

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

Website: [www.trpc.org/brb](http://www.trpc.org/brb)



<p><b>SUBMITTAL REQUIREMENTS</b></p> <p><b><u>Annexation:</u> Original + 6 copies</b>  <b>CD containing all documents as separated .pdf format files</b></p> <p><b><u>Waiver:</u>Original + 8 copies</b>  <b>CD containing all documents as separated .pdf format files</b></p>
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1. Jurisdiction Requesting Annexation/Merger: City of Tumwater

Responsible Official: Brad Medrud, Long Range Planning Manager

Phone: 360-754-4180

FAX: N/A

E-mail: bmedrud@ci.tumwater.wa.us

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

One parcel. Marjorie Gubbe, owner. See attached maps, tables, and legal descriptions

\_\_\_\_\_  
\_\_\_\_\_

3. Method used to initiate the proposed action: Interlocal Agreement – RCW35A.14.296

4. Location (address, if assigned): 984 Liberty Street SW. See attached maps, tables, and legal descriptions

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): Attached.

6. Size in Acres: 0.76 acres, more or less

7. Assessed Valuation (attach Assessor's information): \$608,400. Assessor's information attached.

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): This annexation is part of the larger 2021-22 Thurston County – City of Tumwater Interlocal Agreement process that is intended to address irregular municipal boundaries by eliminating Thurston County islands that are completely surrounded by the City of Tumwater as authorized under RCW 35A.14.296.

9. Current Joint Plan Designation: Single Family Low Density Residential zone district

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

No Sewer No Water

If no, specify services desired: None

If sewer or water desired, include map showing location of nearest lines. See attached map. The site is within the city's water/sewer service as shown on the attached map, but the property is currently served by a private well and septic system.

11. When is extension of water and sewer service planned to the area: There are no plans to extend sewer or water at this time.

12. Does this proposal affect any other interjurisdictional agreements?

Yes X No

If yes, please list these agreements:

\_\_\_\_\_  
\_\_\_\_\_

13. Does this proposal conform to adopted county-wide planning policies on annexation?: Yes, County-wide Planning Policy III: Promotion of Contiguous and Orderly Development, Provision of Urban Services, and Protection of Rural Areas.

14. Other specific Reason(s) for Annexation: Annexation of this island will allow for more efficient and equitable municipal services, including police and fire protection, code enforcement, public works maintenance, County election services, and other public services.

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: There will be no impact on the annexed communities. RCW 35A.14.296 requires that the zoning be maintained for at least 5 years following annexation, but the City does not intend to change zoning.

- b. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: Not applicable.
- c. Creation and preservation of logical service areas: Annexation of this island will create logical services areas by using the provider that is closest – the City of Tumwater.
- d. Prevention of abnormally irregular boundaries: Annexation of this island will eliminate what are currently irregular boundaries.
- e. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas: Not applicable.
- f. Dissolution of inactive special purpose districts: Not applicable.
- g. Adjustment of impractical boundaries: Annexation of the island will eliminate the impracticality of having Thurston County provide services to areas that are completely surrounded by the City of Tumwater. In addition, this will eliminate the requirement for the Thurston County Auditor to provide individual election packets for each of the 12 individual proposed island annexation areas, some of which are as small as a single parcel.
- h. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas, which are urban in character: Because this island is surrounded by the City of Tumwater, they are currently not distinguishable from the City, and are characterized by urban level development.
- i. Protection of agricultural lands: No agricultural lands will be affected because of this annexation.

**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).

OR

- 3. Interlocal Agreement Method (RCW 35A.14.296):
  - a. Copy of the Notice of Availability of the interlocal agreement for public review required under RCW 35A.14.296.
  - b. Written notices provided by the County and City to other jurisdictions to be a party to the interlocal agreement by providing written notice within 30 days required under RCW 35A.14.296.
  - c. Written notices provided to other jurisdictions indicating that they wanted to be or did not want to be party to the Interlocal Agreement required under RCW 35A.14.296.
  - d. Affidavit of publication of the Joint County – City Interlocal Agreement public hearing notice required under RCW 35A.14.296.
  - e. Copy of minutes of the Joint County – City Interlocal Agreement public hearing required in which the County and the City accepts the proposed annexation.
  - f. A signed copy of the Joint County – City Interlocal Agreement accepting the proposed annexation process required under RCW 35A.14.296. The Notice of Intent to annex needs to be filed with the Boundary Review Board within 180 days of the date when the County and the City approved the Joint County – City Interlocal Agreement.

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



City Hall  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-5855  
Fax: 360-754-4138

February 15, 2021

Katrina Van Every, Chief Clerk  
Thurston County Boundary Review Board  
2411 Chandler Court SW  
Olympia, WA 98502

RE: Request for Exemption from Review for the Proposed 984 Liberty Street Island Annexation

Dear Ms. Van Every:

As provided under RCW 35A.14.296, the City of Tumwater and Thurston County recently approved an Interlocal Agreement in January 2022 to annex 12 Thurston County Islands. County Islands are those areas that are within Thurston County's jurisdiction, but are completely surrounded by the City of Tumwater.

The Interlocal Agreement method of annexation was established by the Washington State Legislature in 2020 specifically for eliminating illogical boundaries and county islands:

*"The legislature finds that city annexations of unincorporated areas within urban growth areas will be more efficient and effective if the county and city develop a jointly approved interlocal agreement so as not to create illogical boundaries or islands of unincorporated territory."* [Engrossed Senate Substitute Bill 5522]

RCW 36.93.110 authorizes the "chair of the review board" to determine that formal review by the Boundary Review Board is not necessary when a proposed annexation is less than ten acres in size and has an assessed valuation of less than two million dollars.

Because the proposed 984 Liberty Street Island Annexation has an assessed valuation of \$608,400 and is 0.76 acres in size, more or less, we are seeking a determination of the Boundary Review Board that formal review is not necessary per RCW 36.93.110.

The Notice of Intent application, a map of the proposed annexation area, an Excel spreadsheet with the County Assessors valuation, materials related to the Interlocal Agreement process, and \$50.00 application check are attached to support this request.

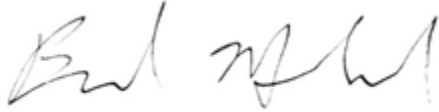
February 15, 2021

Page 2

Request for Exemption from Review for the Proposed 984 Liberty Street Island  
Annexation

If you have any questions or need additional information, please let me know.  
Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Medrud". The signature is written in a cursive, somewhat stylized font.

Brad Medrud, AICP  
Planning Manager

- c. Michael Matlock, City of Tumwater  
Gary Cooper, Local Planning Solutions

Item 1C

<b>Island</b>	<b>Assessed Value</b>	<b>Island</b>	<b>Assessor Data Acres</b>	<b>Legal Description Acres (more or less)</b>
Sapp Road	\$342,800	Sapp Road	1.00	0.93
Rural South	\$1,490,300	Rural South	1.65	1.52
Rural North	\$2,672,000	Rural North	10.11	10.48
Quince South	\$535,300	Quince South	0.70	0.68
Quince North	\$336,200	Quince North	0.19	0.19
Pioneer South	\$418,000	Pioneer South	0.50	0.49
Pioneer North	\$565,800	Pioneer North	0.48	0.46
Linwood	\$1,139,200	Linwood	8.99	8.69
Liberty Street	\$3,886,600	Liberty Street	6.25	6.11
Dennis Street	\$534,500	Dennis Street	0.57	0.57
Liberty 984	\$608,400	Liberty 984	0.89	0.76
Trosper Lake	\$42,710,000	Trosper Lake	131.70	133.1
	<b>\$55,239,100</b>		<b>163.03</b>	<b>163.98</b>

Note: Assessed Value and Assesor Data Acres sourced from Thurston County Parcel Layer in GIS (2-1-2022)

Item 1D

PARCEL_NO	ACOMBOLD	ADDRESS1	ADDRESS2	IN_CARE_OF	CITY	STATE	ZIP	COUNTRY	SITUS_STRE	SITUS_CITY
33204300305		0 984 LIBERTY ST SW			OLYMPIA	WA	98512	UNITED STATES	984 LIBERTY ST SW	OLYMPIA

