | | Source Well |

















Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

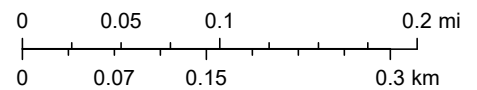
Lake Lois Pacific Avenue Annexation Physical Features Map



12/15/2021, 9:00:30 AM

1:9,028

- | | | |
|--|---|---|
|  School |  Stream |  Major Roads |
|  Park |  Water Bodies |  Minor Roads |
|  Olympia |  Lacey Streets |  Unnamed |
|  UGA |  Interstate 5 |  Railroad |
|  City Limits |  US/State Routes | |



GIS Coordinator, City of Lacey

UTILITIES COMMITTEE MINUTES

AUGUST 2, 2021

12:00 P.M. – 12:36 P.M.

REMOTE ONLY

COUNCIL PRESENT: COUNCILMEMBERS KUNKEL (CHAIR), STEADMAN, AND MILLER

STAFF PRESENT: SCOTT SPENCE, RYAN ANDREWS, BRANDON CARTER, PERI EDMONDS

ACTION: APPROVE UTILITIES COMMITTEE AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS MILLER AND STEADMAN

PACIFIC AND MARVIN ANNEXATION, PROJECT 19-239

STAFF: RYAN ANDREWS, PLANNING MANAGER

ACTION: MOTION TO FORWARD TO FULL COUNCIL THE RECOMMENDATION TO PROCEED WITH THE PROPOSED PACIFIC AND MARVIN ANNEXATION. INCLUDING PROVISIONS AS PRESENTED.

MOTION: MOTION MADE AND SECONDED BY COUNCILMEMBERS STEADMAN AND KUNKEL. MOTION CARRIED.

The City received a notice of intent to commence annexation proceedings filed by DeTray Family Partnership. The ownership comprises the required minimum of more than 10% of the assessed valuation of the area proposed for annexation.

The area proposed for annexation is located in the Tanglewilde/Thompson Place Planning Area and within the Lacey Urban Growth Area west of Marvin Road SE between Pacific Avenue SE. The area includes seven tax parcels totaling approximately 31 acres. The property contains an existing single-family residence and daycare, and the remainder of the property is undeveloped. The undeveloped property does have approval through Thurston County for a 112-unit age-restricted manufactured home park known as Marvin Estates. The 2020-2021 assessed value of these properties is \$10,125,100. There are no known critical areas or buffers located on the property.

To address potential boundary issues and to prevent illogical boundaries, staff recommends the two parcels to the south and west be included in the formal petition

for annexation. The parcels are each 2.4 acres in size, and the City holds existing power of attorney agreements for both parcels. Since these properties contain existing churches, they are exempt from the payment of property taxes. The total assessed value for all nine tax parcels combined is \$12,425,200.

Staff provided information on utility service in the area.

Staff requests the Committee recommend to the full City Council to pass a motion indicating the following:

1. Authorize the applicants to circulate a petition and gather signatures of property owners representing at least 60% of the assessed value of the annexation property demonstrating their consent to annex;
2. Require the surrounding parcels with existing power of attorney agreements (assessor's parcel no.'s 11814430500, and 11814430100) also be included within the boundary of the area to be considered for annexation;
3. Require the assumption of all or of any portion of existing City indebtedness by the area to be annexed; and
4. Waive the requirement for completion of an annexation study in accordance with the City's annexation policies prior to adoption of an ordinance to formally annex the area or make application to the Boundary Review Board.

LAKE LOIS PACIFIC AVENUE ANNEXATION, PROJECT 21-235

STAFF: RYAN ANDREWS, PLANNING MANAGER

ACTION: MOTION TO FORWARD TO FULL COUNCIL THE RECOMMENDATION TO PROCEED WITH THE PROPOSED LAKE LOIS PACIFIC AVENUE ANNEXATION

MOTION: MOTION MADE AND SECONDED BY COUNCILMEMBERS MILLER AND STEADMAN. MOTION CARRIED.

The City received a notice of intent to commence annexation proceedings for the area around Lake Lois between Carpenter Road SE and Kinwood Street SE. The ownership comprises the required minimum of more than 10% of the assessed valuation of the area proposed for annexation.

The area proposed for annexation is located in the Tanglewilde/Thompson Place Planning Area and within the Lacey Urban Growth Area and is generally located east of Carpenter Road SE, west of Kinwood Street SE, north of the Karen Fraser Woodland Trail and south of the Aldea Glen subdivision. The area includes approximately 95 acres in 63 separate tax parcels. The 2020-2021 assessed value of these parcels is \$15,339,000. The City has initiated the annexation on behalf of those parcels within the annexation area where the City holds power of attorney agreements regarding annexation and for those parcels that the City owns. The

2020-2021 assessed value of these parcels is \$9,251,000 which is over the 60% required under the petition method of annexation. Eleven parcels are owned by the City and another four parcels are churches which are exempt from the payment of property taxes.

The area proposed to be annexed is a mixture of undeveloped property, critical areas and buffers and existing low density residential uses. Lake Lois, a designated wetland, makes up the headwaters of Woodland Creek. Lake Lois and its associated buffers are largely owned by City and designated as Lake Lois Park and Habitat Preserve. Another wetland known as Goose Pond is on property owned by the City in the southern portion of the annexation area. The area to be annexed contains approximately 46 dwelling units and an estimated population of 100 people.

The properties are a mixture of zoning districts including Low Density Residential 0-4 and 3-6, Moderate Density Residential on the eastern edge of the annexation area along Kinwood Street, and Open Space Institutional for Lake Lois and the other environmentally sensitive properties.

Staff provided information on utilities, streets, and police service in the area.

The City was notified by Thurston County of a federal grant they received to repave and make ADA improvements to the portion of Pacific Avenue between the City limits and Union Mills Road. The County has agreed to move forward with the project with the understanding that any of the grant match that is necessary for the annexed portion of Pacific Avenue would be paid by the City. Preliminary estimates indicate the City's proportionate match share would be approximately \$87,000. The federal grant could potentially pay for 100% of the cost of the work without any grant match necessary.

After filing this petition, the City Council must pass a motion notifying the petitioners of its approval, rejection, or modification of the annexation area's geographical boundaries.

Staff requests the Committee recommend to the full City Council to pass a motion indicating the following:

1. Authorize a petition be submitted representing at least 60% of the assessed value of the property to be annexed; and
2. Require the assumption of all or of any portion of existing City indebtedness by the area to be annexed.

MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
SEPTEMBER 2, 2021, REMOTE ATTENDANCE

- CALL TO ORDER: Mayor Ryder called the meeting to order at 4:00 p.m.
- PLEDGE OF ALLEGIANCE: Mayor Ryder led the Pledge of Allegiance.
- COUNCIL PRESENT: A. Ryder, C. Pratt, C. Cox, L. Greenstein, , E. Kunkel, M. Miller
- COUNCIL EXCUSED: M. Steadman
- STAFF PRESENT: S. Spence, R. Almada, J. Burbidge, S. Egger, M. Hardie, S. Kelley-Fong, D. Schneider, R. Walk, T. Woo, P. Edmonds
- APPROVAL OF AGENDA
AND CONSENT AGENDA: Consent Agenda Items:
A. Council Worksession minutes of August 12, 2021.
B. Council meeting minutes of August 19, 2021
C. A motion to approve payment of claims, wages and transfers for August 5, 2021, through August 24, 2021.
- COUNCILMEMBER GREENSTEIN MOVED TO APPROVE THE AGENDA AND CONSENT AGENDA. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.
- PUBLIC COMMENT: Persons wishing to provide public comment on items not on the agenda must pre-register to speak. Registration closed at 3:00 p.m. today.

Wayne Olsen, a Lacey resident, commented on the 6th Assessment Report published recently by the Intergovernmental Panel on Climate Change.

Public comments may also be submitted by email by 12:00 p.m. today. Comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the meeting; however, comments received will be added to the official record.

Four written public comments were received and made part of the official record.

ORDINANCES:

Troy Woo, Finance Director, presented Ordinance 1598 to approve the Final 2021 Budget Amendments.

Throughout the year, adjustments to the budget become necessary as a result of City Council actions, activity levels that were not anticipated during budget development, and grant awards (or other receipts of outside funding). Historically, the budget has been amended once per year immediately prior to the development of the next year's proposed budget document.

Significant budget amendments were identified since the adoption of the 2021 Budget.