SITUS_ZIP	SD_NAME	LEGAL_DESC
98512	BARNES ADDITION TO TUMWATER	BARNES TO TUM L 3 B 43 W 150F LESS N 550F INC 1/2 VAC ST COMMISSIONERS MINUTES 11/274

TOTAL_ACRE	BLDG_VALUE	LAND_VALUE	TOTAL_VALU	ANNUAL_TAX	STATUS_IND	PROP_SUBTY	O_NEIGHBOR	PROP_TYPE
0.89000000	457500.00000000	150900.00000000	608400.00000000	7045.93000000	A	45	12Q1	RES

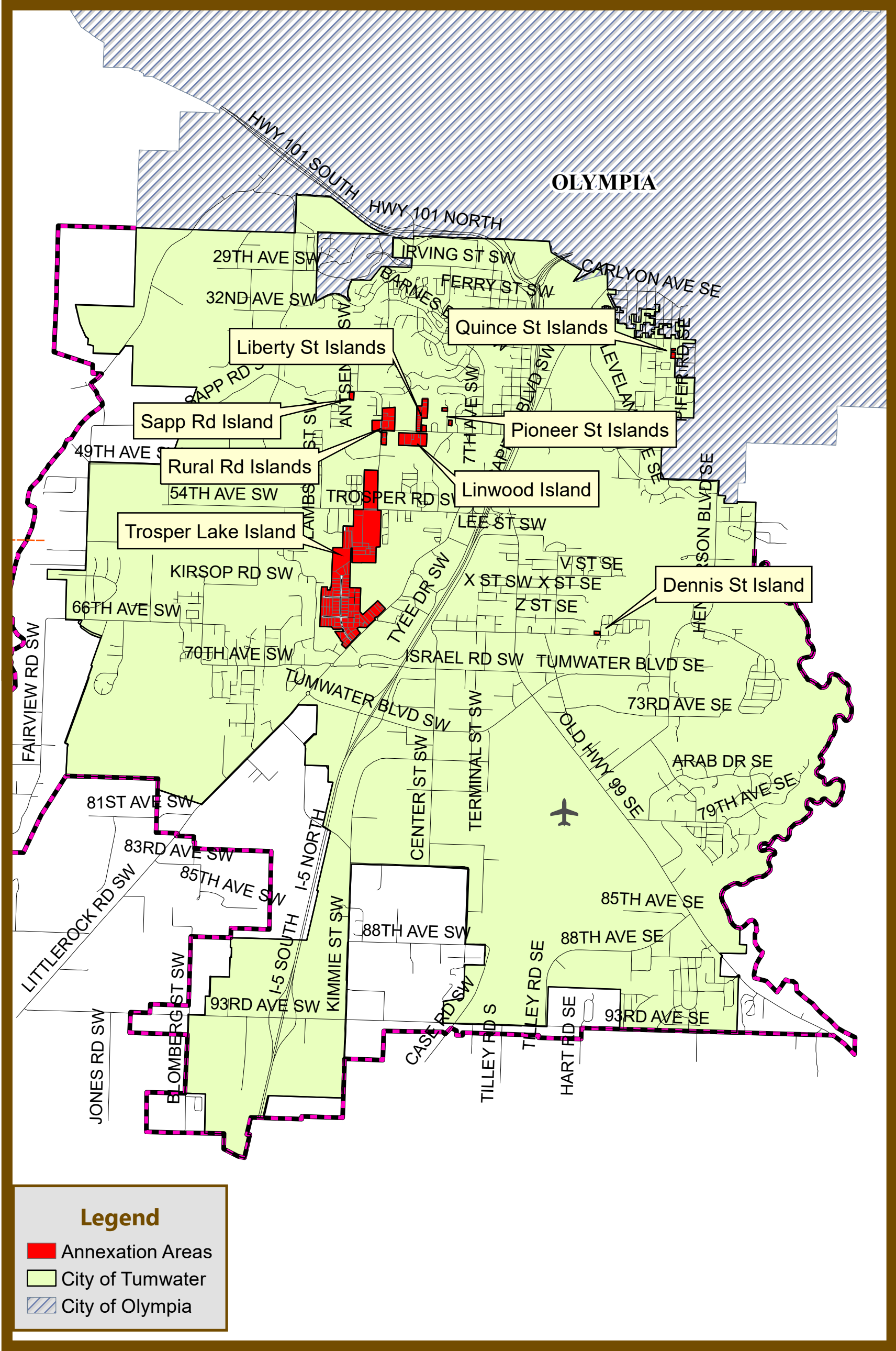
INSPECT_CYC	REGION	MULT_PARCL	SELLER_NAM	SALE_DATE	SALE_PRICE	SALE_VRFY	USE_CODE	SEWER_TYPE	WATER_SRC	SIGMA_YEAR
2	04				0.00000000		11	SP	W	2021.00000000

TAXABLE	EXEMPT_TY	LOCAL_IND	TCA	CURR_USE	INCORP	YEAR_BUILT	EFF_YR_BUI	RES_QUAL	RES_COND	XCOORD
Y		Y	455	N	N	1963	1989	A	GD	1036565.62744037

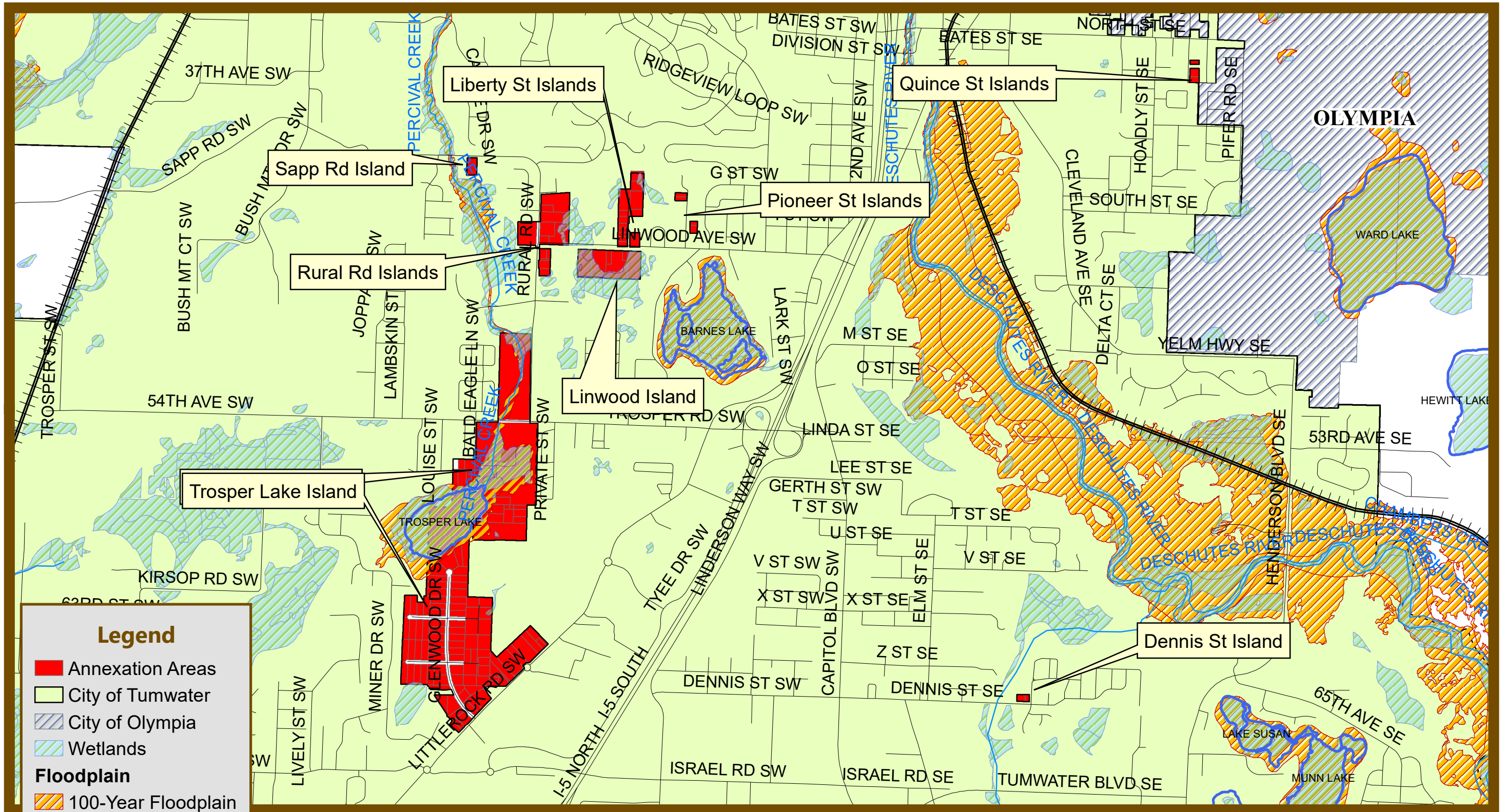
YCOORD	GEOCODE	ROT	REC_VOLPAG	CREATOR_NA	CREATE_DAT	EDITOR_NAM	EDIT_DATE	SECTTIE	PARENT
619826.04207861	1036565619826	15						S34182W	

OWNER\_NAME  
GUBBE, MARJORIE

# Map of Entire City/Area



# Physical Features Map

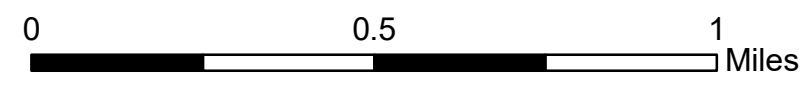


**Legend**

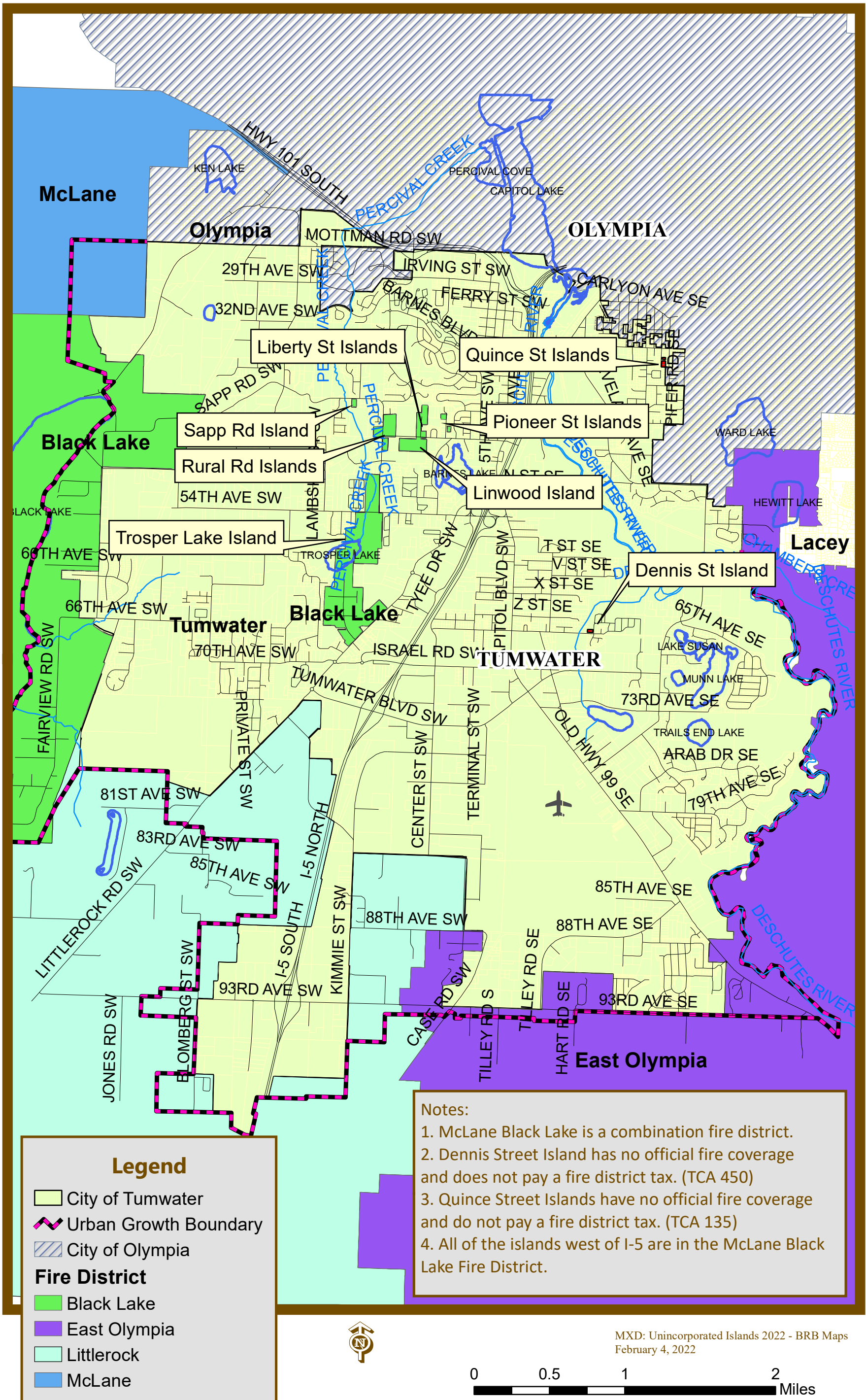
- Annexation Areas
- City of Tumwater
- City of Olympia
- Wetlands
- Floodplain**
- 100-Year Floodplain
- Railroads
- Water Bodies



MXD: Unincorporated Islands 2022 - BRB Maps  
February 3, 2022



# Service Area and Other Boundaries



**Legend**

- City of Tumwater
- Urban Growth Boundary
- City of Olympia
- Fire District**
- Black Lake
- East Olympia
- Littlerock
- McLane

**Notes:**

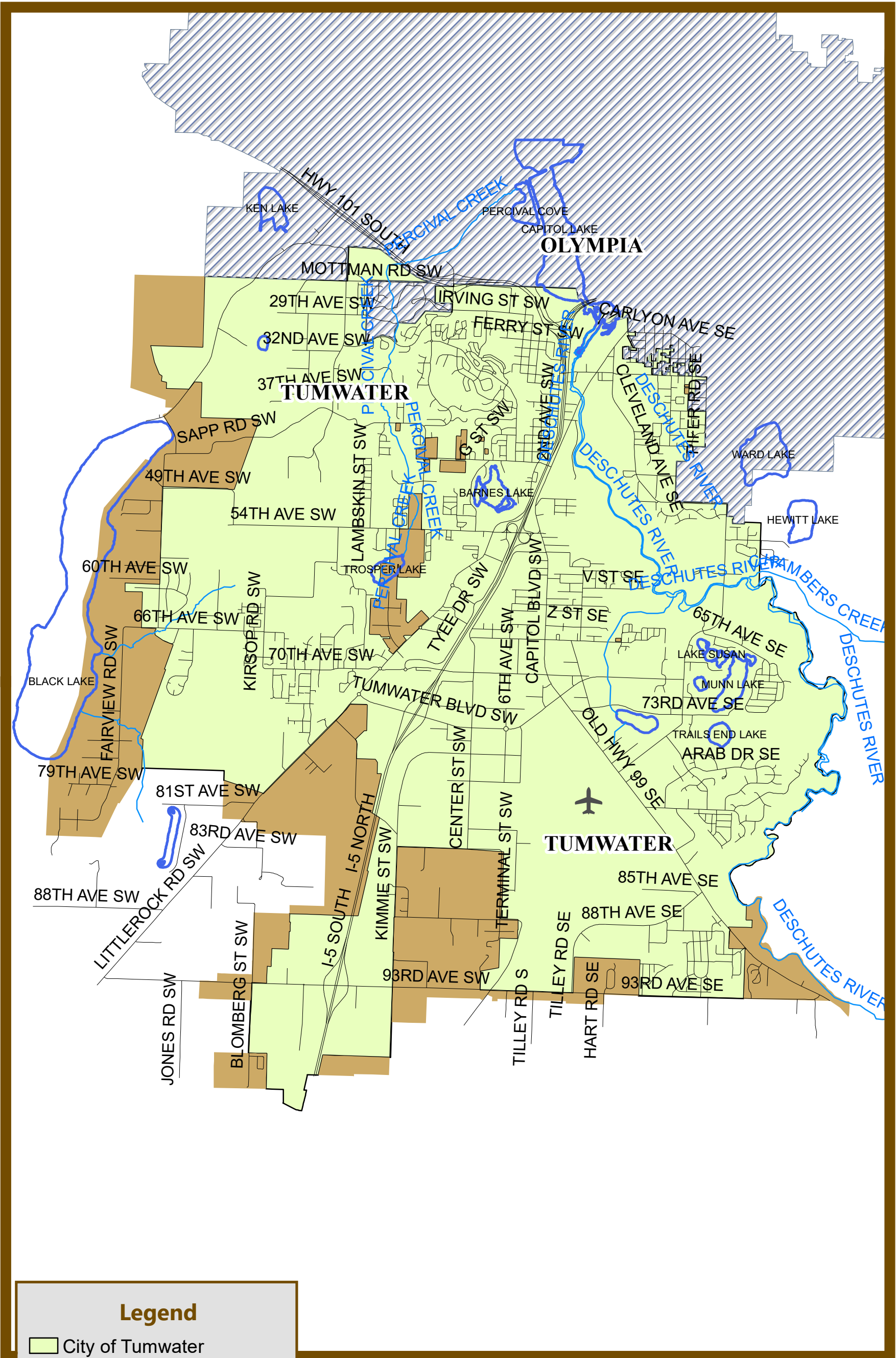
1. McLane Black Lake is a combination fire district.
2. Dennis Street Island has no official fire coverage and does not pay a fire district tax. (TCA 450)
3. Quince Street Islands have no official fire coverage and do not pay a fire district tax. (TCA 135)
4. All of the islands west of I-5 are in the McLane Black Lake Fire District.