DEPUTY MAYOR PRATT MOVED TO ADOPT ORDINANCE 1598 APPROVING THE 2021 BUDGET AMENDMENTS. COUNCILMEMBER COX SECONDED. MOTION CARRIED.

MAYOR'S REPORT:

MAYOR RYDER MOVED TO APPROVE THE APPOINTMENT OF GARY LARSEN TO THE BOARD OF PARKS COMMISSION. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

Jen Burbidge, Parks, Culture & Recreation Director, reported the Parks Board will submit a letter to the City Council to recommend an increase in the number of board members from five (5) to seven (7).

Council directed staff to add this item to a future Council meeting for consideration.

CITY MANAGER'S REPORT: Ryan Andrews, Planning Manager, provided an update on the Capitol City Estates and Chambers Estates completed annexation. The annexation was effective September 1, 2021.

Ryan Andrews, Planning Manager, presented the Pacific and Marvin Annexation, Project No. 19-239. The City received a notice of intent to commence annexation proceedings filed by DeTray Family Partnership, which is the first step in the annexation process under the petition method. The petition method requires a petition filed by property owners representing a minimum of 10% of the valuation of the area proposed for annexation.

The next step is for the City Council to pass a motion notifying the petitioners of its approval, rejection, or modification of the annexation area's geographical boundaries. If the Council votes to approve the 10% petition, then the applicant moves forward on obtaining a petition from a total of 60% of the assessed valuation of the area.

Staff recommends the City Council approve a motion to proceed with the proposed Pacific and Marvin annexation proposal that includes the following provisions:

- 1) Authorize the applicants to circulate a petition and gather signatures of property owners representing at least 60% of the assessed value of the annexation property demonstrating their consent to annex;

- 2) Require the surrounding parcels with existing power of attorney agreements (assessor's parcel no.'s 11814430500, and 11814430100) also be included within the boundary of the area to be considered for annexation;
- 3) Require the assumption of all or any portion of existing City indebtedness by the area to be annexed; and
- 4) Waive the requirement for completion of an annexation study in accordance with the City's annexation policies prior to adoption of an ordinance to formally annex the area or make application to the Boundary Review Board.

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE PACIFIC AND MARVIN ANNEXATION PROJECT NO. 19-239 AS RECOMMENDED. COUNCILMEMBER KUNKEL SECONDED. MOTION CARRIED.

Ryan Andrews, Planning Manager, presented the Lake Lois Pacific Avenue Annexation Project No. 21-235. The City has initiated a notice of intent to commence annexation proceedings for the area around Lake Lois between Carpenter Road SE and Kinwood Street SE. The filing of the notice is the first step in the annexation process under the petition method, which requires a petition filed by property owners representing a minimum of 10% of the valuation of the area proposed for annexation.

The next step is for the City Council to pass a motion notifying the petitioners of its approval, rejection, or modification of the annexation area's geographical boundaries. If the Council votes to approve the 10% petition, then the applicant moves forward on obtaining a

petition from a total of 60% of the assessed valuation of the area.

Staff recommends the City Council approve a motion to proceed with the Lake Lois Pacific Avenue Annexation proposal that includes the following provisions:

1. Authorize a petition be submitted representing at least 60% of the assessed value of the property to be annexed; and
2. Require the assumption of all or of any portion of existing City indebtedness by the area to be annexed.

DEPUTY MAYOR PRATT MOVED TO APPROVE THE LAKE LOIS PACIFIC AVENUE ANNEXATION, PROJECT NO. 21-235 AS RECOMMENDED. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

Scott Spence, City Manager, reported the following Interlocal Agreement was signed pursuant to Resolution 1067 and the Interlocal Agreement Approved Process Policy:

- Interlocal Agreement between Thurston County and the City for collection of water quality data on Hicks Lake.

STANDING COMMITTEES:

Finance & Economic Development Committee

Mayor Ryder reported the Committee met on August 24, 2021, regarding the 2021 Budget Amendments, 2021 Mid-Year Financial Report, and CED Development Report.

General Government & Public Safety Committee

Deputy Mayor Pratt reported the Committee met on August 24, 2021, regarding the Food Trucks at the Depot, Public Records Activities Report, Boards and Commissions Handbook, and the City Website.

Land Use & Environment Committee

Councilmember Cox reported the Committee met on August 24, 2021, regarding the Thurston Regional Climate Action Plan Implementation Strategy, Solar and Energy Efficiency Permitting Process, and Committee Renaming.

BOARDS & COMMISSIONS:

Regional Housing Council

Councilmember Cox reported there is a funding gap for the Phase 2 supportive housing project. The Regional Housing Council recommends that Olympia, Lacey, and Tumwater each contribute 1406, ARPA, or other funds to help address the gap.

DEPUTY MAYOR PRATT MOVED TO ENDORSE THE RECOMMENDATION OF THE REGIONAL HOUSING COUNCIL TO PROVIDE UP TO TWO YEARS OF 1406 FUNDS IN SUPPORT OF THE LIHI PROJECT. MAYOR RYDER SECONDED. MOTION CARRIED.

Councilmember Cox also reported on a parcel of land for sale that could be used for short-term RV parking.

TCOMM911

Councilmember Greenstein reported on the budget and radio system.

Solid Waste Advisory Committee
Councilmember Kunkel reported on the WARC
Conceptual Master Plan, PaintCare, and SWAC
By-laws.

Mayor Ryder adjourned the meeting at 5:24 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____



STEVEN J. DREW
Assessor

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



DECLARATION OF PETITION SUFFICIENCY

I, Daniel Janiga, do hereby certify, pursuant to RCW 35A.01.040, the petition for annexation to the **City of Lacey, Lake Lois/Pacific Avenue Annexation - project no. 21-235** received in this office from **Ryan Andrews** on **September 29, 2021**, bears the names and purported signatures of persons who are owners, part owners or their representatives 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 review of the petition commenced on September **30, 2021**, which is the “terminal date” as defined in RCW 35A.01.040.

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 7, 2021 in Olympia, Washington.

Daniel Janiga
Property Administration Manager
Thurston County Assessor's Office



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
20539	174956	Print Legal Ad - IPL0049992		\$245.43	1	60 L

Attention: Kevin Richman

ENOTICE
 1701 RD ISLAND AVE NW
 WASHINGTON, DC 20036

PUBLIC HEARING NOTICE

Notice is hereby given that the Lacey City Council will conduct a public hearing on December 2, 2021, beginning at 4:00 PM for consideration of the following item:

Lake Lois/Pacific Avenue Annexation (Project no. 21-235): A proposal to annex 63 parcels totaling approximately 95 acres. The area proposed for annexation is located in the Tanglewilde Thompson Place Planning Area and within the Lacey Urban Growth Area and is generally located east of Carpenter Road SE, west of Kinwood Street SE, north of the Karen Fraser Woodland Trail and south of the Aldea Glen subdivision. The properties are a mixture of zoning districts including Low Density Residential 0-4 and 3-6, Moderate Density Residential and Open Space Institutional which will remain the same after annexation. Under the annexation agreement the parcels may assume a pro rata share of the City's bonded indebtedness. The Utilities Committee of the Lacey City Council and City staff has recommended approval of the annexation. The above summary is only an overview of the topic. For a complete review of the annexation proposal, interested individuals should contact the Community and Economic Development Department for a copy of the annexation petition and staff analysis prepared for this proposal.

Persons wishing to provide oral testimony on the proposed annexation must preregister to speak at <https://bit.ly/3wSMO56>. Instructions and access details will be provided once registration is complete. Persons wishing to provide written testimony on the annexation may send their comments to randrews@ci.lacey.wa.us no later than 4:00 p.m. on December 2, 2021. Written testimony will be provided to the City Council and made part of the public record. For more information, please contact Ryan Andrews, Planning Manager, at (360) 491-5642.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the day before the meeting.

IPL0049992
 Nov 19 2021

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

No. of Insertions: 1

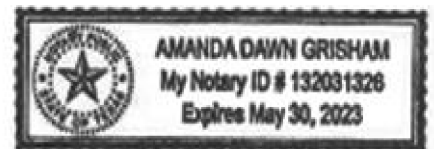
Beginning Issue of: 11/19/2021

Ending Issue of: 11/19/2021

Principal Clerk

Sworn to and subscribed before me this 30th day of November in the year of 2021 before me, a Notary Public, personally appeared before me Calandra Daniels known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



LACEY CITY COUNCIL MEETING
December 2, 2021

SUBJECT: Lake Lois Pacific Avenue Annexation. Project no. 21-235.