MXD: Unincorporated Islands 2022 - BRB Maps  
February 4, 2022



# Water and Sewer Service Area (Includes Urban Growth Area and Tumwater City Limits)



**Legend**

- City of Tumwater
- Urban Growth Area (UGA)
- City of Olympia

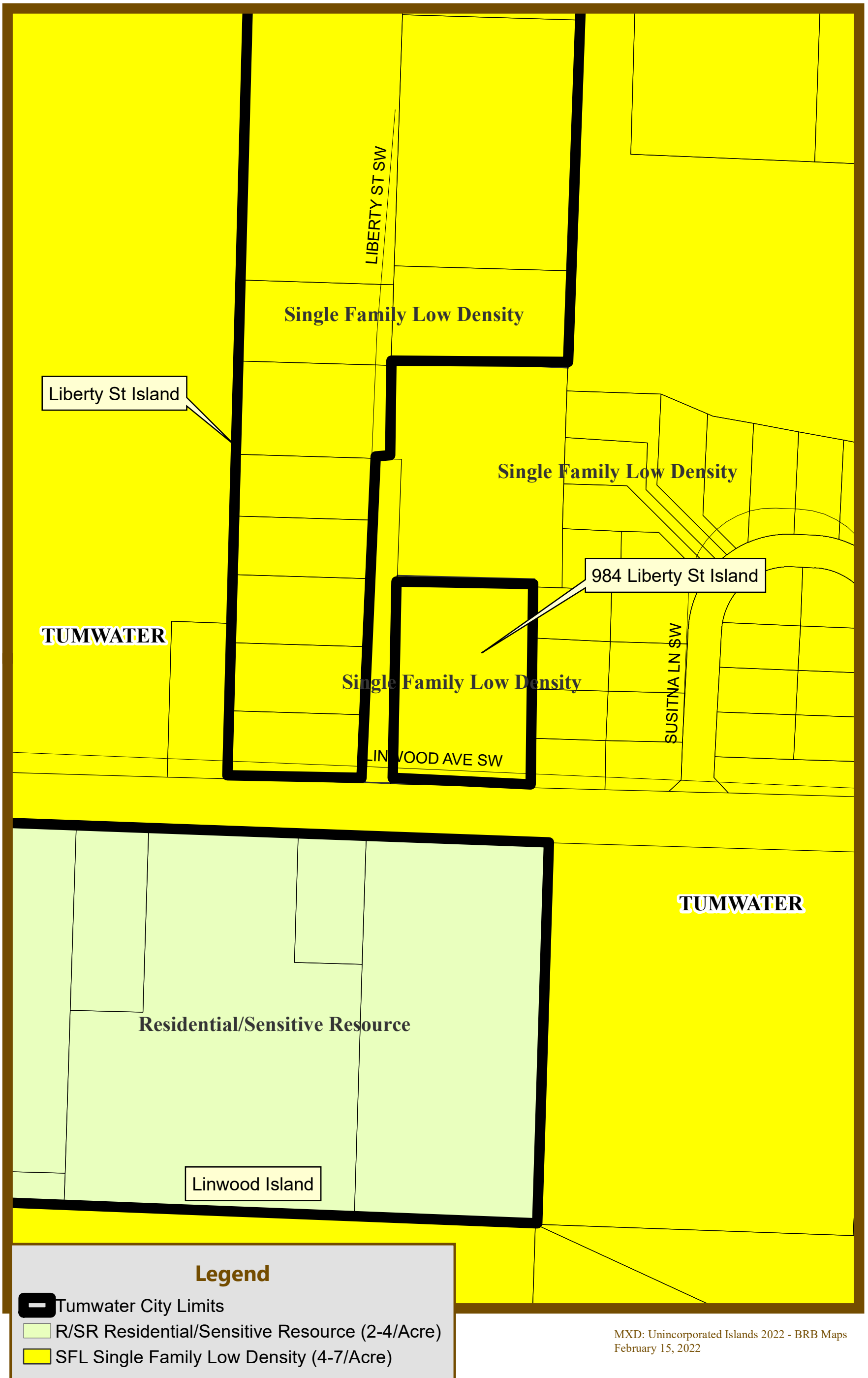


MXD: Unincorporated Islands 2022 - BRB Maps  
February 15, 2022



# Joint Plan Zoning

984 Liberty Island



# 984 Liberty Island Parcel Map



Note: Parcel layer and aerial photo do not align closely in this area of Tumwater.



MXD: Unincorporated Islands 2020  
February 15, 2022



**NOTICE OF AVAILABILITY OF THE INTERLOCAL AGREEMENT  
REGARDING ANNEXATION OF UNINCORPORATED TERRITORY  
BETWEEN  
THE CITY OF TUMWATER CITY COUNCIL  
AND  
THE THURSTON COUNTY BOARD OF COMMISSIONERS**

**NOTICE IS HEREBY GIVEN** that the City of Tumwater and Thurston County are making available a draft Interlocal Agreement between the City and County for public review and comment related to the annexation of County islands located within the surrounding jurisdiction of the City. County islands are those unincorporated County areas that are bounded on all sides by the City. The provision of services by the County to islands that are surrounded by the City results in an inefficient use of City and County resources. There are currently 12 unincorporated County islands located within the boundaries of the City.

Purpose

The City and the County want to facilitate an orderly transition of services associated with the islands proposed to be annexed, including, but not limited to emergency services, public works, and permit processing. The annexation of these 12 County islands will provide greater efficiency of City and County services.

Territory to be Annexed

1. Trospen/Littlerock, 131 acres from Trospen Rd SW in the north to Littlerock Rd SW in the south, includes 111 parcels.
2. Rural/Linwood North, 11 acres on both sides of Sapp Rd SW north of Linwood Ave SW, includes 7 parcels.
3. Sapp/Antsen: A single one-acre parcel on the south side of .Sapp Rd SW.
4. Rural/Linwood South, 1.6 acres on the east side of Sapp Rd SW north of Linwood Ave SW, includes 5 parcels.
5. Liberty St North SW, 6 acres on both sides of Liberty St SW, includes 12 parcels.
6. 984 Liberty St SW, one-acre parcel on 984 Liberty St SW.
7. Linwood Ave SW, 9 acres south of Linwood Ave SW, includes 6 parcels.
8. Pioneer St SW West, 0.7 acres on the west side Pioneer St SW, includes 3 parcels.
9. Pioneer St SW East, 0.5 acres on the east side Pioneer St SW, includes 2 parcels.
10. 3544 Quince St SE, 0.2-acre parcel on the east side of Quince St SW.
11. South Quince St SE, 0.7 acres on the east side of Quince St. SW, includes 2 parcels.
12. 702 Dennis St SE, 0.6 acres on the north side of Dennis St SE, includes 2 parcels.

How to Obtain a Copy of the Draft Interlocal Agreement and Comment

Copies of draft Interlocal Agreement between the City and County are available at the above locations during regular business hours, and online at the City of Tumwater Community Development Department Website:

<https://www.ci.tumwater.wa.us/departments/community-development/long-range-planning/annexation>

or the Thurston County Community Planning Division Website:

[www.thurstonplanning.org](http://www.thurstonplanning.org)

Written comments may be submitted on draft Interlocal Agreement by mail or email no later than January 11, 2022 by 4:00 P.M. Send by mail or email to either Brad Medrud, Planning Manager, City of Tumwater Community Development Department, 555 Israel Road SW, Tumwater, WA, 98501, or to [bmedrud@ci.tumwater.wa.us](mailto:bmedrud@ci.tumwater.wa.us), or Jeremy Davis, Operations Manager, Thurston County Community Planning and Economic Development Dept., 2000 Lakeridge Drive SW, Olympia, Washington, 98502, or to [jeremy.davis@co.thurston.wa.us](mailto:jeremy.davis@co.thurston.wa.us).

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PUBLISHED:        Friday, December 3, 2021  
                          Friday, December 10, 2021  
                          Friday, December 17, 2021  
                          Friday, December 24, 2021

POSTED:            Friday, December 3, 2021 for four weeks

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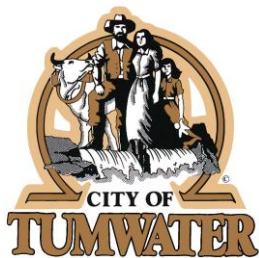
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                      Friday, December 10, 2021  
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POSTED:            Friday, December 3, 2021 for four weeks



May 20, 2021

Leonard Johnson, Chief  
McLane Black Lake Fire Department  
125 Delphi Road NW  
Olympia, WA 98502

RE: City of Tumwater and Thurston County draft Annexation Interlocal Agreement

Dear Chief Johnson:

As we have previously discussed, the Washington Legislature recently passed legislation codified in RCW 35A.14.296 that allows cities to annex unincorporated county islands through an Interlocal Agreement between the city and county.

The purpose of this letter is to formally notify you that the City of Tumwater and Thurston County are working on a draft Interlocal Agreement to undertake the annexation of 12 County islands that are surrounded by the City of Tumwater. A copy of the draft Interlocal Agreement and a map of the County islands are enclosed with this letter.

RCW 35A.14.296 requires that any affected adjacent jurisdictions, such as fire districts, be notified of the intent to annex any areas served by the fire district. Nine of the 12 County islands that the City is proposing to annex are within the service area of the McLane Black Lake Fire Department.

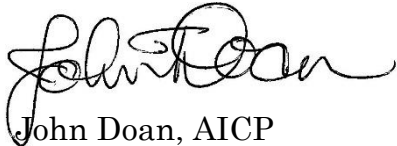
RCW 35A.14.296 empowers McLane Black Lake Fire District to be a party to the Interlocal Agreement by providing written notice within 30 days from the date of this letter to the City of Tumwater. This section also provides the Department veto authority in the event that the Department objects to the Interlocal Agreement. If no objections or comments are received within 30 days, we will assume that the Department approves of the Interlocal Agreement to annex.

It is our understanding, based on our discussions with the McLane Black Lake Fire District, that the Fire District Board has provided direction that they would like to participate in the Interlocal Agreement for this annexation. We look forward to working with the County and Fire District in preparing an Interlocal Agreement and working together on the annexation process.

McLane Black Lake Fire Department  
May 20, 2021

We believe that these proposed annexations will create efficiencies for both the City of Tumwater and the McLane Black Lake Fire Department, and we look forward to working you as we move forward. If you have any questions or would like to discuss further, please contact Brad Medrud, our Planning Manager at (360) 754-4180 or [bmedrud@ci.tumwater.wa.us](mailto:bmedrud@ci.tumwater.wa.us).

Sincerely,

A handwritten signature in black ink, appearing to read "John Doan". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Doan".

John Doan, AICP  
City Administrator

- c. Gary Cooper, Local Planning Solutions  
Jeremy Davis, Thurston County  
Michael Matlock, Community Development Director  
Brad Medrud, Planning Manager

Leonard Johnson  
Fire Chief



Phone 360-866-1000  
Fax 360-867-0508

**Thurston County Fire Districts 9**

125 Delphi Rd NW, Olympia, WA 98502  
[www.mclanefire.org](http://www.mclanefire.org)

June 2, 2021

**Transmitted via:**  
*Electronic Mail*

John Doan  
City Administrator  
City of Tumwater  
555 Israel Road SW  
Tumwater, WA 98501-6515

RE: ***Annexation Interlocal Agreement***

Dear Mr. Doan,

McLane Black Lake Fire Department is in receipt of your letter dated May 20, 2021, concerning the proposed annexation of 12-County islands that are surrounded by the City of Tumwater. The Fire District has considered its options in respect to the recently past legislation codified in RCW35A.14.296.

The Board of Commissioners for Fire District 9 on May 13, 2021, provided direction for the District to participate in the development of the Interlocal Agreement. A draft Interlocal Agreement was received from Local Planning Solutions on May 6, 2021, that is structured between the City and County concerning the proposed annexation. Considering the Fire District's decision to participate, we are anticipating that a revised draft proposed ILA would be forthcoming from the City.

As a participant in this agreement, the Fire District desires to ensure that the coordinated and effective continued response to all areas is maintained. Presently the Fire District and the City enjoy a robust automatic and mutual aid program. This is based in part on the exchange of services due to protected unincorporated areas being islands inside the City. With the annexation of these islands, the mutual benefit of this arrangement requires review and updating.

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**Community Partners Dedicated to Service Excellence**

Board of Fire Commissioners

Dale Putnam, Chair, Len Albert, Mark Campeau, Richard Milligan, Mark Thompson

When the draft ILA is ready, please feel free to forward it to my attention for review at [ljohnson@mclanefire.org](mailto:ljohnson@mclanefire.org). The Fire District looks forward to working with the County and City as we move through this ILA development and annexation process. Please do not hesitate to contact me at any time to discuss.

Sincerely,



Leonard Johnson  
Fire Chief

cc: Board of Fire Commissioners – TCFD#9  
Brad Medrud, Tumwater Planning Manager  
Michael Matlock, Tumwater Community Development Director  
Jeremy Davis, Thurston County  
Gary Cooper, Local Planning Solutions

Leonard Johnson  
Fire Chief



Item 3E

Phone 360-866-1000  
Fax 360-867-0508

**Thurston County Fire Districts 9**

125 Delphi Rd NW, Olympia, WA 98502  
[www.mclanefire.org](http://www.mclanefire.org)

September 15, 2021

**Transmitted via:**  
*Electronic Mail*

John Doan  
City Administrator  
City of Tumwater  
555 Israel Road SW  
Tumwater, WA 98501-6515

RE: ***Annexation Interlocal Agreement - Withdrawal***

Dear Mr. Doan,

The McLane Black Lake Fire Department, after careful review and analysis, has determined that it does not need to be a party to the City - County Annexation ILA. This letter serves as notice of withdrawal from the annexation process for the pending proposed Tumwater annexation areas and we are knowingly waiving our statutory right under RCW 35A.14.296(2) to be a party to the ILA.

We look forward to working with the City in coordinating services to the annexation areas at such time as the City completes the annexations. In support of the transition process, the Fire District is willing to attend any of the planned meetings with the community or stakeholders to answer questions. Please do not hesitate to contact us at any time if we can be of assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "LJ", is written over a light blue horizontal line.