RECOMMENDATION: Conduct a public hearing on the Lake Lois Pacific Avenue Annexation. After the conclusion of the public hearing, approve a motion to send the annexation to the Thurston County Boundary Review Board.

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

ORIGINATED BY: City Council

- ATTACHMENTS:**
1. [Annexation Petition](#)
 2. [Overview Map](#)
 3. [Existing Zoning](#)
 4. [Aerial Photo](#)
 5. [Map of Power of Attorney Parcels](#)

FISCAL NOTE: Annexation of the Lake Lois Pacific Avenue area will result in additional revenue, however, it is anticipated that the expenses associated with providing city services to this area will be equal to or greater than the revenue that is generated. As a result, no fiscal analysis of the area to be annexed is necessary.

PRIOR REVIEW: September 2, 2021, City Council Meeting
August 2, 2021, Utilities Committee Meeting

BACKGROUND:

The City has initiated a petition for annexation for the area including Lake Lois between Carpenter Road SE and Kinwood Street SE. The Thurston County Assessor’s office has verified that the signatures represent not less than 60 percent of the assessed valuation for general taxation of the property for which the annexation has been petitioned (RCW 35A.01.040).

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

Procedurally, the annexation is required to be sent to the Thurston County Boundary Review Board (BRB) for their review after the hearing has been held.

Proposed Annexation Area

The area proposed for annexation is located in the Tanglewilde Thompson Place Planning Area and within the Lacey Urban Growth Area and is generally located east of Carpenter Road SE, west of Kinwood Street SE, north of the Karen Fraser Woodland Trail and south of the Aldea Glen subdivision. The area includes approximately 95 acres in 63 separate tax parcels. The 2020-2021 assessed value of these parcels is \$15,339,000. The City of Lacey has initiated the annexation on behalf of those parcels within the annexation area where the City holds power of attorney agreements regarding annexation and for those parcels that the City owns. The 2020-2021 assessed value of these parcels is \$9,251,000, which is over the 60% required under the petition method of annexation. 11 parcels are owned by the City of Lacey and another 4 parcels are churches, which are exempt from the payment of property taxes.

The area proposed to be annexed is a mixture of undeveloped property, critical areas and buffers and existing low density residential uses. Lake Lois, a designated wetland, makes up the headwaters of Woodland Creek. Lake Lois and its associated buffers are largely owned by City of Lacey and designated as Lake Lois Park and Habitat Preserve. Another wetland known as Goose Pond is on property owned by the City of Lacey in the southern portion of the annexation area. The area to be annexed contains approximately 46 dwelling units and an estimated population of 100 people.

The properties are a mixture of zoning districts including Low Density Residential 0-4 and 3-6, Moderate Density Residential on the eastern edge of the annexation area along Kinwood Street, and Open Space Institutional for Lake Lois and the other environmentally sensitive properties.

The area proposed for annexation is a logical extension of the city limit boundary to an area that is an unincorporated island that contains an illogical boundary. The configuration is a logical extension of the city limits and would eliminate existing illogical boundary issues.

The properties are located within the City of Lacey's water service area and are served by a combination of City of Lacey water lines, small private water services and private wells. An existing City of Olympia water line is located within Pacific Avenue SE; however, it does not serve the area. The Lacey water system is adequate to serve the existing and future development of the properties within the proposed annexation area.

City of Lacey sewer service is limited to an existing 3" STEP main in Kinwood Street SE that serves the eastern portion of the annexation area and existing 8" force main in Carpenter Road SE at the location of the lift station at 7th Avenue SE. The majority of the residential properties are served by onsite septic systems.

Governmental Services

Police services are currently provided by the Thurston County Sherriff's Office. According to Thurston County Sherriff's Office data, calls for service in this area are 100-200 per year. For reference, Lacey Police Department routinely responds to 42,000 – 46,000 calls for service per year, within current city boundaries, during non-pandemic years. The proposed annexation should not have an adverse impact on current LPD resources based upon current demand for law enforcement services, however, it is important to note that paired with other recent annexations there could be a cumulative impact upon our current police resources over time.

In addition to the provision of utilities, Lacey Public Works would provide maintenance of the public streets in the area. Upon annexation, the City would begin maintaining approximately 3.4 centerline mile of public streets within the annexation area and would also begin maintaining the bridge over Lake Lois on Carpenter Road and the signal at Kinwood Street and Pacific Avenue. The arterial and collector streets that would be maintained include Pacific Avenue, Carpenter Road and Kinwood Street from the Aldea Glen subdivision south to the Pacific Avenue intersection. These streets are generally fully improved except for some sidewalk gaps in Kinwood Street. Pavement conditions are good for Carpenter Road, which has been recently reconstructed. The pavement condition index for Kinwood Street is 75 out of 100. Local access streets that would be maintained are Lake Lois Road SE and 6th Avenue SE which are limited to asphalt driving lanes with no sidewalks. The pavement condition index for these streets is 92 out of 100. Staff has inventoried the infrastructure in the area and have found that 18 street signs are in need of replacement and 3 street lights would need to be converted to LED. Street lights along public streets would be transferred to the City after annexation. Public stormwater facilities associated with the roadways would also be maintained by the City including 32 catch basins and a filter vault.

Thurston County has made city staff aware that they have obtained a federal grant to repave and make ADA improvements to the portion of Pacific Avenue between the city limits and Union Mills Road. The County has agreed to move forward with the project with the understanding that any of the grant match that is necessary for the annexed portion of Pacific Avenue would be paid by the City of Lacey. Preliminary estimates indicated the City's proportionate match share would be approximately \$87,000. A specific agreement would need to be brought forth if the area is annexed prior to Thurston County going to bid on the project by August 2023. There is a potential that the federal grant will pay for 100% of the cost of the work without any grant match necessary. However, staff is anticipating the federal grant will require typical local match requirements.

City staff conducted a public informational forum on November 17th to provide more information to residents on how annexation would affect taxes and services. The event was recorded and is available on the City of Lacey's YouTube channel.

Process

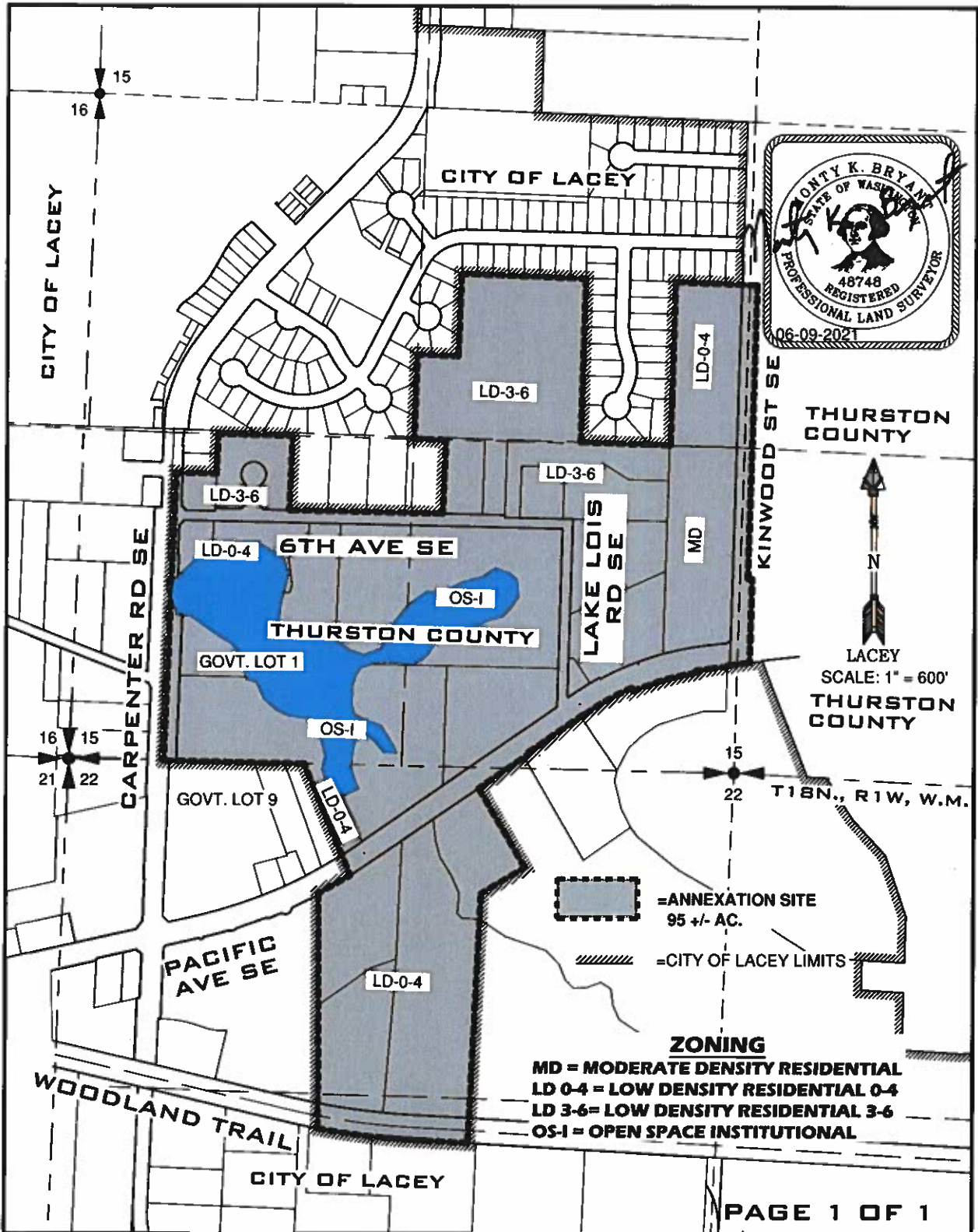
Procedurally, the next step is for the City Council to conduct a public hearing to accept testimony on the proposed annexation. Additionally, the annexation application is required to be sent to the Thurston County Boundary Review Board. Once the public hearing has been held and the Boundary Review Board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