Leonard Johnson  
Fire Chief

cc: Board of Fire Commissioners – TCFD#9  
Brad Medrud, Tumwater Planning Manager  
Michael Matlock, Tumwater Community Development Director  
Jeremy Davis, Thurston County  
Gary Cooper, Local Planning Solutions

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**Community Partners Dedicated to Service Excellence**

Board of Fire Commissioners

Dale Putnam, Chair, Len Albert, Mark Campeau, Richard Milligan, Mark Thompson



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
30258	197987	Print Legal Ad - IPL0055329		\$755.60	2	99 L

**Attention:** Melody Valiant

CITY OF TUMWATER  
555 ISRAEL RD SW  
OLYMPIA, WA 985016515

**NOTICE OF JOINT PUBLIC HEARING  
FOR CONSIDERATION OF AN INTERLOCAL AGREEMENT  
REGARDING ANNEXATION OF UNINCORPORATED TERRITORY  
BETWEEN  
THE CITY OF TUMWATER CITY COUNCIL  
AND  
THE THURSTON COUNTY BOARD OF COMMISSIONERS**

Hearing date and time:  
**NOTICE IS HEREBY GIVEN** that the Tumwater City Council and the Thurston County Board of Commissioners will hold a joint public hearing:

**Tuesday, January 18, 2022  
7:00 p.m., or soon thereafter  
virtually online at the meeting link below.**

Those wishing to testify should connect remotely to the virtual public hearing and be heard.

Remote Meeting Information:

To comply with Governor Inslee's Proclamation 20-28, the City of Tumwater meetings will be conducted remotely, not in-person, using a web-based platform. The public will have telephone and online access to all meetings. The City of Tumwater is managing this public hearing webinar via zoom. If you are experiencing technical difficulties, please contact Melody Valiant, City Clerk by email at cityclerk@ci.tumwater.wa.us or by phone at (360) 252-5488.

**Attend Online**

Watch Online at <https://tcomedia.org/stream.php>, select "Watch, Streaming Now, Channel 26."

OR  
Go to <http://www.zoom.us/join> and enter the Webinar ID 864 5431 9634 and Passcode 091415.

**Attend by Telephone**

Call (253) 215-8782, listen for the prompts, and enter the Webinar ID 864 5431 9634 and Passcode 091415.

**Public Comment During Meeting**

Register by 6:45 p.m. the day of the meeting to provide public comment using the web-based meeting platform:

[https://us22web.zoom.us/join/register/WNl\\_V3No89lQo-HWROVD3mfG](https://us22web.zoom.us/join/register/WNl_V3No89lQo-HWROVD3mfG)  
After registering, you will receive a confirmation email with a login to join the online meeting.

**Post Meeting**

Audio and video of the meeting will be recorded and later available by request, please email Melody Valiant at CityClerk@ci.tumwater.wa.us or Amy Davis at amy.davis@co.thurston.wa.us

**Purpose:**

The joint public hearing is for consideration of an interlocal agreement between the City of Tumwater and Thurston County, related to the annexation of County islands located within the surrounding jurisdiction of the City. County islands are those unincorporated County areas that are bounded on all sides by the City. There are currently 12 unincorporated County islands located within the boundaries of the City.

**Territory to be annexed:**

1. Trosper/Littlerock, 131 acres from Trosper Rd SW in the north to Littlerock Rd SW in the south, includes 111 parcels.
2. Rural/Linwood North, 11 acres on both sides of Sapp Rd SW north of Linwood Ave SW, includes 7 parcels.
3. Sapp/Antsen: A single one-acre parcel on the south side of Sapp Rd SW.
4. Rural/Linwood South, 1.6 acres on the east side of Sapp Rd SW north of Linwood Ave SW, includes 5 parcels.
5. Liberty St North SW, 6 acres on both sides of Liberty St SW, includes 12 parcels.
6. 984 Liberty St SW, one-acre parcel on 984 Liberty St SW.
7. Linwood Ave SW, 9 acres south of Linwood Ave SW, includes 6 parcels.
8. Pioneer St SW West, 0.7 acres on the west side Pioneer St SW, includes 3 parcels.
9. Pioneer St SW East, 0.5 acres on the east side Pioneer St SW, includes 2 parcels.
10. 3544 Quince St SE, 0.2-acre parcel on the east side of Quince St SW.
11. South Quince St SE, 0.7 acres on the east side of Quince St SW, includes 2 parcels.
12. 702 Dennis St SE, 0.6 acres on the north side of Dennis St SE, includes 2 parcels.

Full legal descriptions and maps of the territory to be annexed are available on the City of Tumwater Island Annexation web page at: <https://www.ci.tumwater.wa.us/departments/community-development/long-range-planning/annexation/tumwater-island-annexation>

Or the Thurston County Community Planning and Economic Development, Community Planning web page at: [www.thurstonplanning.org](http://www.thurstonplanning.org)

Copies of Agreement and legal descriptions and maps of the annexation areas are available at City of Tumwater Community Development Department, 555 Israel Road SW, Tumwater, WA, 98501, or County Community Planning and Economic Development Dept., 2000 Lakeridge Drive SW, Building 1, 2nd Floor, Olympia, Washington, 98502 during regular business hours, and online at the City of Tumwater Community Development Department and Community Planning and Economic Development website above.

If unable to attend, written comments may be submitted by mail or email no later than January 18, 2022 by 4:00 PM. Send by mail or email to either Brad Medrud, Planning Manager, City of Tumwater Community Development Department, 555 Israel Road SW, Tumwater, WA, 98501, or to bmedrud@ci.tumwater.wa.us, or Jeremy Davis, Operations Manager, Thurston County Community Planning and Economic Development Dept., 2000 Lakeridge Drive SW, Olympia, Washington, 98502, or to jeremy.davis@co.thurston.wa.us.

**TUMWATER CITY COUNCIL**

Melody Valiant, City Clerk  
PUBLISHED: January 6, 2022  
POSTED: January 5, 2022  
IPL0055329  
Jan 6 2022

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

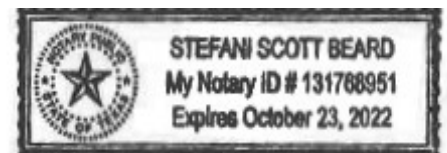
Beginning Issue of: 01/06/2022

Ending Issue of: 01/06/2022

Principal Clerk

Sworn to and subscribed before me this 8th day of February in the year of 2022 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!

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 1**

**CONVENE:** 7:00 p.m.

**PRESENT:** Mayor Debbie Sullivan and Councilmembers Peter Agabi, Michael Althaus, Joan Cathey, Leatta Dahlhoff, Angela Jefferson, Charlie Schneider, and Eileen Swarthout.

Thurston County Commission: Carolina Mejia, Chair, Gary Edwards, Commissioner, and Tye Menser, Vice Chair.

City Staff: City Administrator John Doan, City Attorney Karen Kirkpatrick, Community Development Director Michael Matlock, Communications Manager Ann Cook, City Clerk Melody Valiant, and Communications Engagement Specialist Brianna Feller.

Thurston County Staff: County Manager Ramiro Chavez, Assistant County Manager Robin Campbell, Operations Manager Jeremy Davis, and Clerk of the Board Amy Davis.

Others: Sean Dotson, Superintendent, Tumwater School District, and Gary Cooper, Local Planning Solutions.

**PUBLIC  
COMMENT:**

**Mat Jackmond** reported that he has served as a Commissioner with the Hopkins Drainage District #2 in Thurston County for the last 40 years. He testified to the stormwater problem created by *The Preserve* housing development located on the north side of 93<sup>rd</sup> Avenue at the southeast corner of the City. The Hopkins Drainage Ditch District was established in 1904 under RCW 85. The district operates on a meager budget of \$2,471.20 each year. Mr. Jackmond referred to a map of the area south of the City forwarded to the Council earlier. The City of Tumwater has a newly annexed and developed residential area located on the north side of 93<sup>rd</sup> Avenue. In developing the area, the City made a lake out of a pond on the north side of 93<sup>rd</sup> Avenue behind the housing development and improved drainage under 93<sup>rd</sup> Avenue to facilitate moving stormwater flow away from the housing area. Those actions by the City increased stormwater flows into the upstream extent of the Hopkins Drainage Ditch by removing the infiltration area that slowed water movement and replacing it with housing. That action was completed without any concern for where water would travel, nor did anyone from the City contact the Drainage Ditch District for input. As reflected on the map and in visual surveys, residents in the area are experiencing some of the worst flooding than they have ever experienced. The current flooding is worse than what was experienced in 1996 or 2007. The additional flow magnified the effects of the high water events in the first week of January, which include overflowing State Highway 121 (Tilley Road). He asked the City for assistance to mitigate stormwater problems exacerbated by the actions of the City. Specifically, the City has stormwater funds and

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 2**

the Hopkins Drainage Ditch District is seeking an allocation from those stormwater funds to help the district improve the drainage between 93<sup>rd</sup> Avenue and the west side of Tilley Road. The improvements require cleaning and reestablishment of the ditch channel between 93<sup>rd</sup> Avenue and south of 100<sup>th</sup> Avenue and any improvements or replacement of three culverts under county roads, and at least two culverts on private property. The cost for the work would be in excess of \$75,000 for work managed by the ditch district. It does not include any work needed to be completed by Thurston County Roads to upgrade road culverts. He invited questions and looks forward to the City's response to the request.

**Pamela Hansen, P.O. Box 14521, Tumwater**, commented on a consent calendar item related to an Audit Engagement Letter. She agrees with two letters from the Office of the Washington State Auditor explaining the audit process for an audit of the City of Tumwater for fiscal year 2020. She is hopeful that emphasis is placed on the significant dollar amount loan from the Transportation Fund to the Old Brewhouse. The subject loan was paid in full with government pandemic funds. She hopes the City will provide the Auditor with any loan documents related to that loan or any other types of over-simplified transfer of monies between funds during fiscal year 2020.

**Ursula Euler** reported she is a Thurston County resident and is speaking to materials she previously forwarded to the Council and the Thurston County Board of Commissioners. She referred to the Tumwater Master Plan and Comprehensive Plan planning in terms of airport and commercial aviation at the Olympia Regional Airport in Tumwater and in Thurston County. The County Commissioners have done a good job in communicating to a Commission formed by state law. Thurston County Commissioners conveyed the lack of desire for aviation expansion or constructing a new airport in Thurston County. However, the Commercial Aviation Coordinating Commission (CACC), comprised of 15 members, has the necessary votes to include the Olympia Regional Airport on a list for expansion to alleviate overcrowding and congestion at SeaTac International Airport. Forwarding a letter is not sufficient as the CACC plans to vote based on decisional criteria. The CACC is not concerned about public sentiment or public health. Members of the CACC do not consider those issues as part of their charge, but rather those concerns are the responsibility of other government entities. For that reason, she has asked County Commissioners to have Thurston County staff attend the CACC meetings to observe, learn, and gain pearls of wisdom from the discussions to assist in developing a strategy to ensure Thurston County is not considered for a possible site for a new mega airport or expansion of Olympia Regional Airport. Today, the chances are high Olympia Regional Airport could be placed on the list from which a selection would occur. She urged the Board of County Commissioners

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 3**

to involve the Thurston County Health Department and the Washington State Department of Health.

**PUBLIC  
HEARINGS:**

**TUMWATER  
ISLAND  
ANNEXATION  
INTERLOCAL  
AGREEMENT:**

Mayor Sullivan reported the public hearing is on the Tumwater Island Annexation Interlocal Agreement with Thurston County. She explained the public testimony process. Email and written comments previously submitted are considered public testimony.

Thurston County Commission Chair Mejia added that the purpose of the joint public hearing is to receive testimony on the proposed City of Tumwater and Thurston County Annexation Interlocal Agreement for 12 unincorporated county islands. A joint public hearing was scheduled by the City Council and County Commissioners and decisions by each entity on the interlocal agreement may be made at future separate meetings.

Gary Cooper, Local Planning Solutions, said his company provides local government planning primarily in Thurston County. Over the last nine years, his company has assisted in numerous annexations for several local jurisdictions.

Mr. Cooper reported the 12 unincorporated county islands are surrounded by the City of Tumwater. Some of the islands are comprised of one parcel while others include many parcels. The islands remain as previous annexation processes proved too difficult for jurisdictions to annex the areas. All county islands in the City are considered urban growth areas (UGA) and should be annexed within 20 years of the UGA designation. The islands include 160 parcels totaling 161 acres with seven of the islands comprised of two parcels or less. The largest island is the Trospen Lake Island with 111 parcels totaling 132 acres. The City and Thurston County proposes to annex 12 islands as one annexation process and the Trospen Lake Island as another annexation process.

Although the islands are technically served by Thurston County for police, fire, roads, stormwater, building and land use permits, and code enforcement, many of the residents believe they reside within the limits of the City as each property has a Tumwater address and expect City services. The islands also require a separate and unique voter pamphlet during elections. As the islands are surrounded by the City, residents utilize City streets and City amenities and are benefitting from City services.

Recognizing that the issue occurs throughout the state, the Legislature passed a law in 2020 specifically addressing county islands within a

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 4**

jurisdiction by amending the RCW adding new sections enabling the cities and counties to annex islands through a jointly approved interlocal agreement to enable cities to annex islands. The provision adopted in 2020 states, *The Legislature finds that city annexations of unincorporated areas within urban growth areas would be more efficient and effective if the county and city develop a jointly approved interlocal agreement so as not to create illogical boundaries for islands of unincorporated territory.*”

For several months, the City and Thurston County have been in discussions in addition to discussions with officials from the McLane Black Lake Fire Department, as required by the legislation. The Fire Department forwarded a letter stating no objections for moving forward on the annexations. Over the last eight months, the City and Thurston County staff worked to draft an interlocal agreement. On December 1, 2021, the City of Tumwater conducted a virtual open house to present the interlocal agreement and discuss the proposed annexations. Following the completion of the joint public hearing, both entities will consider whether to adopt the interlocal agreement. Following the adoption of the agreement, the City is responsible for completing the annexations. A tentative timeline based on the approval of the interlocal agreement is a public hearing on the first 11 islands scheduled on March 15, 2022 followed by the possible adoption of an ordinance to approve the annexation. For the Trospen Lake Island annexation, the Council has scheduled May 17, 2022 for a public hearing followed by adoption of an ordinance approving the annexation.

Another important part of the process is public noticing and public comment opportunities. In November 2021, postcards were mailed to all property owners and residents within the annexation areas advising them of the proposed interlocal agreement and the open house. On December 1, 2021, the City hosted a virtual open house. The City published notice of availability of the interlocal agreement in *The Olympian* newspaper weekly for four weeks. The notice of availability was also sent to property owners and residents within the proposed annexation areas. A draft of the interlocal agreement and several other informational items, such as frequently asked questions and a summary in the difference in taxes and general costs were included in the mailing and posted on the City’s annexation webpage. On January 6, 2022, the City published the interlocal agreement joint public hearing in *The Olympian* newspaper, mailed the notice to all property owners, and posted the notice on the City’s annexation webpage.

Other public comment opportunities have been ongoing since the open house. Information has been conveyed to property owners for contact information at the City. The public hearing is another opportunity for the public to testify. Other public comment opportunities include public

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 5**

hearings on each of the annexations moving forward if the interlocal agreement is approved by the City and Thurston County. Planning Manager Brad Medrud is the contact for the City of Tumwater at [bmedrud@ci.tumwater.wa.us](mailto:bmedrud@ci.tumwater.wa.us), and Thurston County Operations Manager Jeremy Davis is the point of contact for Thurston County at [jeremy.davis@co.thurston.wa.us](mailto:jeremy.davis@co.thurston.wa.us).

Mayor Sullivan invited questions from the Council.

Councilmember Schneider asked why the annexations were not bundled as one process rather than separating the islands into two annexation processes. Mr. Cooper said the issue was discussed by staff from the City and the Thurston County. It was likely because the community of the Trosper Lake Island is a cohesive community and staff preferred processing the annexation separately.