ADVANTAGES:

1. Conducting the public hearing will allow members of the public to provide testimony on the proposed annexation and will meet the procedural requirement.
2. Annexation of the area has been identified as a priority by the City Council to incorporate an area that contains illogical boundaries and that receives city utilities.

DISADVANTAGES:

1. None identified.



**EXHIBIT A
MAP OF ANNEXATION SITE**

Lake Lois-Goose Pond Annexation 2021-95 AC.dwg

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

DWN. MKB	CKD. RPS	DATE 06-09-2021
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EXHIBIT B

ANNEXATION DESCRIPTION

Those portions of the South half of Section 15, and Northwest Quarter of Section 22, Township 18 North, Range 1 West, W.M., situate in Thurston County, Washington, more particularly described as follows:

Commencing at the Northwest corner of Lot 40 of the Plat of Fleetwood Acres, as recorded in Volume 10 of Plats, Page 5, records of Thurston County, Washington; thence $S88^{\circ}39'56''E$ 163.53 feet along the north line of said Lot 40, to the Northwest corner of Lot 3 of the Plat of Lynnwood Acres recorded under Auditor's File No. 851261 and the **POINT OF BEGINNING**; thence continuing along said north line $S88^{\circ}39'56''E$ 300.06 feet to the Northeast corner of Lot 4 of the above said Plat of Lynnwood Acres; thence $S02^{\circ}19'47''W$ 298.33 feet along the east line of said Plat of Lynnwood Acres to the northerly right of way 6th Avenue Southeast which is 30.00 feet northerly, measured perpendicular of the centerline of said road; thence $S88^{\circ}51'35''E$ 619.17 feet along said northerly right of way to the southeast corner of Parcel B of Boundary Line Adjustment BLA 150001 LA recorded under Auditor's File No. 4438806; thence $N02^{\circ}19'47''E$ 296.62 feet along the east line of said Parcel B, to the northeast corner thereof, also being on the north line of said Fleetwood Acres; thence $N88^{\circ}39'56''W$ 129.05 feet along said north line to the southerly extension of the west line of the Northeast Quarter of the Southwest Quarter of said Section 15; thence $N01^{\circ}59'33''E$ 338.26 feet along said west line to the south line of north 330 feet of the south half of the Northeast Quarter of the Southwest Quarter of said section 15; thence $S87^{\circ}59'14''E$ 165.00 feet along said south line to the east line of the West 165 feet of the above said Northeast Quarter of the Southwest Quarter of said section 15; thence $N01^{\circ}59'33''E$ 330.00 feet along said east line to the North line of South half of the Northeast Quarter of the Southwest Quarter of said section 15; thence $S87^{\circ}59'14''E$ 501.10 feet along said north line to the west line of the East 660 feet of the Northeast Quarter of the Southwest Quarter of said section 15; thence $S01^{\circ}33'46''W$ 656.07 feet along said west line to the south line of the Northeast Quarter of the Southwest Quarter of said section 15; thence $S88^{\circ}17'46''E$ 363.00 feet along said south line to the east line of the west 363.00 feet of the east 660.00 feet of the Northeast Quarter of the Southwest Quarter of said section 15; thence $N01^{\circ}33'46''E$ 654.11 feet to the North line of South half of the Northeast Quarter of the Southwest Quarter of said section 15; thence $S87^{\circ}59'14''E$ 327 feet, more or less along said North line extended to the easterly right of way of Kinwood Street Southeast; thence Southerly along said easterly right of way with the southerly extension thereof, to the southerly right of way of Pacific Avenue Southeast; thence southwesterly along said southerly right of way to the common corner of Parcel D of Boundary Line adjustment BLA 11-0009LA recorded under Auditor's File No. 4251258 and Parcel A of Boundary Line Adjustment BLA-0087 recorded

under Auditor's File No. 8307110008; thence southerly along the westerly boundary of Parcel D and E of said BLA 11-0009LA with the southerly extension thereof, to the southerly right of way of Woodland Trail (also known as the Northern Pacific Railroad Company) as described in Quit Claim Deed recorded under Auditor's File No. 3708400; thence westerly along said southerly right way to the southerly extension of the west line of Parcel A of Boundary Line Adjustment BLA 19 101355 TC recorded under Auditor's No. 4681207; thence northerly along said extension and westerly line of Parcel A and B of said BLA 19 101355 TC, to the southerly right of way of Pacific Avenue Southeast; thence northeasterly along said right of way 146 feet, more or less, to a point that bears S23°39'25"E 485 feet, more or less, from the Northeast corner of that certain parcel described in deed recorded under Auditor's File No. 3466921, said point being on the north line of Government Lot 9 of said Section 22, N88°54'23"E 585.41 feet from the Northwest corner of said Lot 9; thence N23°39'25"W 485 feet, more or less, to the above said Northeast corner; thence S88°54'23"W 568.91 feet along said north line to a point which is 16.50 feet easterly of the Northwest corner of said Government Lot 9; thence N02°19'47"E 1155.03 feet parallel with the west line of Government Lot 1 of said Section 15, to the westerly extension of the south line of Parcel 2 of Short Subdivision No. SS-1177, as recorded under Auditor's File No. 1101084; thence S88°51'35"E 163.54 feet along said extension and south line to the southeast corner thereof and the westerly line of the Plat of Fleetwood Acres; thence N02°19'47"E 159.32 feet along said westerly line to the point of beginning.

Containing 95+/- acres



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

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

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

1. Adoption of Low Density (0-4), Low Density (3-6), Moderate Density Residential and Open Space Institutional comprehensive plan and zoning designation;
2. Assumption of a pro rata share of the City's bonded indebtedness.

Signature(s) of property owners:

<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
DANNY WOOLLETT	YES	6530 6TH AVE SE, LACEY, WA., 98503	7.39	11815310300	\$ 627800		7/8/21
RANGE G. SMITH	YES	6610 6TH AVE SE, OLYMPIA, WA. 98503	0.53	11815310500	\$ 386900		7/8/21

1 **WARNING**

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

<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acceage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
FRANCIS H. CHAMPNEY	YES	6614 6TH AVE SE, OLYMPIA, WA. 98503	0.46	11815310501	\$ 91700	<i>[Signature]</i>	7/8/21
VICTOR RASMUSSEN	YES	6620 6TH AVE SE, LACEY, WA., 98503	0.26	11815310502	\$ 223500	<i>[Signature]</i>	7/8/21
DANNY WOOLLETT	YES	6602 6TH AVE SE, OLYMPIA, WA., 98503	1.89	48204600200	\$ 383200	<i>[Signature]</i>	7/8/21
EAST CONGREGATION OF JEHOVAS WITNESSES	YES	6526 6TH AVE SE, LACEY, WA., 98503	0.83	48204600100	\$ 124900	<i>[Signature]</i>	7/8/21
JERI BROWN	YES	6600 6TH AVE SE, OLYMPIA, WA., 98503	1.86	48204600300	\$ 554400	<i>[Signature]</i>	7/8/21
KINWOOD ESTATES HOA	YES	710 KINWOOD CT SE, OLYMPIA, WA. 98503	0.49	57610000000	\$ 0	<i>[Signature]</i>	7/8/21
PAUL OGBURN	YES	706 KINWOOD CT SE, OLYMPIA, WA. 98503	0.20	57610000100	\$ 253800	<i>[Signature]</i>	7/8/21
JAMIE L. ALDRIDGE	YES	704 KINWOOD CT SE, OLYMPIA, WA. 98503	0.18	57610000200	\$ 238600	<i>[Signature]</i>	7/8/21
ROY S. HASUKO	YES	702 KINWOOD CT SE, OLYMPIA, WA. 98503	0.25	57610000300	\$ 261200	<i>[Signature]</i>	7/8/21

2

WARNING

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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
PATRICIA J. WILSON	YES	700 KINWOOD CT SE, OLYMPIA, WA. 98503	0.20	57610000400	\$ 245900	<i>[Signature]</i>	7/8/21
WEDNY L. ORONA	YES	703 KINWOOD CT SE, OLYMPIA, WA. 98503	0.25	57610000500	\$ 269800	<i>[Signature]</i>	7/8/21
MICHAEL REGAN	YES	705 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610000600	\$ 229200	<i>[Signature]</i>	7/8/21
GEORGE SUMMIT	YES	707 KINWOOD CT SE, OLYMPIA, WA. 98503	0.18	57610000700	\$ 253000	<i>[Signature]</i>	7/8/21
BETTY JO ADAMS	YES	709 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610000800	\$ 207700	<i>[Signature]</i>	7/8/21
REBECCA L. HAYNES	YES	711 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610000900	\$ 212800	<i>[Signature]</i>	7/8/21
JUANITA WRIGHT	YES	713 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610001000	\$ 235200	<i>[Signature]</i>	7/8/21
PAM SPRINGER	YES	715 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610001100	\$ 224600	<i>[Signature]</i>	7/8/21
TWILA R. VOLD	YES	717 KINWOOD CT SE, OLYMPIA, WA. 98503	0.18	57610001200	\$ 234500	<i>[Signature]</i>	7/8/21

3 **WARNING**
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Property Owner	Power of Attorney	Address	Acreeage	Parcel No	Assessor Value	Signature	Date
CLAYTON CHARLES WAYMAN	YES	719 KINWOOD CT SE, OLYMPIA, WA. 98503	0.18	57610001300	\$ 209900	<i>[Signature]</i>	7/8/21
LAWRENCE WALTON	YES	721 KINWOOD CT SE, OLYMPIA, WA. 98503	0.29	57610001400	\$ 239100	<i>[Signature]</i>	7/8/21
CARRIE DYE	YES	720 KINWOOD CT SE, OLYMPIA, WA. 98503	0.19	57610001500	\$ 212400	<i>[Signature]</i>	7/8/21
JACOB BARBER	YES	718 KINWOOD CT SE, OLYMPIA, WA. 98503	0.21	57610001600	\$ 222000	<i>[Signature]</i>	7/8/21
JOHN C. ARMBRUSTER	YES	716 KINWOOD CT SE, OLYMPIA, WA. 98503	0.17	57610001700	\$ 219800	<i>[Signature]</i>	7/8/21
JERRY L. BROUGHTON	YES	714 KINWOOD CT SE, OLYMPIA, WA. 98503	0.20	57610001800	\$ 211500	<i>[Signature]</i>	7/8/21
MRD ENTERPRISES LLC	YES	6500 PACIFIC AVE. SE, OLYMPIA, WA., 98503	2.39	48203400000	\$ 457500	<i>[Signature]</i>	7/8/21
JUNE SMITH	YES	6602 6TH AVE SE, #B OLYMPIA, WA., 98503	0.36	11815310503	\$ 167600	<i>[Signature]</i>	7/8/21
TOTALS			21.25		\$ 7,198,500		

4 **WARNING**
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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
<u>CITY OF LACEY</u> <u>PROPERTY</u>	YES	6415 PACIFIC AVE. SE, OLYMPIA, WA., 98503	6.97	48203400100	\$ 536400	<i>ST [Signature]</i>	7/18/21
	YES	6339 PACIFIC AVE. SE, OLYMPIA, WA., 98503	3.26	48203500100	\$ 82800	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	6.47	48203600000	\$ 259500	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	14.96	48204200000	\$ 322200	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	8.93	48203700000	\$ 167500	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	0.45	48203800200	\$ 163200	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	0.87	48203800100	\$ 197500	<i>ST [Signature]</i>	7/18/21
	YES	LAKE LOIS AREA	0.33	48203900400	\$ 165700	<i>ST [Signature]</i>	7/18/21


5

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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
	YES	LAKE LOIS AREA	0.41	48203900300	\$ 157700	<i>Stacy</i>	7/18/21
	YES	BNRR & SFRR TRAIL	1.4	11822120000	\$ 8773	<i>Stacy</i>	7/18/21
<u>TOTAL CITY OWNED PROPERTY</u>			<u>44.05</u>		<u>\$ 2,061,273</u>		

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

<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
NATHANIEL JACKSON	NO	6335 PACIFIC AVE. SE., OLYMPIA, WA., 98503	3.41	48203500000	\$ 395100		7/12/24
KENNETH R. HAUGE	NO	6210 6TH AVE SE., OLYMPIA, WA., 98503	0.47	48204000100	\$ 320600		
JOHN M. HOVAK	NO	545 KENNETH CT SE, LACEY, WA., 98503	0.28	60050000100	\$ 270200		
JOHN A. GRIFFIN	NO	539 KENNETH CT SE, LACEY, WA., 98503	0.24	60050000200	\$ 254400		
BEVERLEY F. SPERRY	NO	533 KENNETH CT SE, LACEY, WA., 98503	0.36	60050000300	\$ 274000		
ADAM S. WIENBERG	NO	534 KENNETH CT SE, LACEY, WA., 98503	0.39	60050000400	\$ 274600		
LYNN B. WHITTERN	NO	540 KENNETH CT SE, LACEY, WA., 98503	0.21	60050000500	\$ 262100		
WILLIAM F. WILSON	NO	546 KENNETH CT SE, LACEY, WA., 98503	0.27	60050000600	\$ 254000		

7

WARNING

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

<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
DAVID J. KNIGHT	NO	6510 6TH AVE SE, LACEY, WA., 98503	1.09	48204100000	\$ 336600		
DON HUDSON	NO	6516 6TH AVE SE, LACEY, WA., 98503	0.62	48204100100	\$ 266900		
LACEY BAPTIST CHAPEL	NO	6646 PACIFIC AVE SE, OLYMPIA, WA., 98503	2.98	48204500200	\$ 138100		
LACEY BAPTIST CHAPEL	NO	6646 PACIFIC AVE SE, OLYMPIA, WA., 98503	2.48	48204500000	\$ 875200		
LACEY BAPTIST CHAPEL	NO	6646 PACIFIC AVE SE, OLYMPIA, WA., 98503	0.26	48204500100	\$ 177300		
GARY S. SCHAUB	NO	607 KINWOOD ST SE, OLYMPIA, WA., 98503	2.70	11815310701	\$ 513000		
IRA MILLER	NO	549 KINWOOD ST SE, OLYMPIA, WA., 98503	0.40	11815310900	\$ 240600		
ANN LUONG SANDERS	NO	545 KINWOOD ST SE, OLYMPIA, WA., 98503	0.45	11815310800	\$ 95900		
ANN LUONG SANDERS	NO	551 KINWOOD ST SE, OLYMPIA, WA., 98503	0.17	11815310702	\$ 307200		

8

WARNING

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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
	YES		<u>21.25</u>		<u>\$ 7,198,500</u>		
<u>TOTAL CITY OWNED PROPERTY</u>	YES		<u>44.05</u>		<u>\$ 2,061,273</u>		
	NO		<u>20.83</u>		<u>\$ 6,088,000</u>		
<u>TOTALS</u>			<u>86.13</u>		<u>\$ 15,347,773</u>		
<u>RIGHT OF WAY</u>			<u>9.4</u>				
<u>TOTAL AREA</u>			<u>95.5</u>				

Total Assessed Value: \$ 15,347,773

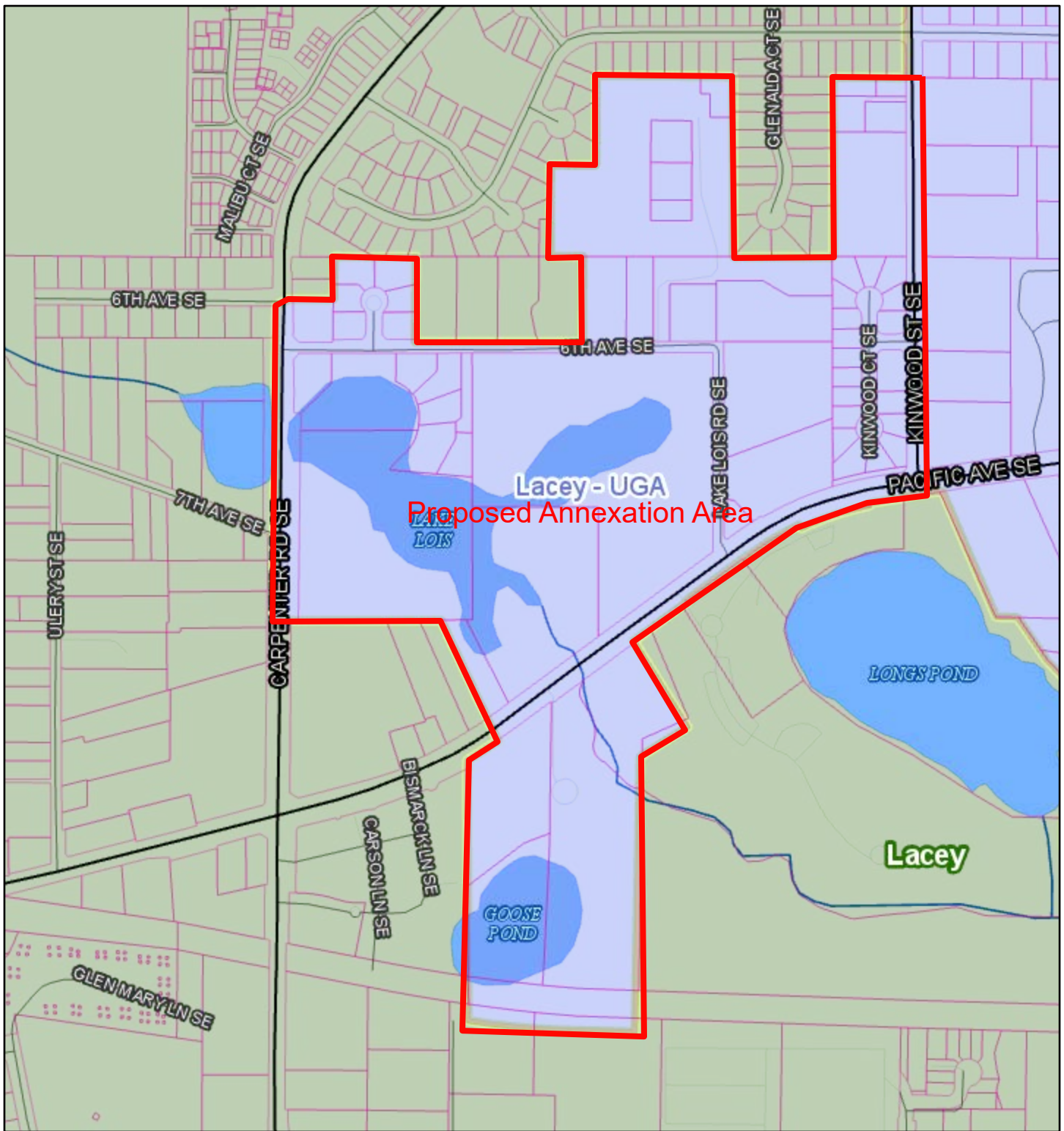
Assessed Value of Parcels with Authorized Signature: \$9,259,773

10

WARNING

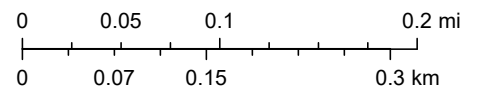
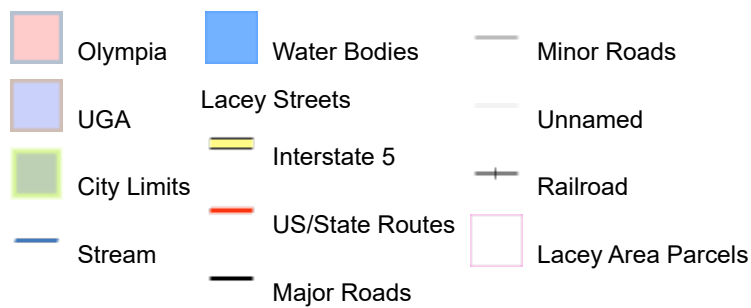
EVERY PERSON WHO SIGNS THIS PETITION WITH ANY OTHER THAN HIS/HER TRUE NAME, OR WHO KNOWINGLY SIGNS MORE THAN ONE OF THESE PETITIONS, OR SIGNS A PETITION SEEKING AN ELECTION WHEN HE/SHE IS NOT A LEGAL VOTER, OR SIGNS A PETITION WHEN HE/SHE IS OTHERWISE NOT QUALIFIED TO SIGN, OR WHO MAKES HEREIN ANY FALSE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

Lake Lois Pacific Avenue Annexation Overview



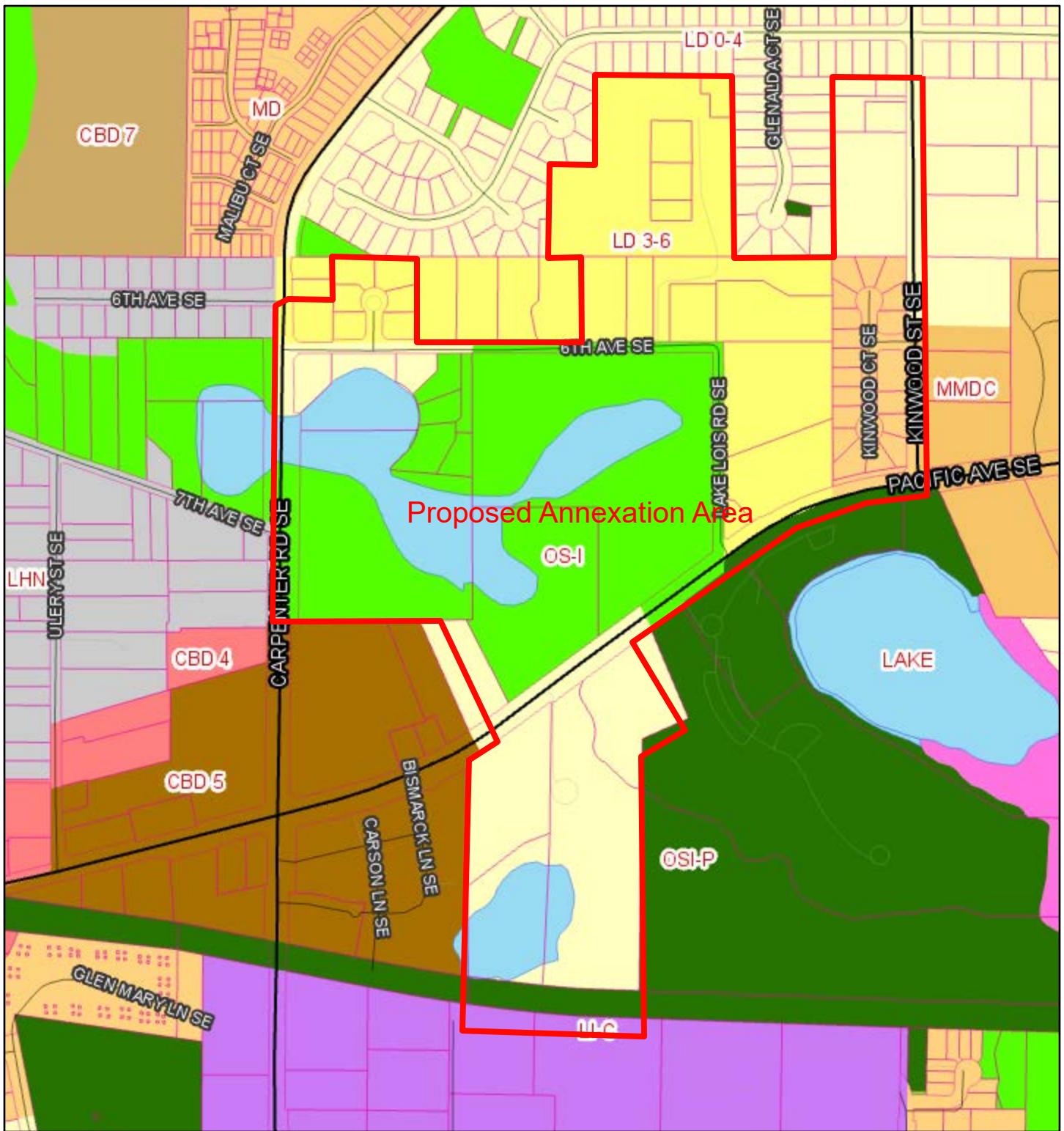
7/15/2021, 8:24:22 AM

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GIS Coordinator, City of Lacey

Lake Lois Pacific Avenue Annexation Zoning

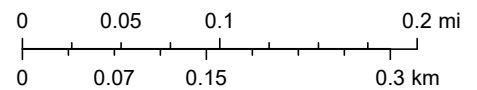


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Lacey Area Parcels

LD 3-6 Low Density Residential



Lacey Zoning

MGSA McAllister Geologically Sensitive Area

LHN Lacey Historic Neighborhood

LD 0-4 Low Density Residential

GIS Coordinator, City of Lacey

Lake Lois Pacific Avenue Annexation Aerial Photo



Proposed Annexation Area

7/15/2021, 8:26:47 AM

1:9,028

Lacey Streets



Interstate 5



US/State Routes



Major Roads



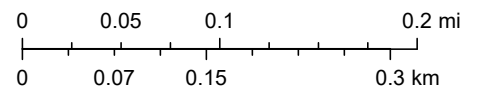
Minor Roads



Unnamed

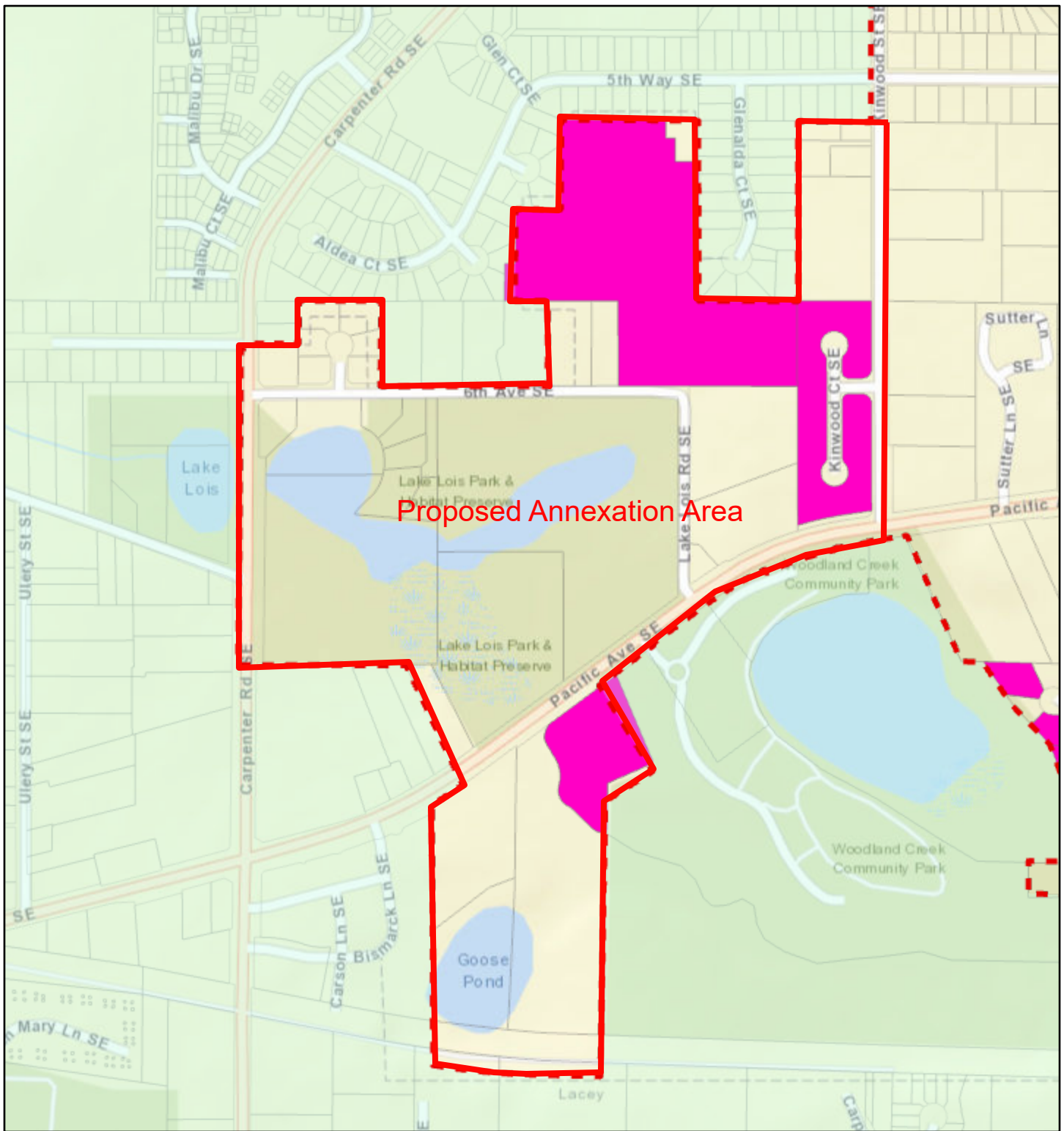


Railroad



GIS Coordinator, City of Lacey

Lake Lois Pacific Avenue Annexation Power of Attorney Agreements



7/15/2021, 8:36:53 AM

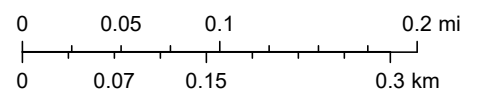
1:9,028

Power of Attorney Parcels

 Yes

 No

 Lacey City Limits



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



**MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL
THURSDAY, DECEMBER 2, 2021,
REMOTE ATTENDANCE**

To hear Council's full discussion of a specific topic, or the complete meeting, watch the recorded meeting available on YouTube – <https://youtu.be/orOoRREmUbs>

CALL TO ORDER

Mayor Ryder called the meeting to order at 4:00 p.m.

1. PLEDGE OF ALLEGIANCE

Mayor Ryder led the Pledge of Allegiance.

Council Present:

Mayor Andy Ryder
Deputy Mayor Cynthia Pratt
Councilmember Lenny Greenstein
Councilmember Carolyn Cox
Councilmember Michael Steadman
Councilmember Ed Kunkel
Councilmember Malcolm Miller

Staff Present:

Scott Spence, City Manager
Robert Almada, Chief of Police
Jen Burbidge, Parks, Culture & Recreation Director
Scott Egger, Public Works Director
Mary Ann Hardie, Human Resources Director
Shannon Kelley-Fong, Assistant City Manager
Rick Walk, Community & Economic Development Director
Troy Woo, Finance Director
Peri Edmonds, City Clerk

Mayor Ryder amending the agenda to include Agenda Item 2.B. – Washington State Historical Society Heritage Capital Project Grant.

2. APPROVAL OF AGENDA AND CONSENT AGENDA

Consent Agenda Items:

- A. A motion to approve payment of claims, wages and transfers for November 10, 2021, through November 19, 2021.
- B. Washington State Historical Society Heritage Capital Project Grant

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

3. PUBLIC RECOGNITIONS AND PRESENTATIONS

- A. **Governor's Smart Communities Award – Pre-Approved ADU Program:** Dave Andersen, Managing Director of Growth Management Services, presented the Governor's Smart Communities Award for the City's ADU Program.
- B. **Public Service Award for Seth Huff:** Jen Burbidge, Parks, Culture and Recreation Director, presented a public service award to Seth Huff for service on the Historical Commission.

4. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Verbal Public Comments: The deadline to pre-register to speak was 3:00 p.m. the day of the meeting.

There were no public comments.

Written Public Comments: The deadline to submit written public comments was 12:00 p.m. the day of the meeting. Written comments are not addressed during the meeting; however, they are added to the official record.

One written public comment was received and forwarded to the City Council.

5. PUBLIC HEARING

- A. **Lake Lois Pacific Avenue Annexation Hearing Project No. 21-235:** Ryan Andrews, Planning Manager, presented the Lake Lois Pacific Avenue Annexation petition. The public hearing is will allow members of the public to provide testimony on the proposed annexation and will meet the procedural requirement.

Mayor Ryder opened the public hearing for the Lake Lois Pacific Avenue Annexation (Project No. 21-235) at 4:25 p.m.

No written or verbal public testimony was received.

Mayor Ryder closed the public hearing at 4:26 p.m

COUNCILMEMBER STEADMAN MOVED TO FORWARD THE LAKE LOIS PACIFIC AVENUE ANNEXATION, PROJECT NO. 21-235, TO THE THURSTON COUNTY BOUNDARY REVIEW BOARD. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

6. PROCLAMATIONS

7. REFERRAL FROM PLANNING COMMISSION

8. REFERRAL FROM HEARINGS EXAMINER

9. RESOLUTIONS

- A. **Resolution No. 1111 – Extend Emergency Resolution 1085:** Dave Schneider, City Attorney, presented Council with Resolution No. 1111 to extend the provisions of Resolution No. 1085, which was passed by the Lacey City Council on March 19, 2020. The provisions of Resolution No. 1085 have been extended multiple times, and is set to expire January 1, 2022. Resolution 1111 further extends the original provisions of 1085 with a new expiration of January 1, 2023.

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE RESOLUTION NO. 1111 TO EXTEND THE PROVISIONS OF RESOLUTION NO. 1085 DECLARING AN EMERGENCY IN THE CITY OF LACEY REGARDING THE OUTBREAK OF COVID-19. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

10. ORDINANCES

- A. **Ordinance No. 1608 – Adopt the 2022 Annual Budget:** Troy Woo, Finance Director, presented Council with Ordinance No. 1608 to adopt the 2022 Annual Budget, setting the total budget in the amount of \$173,650,467 and the General Fund total budget in the amount of \$60,091,615.

DEPUTY MAYOR PRATT MOVED TO APPROVE ORDINANCE NO. 1608 APPROVING THE 2022 ANNUAL BUDGET. COUNCILMEMBER KUNKEL SECONDED. MOTION CARRIED.

11. MAYOR'S REPORT

12. CITY MANAGER'S REPORT

- A. **Public Art 6-Year Plan:** Shannon Kelley-Fong, Assistant City Manager, presented the Public Art 6-Year Plan (2022-2027) for approval. The Plan was previously presented at the October 4 and November 1, 2021, Community Relations & Public Affairs Committee meetings. The Plan would be reviewed and updated annually through the Community Relations & Public Affairs Committee and then forward their recommendation to the full City Council.

Council recommended removing Councilmembers as representatives on the future ad hoc art committee.

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE THE PUBLIC ART 6-YEAR PLAN, WITH COUNCIL'S AMENDMENT TO THE LIST OF REPRESENTATIVES ON THE FUTURE AD HOC ART COMMITTEE. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

- B. **2022 State Legislative Priorities:** Shannon Kelley-Fong, Assistant City Manager, presented Council with the 2022 State Legislative Priorities Agenda for approval. The agenda reflects the City's current policies and priorities at the state level. Council will meet virtually with the State Legislators from District 2 and 22 on Monday, December 6, 2021, at 1:30 p.m.

DEPUTY MAYOR PRATT MOVED TO APPROVE THE 2022 STATE LEGISLATIVE PRIORITIES AGENDA. COUNCILMEMBER COX SECONDED. MOTION CARRIED.

13. STANDING COMMITTEES

14. OTHER BUSINESS

15. BOARDS, COMMISSIONS AND COMMITTEE REPORTS

- A. Mayor Ryder
1. Mayor's Forum – no report
 2. Thurston Chamber Shared Legislative Committee – no report
 3. Transportation Policy Board – no report
- B. Deputy Mayor Pratt
1. Joint Animal Services Commission (JASCOM) – no report
 2. LOTT Clean Water Alliance – made report
 3. Olympia Area Clean Air Agency – made report

- C. Councilmember Cox
 - 1. Regional Housing Council – no report
 - 2. Intercity Transit – made report

- D. Councilmember Greenstein
 - 1. Emergency Medical Services – made report
 - 2. TCOMM911 – no report

- E. Councilmember Miller
 - 1. Thurston Regional Planning Council (TRPC) – no report
 - 2. Thurston Thrives – no report
 - 3. Lodging Tax Advisory Committee (LTAC) – no report
 - 4. Thurston County Coalition Against Trafficking (TCCAT) – no report

- F. Councilmember Steadman
 - 1. Community Action Council – no report
 - 2. Nisqually River Council - no report
 - 3. Thurston County Law & Justice – no report

- G. Councilmember Kunkel
 - 1. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB) – no report
 - 2. Lacey South Sound Chamber – no report
 - 3. Economic Development Council (EDC) – no report
 - 4. Solid Waste Advisory Committee (SWAC) – no report

16. ADJOURN TO WORKSESSION

Mayor Ryder adjourned to a Worksession at 5:30 p.m.

WORKSESSION

Mayor Ryder requested amending the agenda to add an update to the recent rezone request.

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

RESERVE DESIGNATION DISCUSSION:

Troy Woo, Finance Director, presented suggested committed fund balance designations to Council. The City Council is required to adopt a new reserve designation ordinance prior to December 31, 2021, in order to provide timely guidance for the City’s 2021 annual

financial report. Fund balance classifications include nonspendable, restricted, committed, assigned, and unassigned.

The new reserve designation ordinance will be presented to the City Council at the December 16, 2021, Council meeting.

REZONE REQUEST:

Rick Walk, Community & Economic Development Director, updated Council on a petition from residents of the Mountain Green's Home Manufactured Home Park. The City Council also received a copy of the petition.

The petition requests changing the designation from low density residential to mobile home designation. The City currently does not have a mobile home designated district. The petition will need to be part of the long range planning process. Council cannot take direct action on these requests.

The annual process is set by docket by December 31st each year. The Planning Commission will work on all the applicant-initiated requests and Council priorities, and then bring to the City Council at a Joint Worksession in January.

Mayor Ryder adjourned the meeting at 6:28 p.m.

MAYOR: 

ATTESTED BY CITY CLERK: 

DATE APPROVED: January 6, 2022

From: [Nolan {he,him} Hibbard-Pelly](#)
To: [PublicComment](#)
Subject: Support of lights at Rainier Vista park
Date: Wednesday, December 1, 2021 5:35:06 PM

Hello I'm emailing today to to support the additional lights at the city recreation park. It gets dark really late this time of year and youth like to skate and play in the park after school or feel safe. I often park in the lots there to ride my bike to the Nisqually wildlife preserve and some of my friends are afraid to because it's hard to see after 5pm this time of year.

Thank you,
Nolan Hibbard-Pelly

From: [Peri Edmonds](#)
To: ["Nolan {he,him} Hibbard-Pelly"](#)
Subject: RE: Support of lights at Rainier Vista park
Date: Thursday, December 2, 2021 12:21:02 PM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)

Good afternoon,

Thank you for your email in support of additional lights at the park. Your email will be shared with the Lacey City Council prior to the City Council meeting scheduled at 4:00 p.m. today.

Kind regards,

Peri

Peri Edmonds, CMC

City Clerk

360.486.8704

pedmonds@ci.lacey.wa.us

From: Nolan {he,him} Hibbard-Pelly
Sent: Wednesday, December 1, 2021 5:33 PM
To: PublicComment
Subject: Support of lights at Rainier Vista park

Hello I'm emailing today to to support the additional lights at the city recreation park. It gets dark really late this time of year and youth like to skate and play in the park after school or feel safe. I often park in the lots there to ride my bike to the Nisqually wildlife preserve and some of my friends are afraid to because it's hard to see after 5pm this time of year.

Thank you,

Nolan Hibbard-Pelly