Councilmember Schneider asked whether the information provided to property owners depict a reduction in property taxes over time. Mr. Cooper said the information on property tax is included in the Frequently Asked Questions document with a detailed comparison of property taxes. Property taxes will increase for approximately two years because the residents are taxed to support the McLane Black Fire Department two voter-approved levies. Those levies will be in effect until 2024. Following 2024, property tax will be less than post annexation. Currently, property tax is assessed at \$13.53 per \$1,000 of property valuation. After annexation, property taxes will increase to \$14.00 per \$1,000 of property valuation. After 2024, property tax for a house valued at \$330,000 reduces from \$4,364 to \$4,224 a year. Additionally, the City assesses other taxes for utilities, cable franchise, and telephone service. For the first two years, the additional cost would be approximately \$38 per month to reside within the City. After 2024, the cost reduces to approximately \$5.60 more per month.

Councilmember Dahlhoff asked whether the Council could receive a summary of public comments and testimony. Mr. Cooper advised that Manager Medrud has been tracking and prepared a log of all public comments to include contact information and comments, which can be provided to the Council.

Councilmember Dahlhoff noted that some developments in different areas within the City might need different outreach information or materials to allay concerns. She asked about the possibility of tailoring information dependent upon the feedback and concerns from the different areas. Mr. Cooper advised that the Frequently Asked Questions fact sheet is very thorough and anyone with questions has been directed to information to address their specific questions. The fact sheet addresses questions on

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 6**

stormwater, fire and police service, garbage service, and other services provided by the City. Occasionally, some residents have questions specific to unique experiences they have encountered near their homes, such as traffic or streets. City staff has been able to answer those questions and provide additional information.

**THURSTON  
COUNTY PUBLIC  
HEARING:**

**Thurston County Commission Chair Mejia opened the public hearing for Thurston County on the Tumwater Island Annexation Interlocal Agreement at 7:40 p.m.**

Jeremy Davis, Operations Manager, Thurston County, reported Thurston County staff has been working with City staff on the draft interlocal agreement. Those efforts also included working with other county departments. The agreement was reviewed by the Prosecutor Attorney's Office. Thurston County received four written comments. Two comments were received from Patrick Prince, one comment was received from David Brown, and the last comment was from Derrick Warner. A comment log was included within the Council's agenda packet and provided to the Board of County Commissioners.

Mr. Davis said the purpose of the island annexations is to remove illogical boundaries. For all the annexations under consideration, the properties are surrounded by the City of Tumwater.

Thurston County Commission Chair Mejia invited questions from Commissioners.

Commissioner Gary Edwards asked whether the issue mentioned by Mr. Jackmond involving the drainage ditch district is associated with any of the annexations. Thurston County Commission Chair Mejia advised that Mr. Jackmond's concerns did not pertain to the public hearing on the interlocal agreement.

Commissioner Menser said he reviewed all City materials and the Frequently Asked Questions fact sheet and believes the material is thorough and addressed all his questions.

**CITY OF  
TUMWATER  
PUBLIC HEARING:**

**Mayor Sullivan opened the City's public hearing on the Tumwater Island Annexation Interlocal Agreement at 7:42 p.m.**

**PUBLIC  
TESTIMONY:**

**Pamela Hansen, P. O. Box 14521, Tumwater,** conveyed her support of the concerns of the subject property owners.

**Don Trosper, 2209 Trosper Road SW, Tumwater,** said Trosper Road is named for his great-grandfather. He was raised within the City of

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 7**

Tumwater but resided within a county island. His property is located near his family's properties. He supports the annexation proposed by the Council but believes his brother is opposed to the annexation and is not happy about the extra taxes.

**Robin Stewart** was unable to testify due to technical difficulties.

Mayor Sullivan encouraged members of the public to submit written comments in lieu of testifying.

**CLOSURE OF CITY PUBLIC HEARING:** Mayor Sullivan closed the City's public hearing on the Tumwater Island Annexation Interlocal Agreement with Thurston County at 7:47 p.m.

**CLOSURE OF THURSTON COUNTY PUBLIC HEARING:** Commissioner Menser moved, seconded by Commissioner Edwards, to close Thurston County's public hearing on the Tumwater Island Annexation Interlocal Agreement with Thurston County at 7:48 p.m. Motion carried unanimously.

Thurston County Commission Chair Mejia advised that the Board of County Commissioners would likely consider the agreement later.

County Manager Ramiro Chavez reported the proposed agreement would be presented to the Board of County Commissioners at its next meeting on Tuesday, January 25, 2022 for discussion and consideration.

Mayor Sullivan advised the Council of its ability to act or not act on the interlocal agreement at this time.

**MOTION:** Councilmember Dahlhoff moved, seconded by Councilmember Jefferson, to approve the Tumwater Island Annexation Interlocal Agreement as presented. Motion carried unanimously.

**ADJOURNMENT OF THURSTON COUNTY PUBLIC HEARING:** Thurston County Commission Chair Mejia adjourned the Thurston County Public Hearing at 7:50 p.m.

**PROPOSITION NO. 1 TUMWATER SCHOOL DISTRICT NO. 33 REPLACEMENT CAPITAL LEVY FOR FACILITY, SAFETY, AND** City Administrator Doan reported the Tumwater School District has submitted Proposition 1 for placement on the February 2022 ballot. The proposition is a four-year capital levy for facilities, safety, and instructional technology improvements. The Council conveyed interest in adopting a statement in support of the proposed levy and is required to conduct a public hearing prior to issuing a statement to afford an opportunity for public testimony either in support or opposition of the proposed action by the Council. He introduced Tumwater School District

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 8**

**INSTRUCTIONAL  
TECHNOLOGY  
IMPROVEMENTS:**

Superintendent Sean Dotson to provide an overview of the ballot proposition.

Superintendent Dotson reported the four-year replacement levy is on the February 8, 2022 ballot. The levy would fund student and building technologies in schools, safety and security measures, facilities repair and improvements, and elementary school preplanning. The levy is a renewal of a capital levy passed by the community in 2020. The proposed levy would provide \$24.1 million over a four-year period. If approved, the tax rate would remain consistent and decline over time.

When the 2020 measure passed, the Tumwater School District was contemplating another bond measure to build a new school. The school district continues to experience ongoing needs for repairs and improvements in the district that would be funded by the February measure. Improvements include replacement and repair of boilers and chillers in several schools, roof replacement and repairs at Tumwater High School, exterior paint at multiple facilities, restrooms and classroom buildings at Black Lake Elementary School and Michael T. Simmons Elementary School, and other repairs across the district. Safety and security improvements include earthquake and seismic retrofits at Tumwater Middle School, intercom systems and safety alert systems at middle schools, safety lighting in some school facilities, and security camera replacements where camera systems need replacement or are inadequate.

Superintendent Dotson thanked the community for the passage of the 2020 levy as it assisted in funding a fire sprinkler system at Black Lake Elementary School.

A recent seismic assessment at Tumwater Middle School recommended reinforcement of the walls in the cafeteria, which would be funded by the proposed capital levy.

The Tumwater School District was somewhat prepared in terms of technology because of the 2020 levy, which assisted in shifting in-person teaching to remote teaching in spring 2020 because of the pandemic. Fortunately, the technology was in place and funding was available to provide hot spots and other equipment for teachers to teach remotely. The proposed levy would assist in funding replacement Chromebooks and maintenance, switches and network security, and wireless access points to keep the network operating reliably to meet the needs of students.

Because of the pandemic, student enrollment continually trended downward for several years and recently began increasing to pre-pandemic enrollment levels requiring the school district to begin planning

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 9**

for the next elementary school. The school district owns two parcels for options for a new elementary school located at the corner of 93<sup>rd</sup> Avenue and Old Highway 99 and another property near *The Preserve* subdivision. The intent is to pursue a pre-design process for a school to assist the district in moving forward when a new school is required.

Superintendent Dotson reviewed the financial impact on taxpayers if the measure is approved. In 2023, should the levy pass, the levy rate is anticipated to be 75¢ per \$1,000 property valuation with the combined tax rate remaining level the first year and then decreasing. As assessed value increases in the district, the tax rate lowers. The estimate is based on conservative assessed growth projections of 3%.

Councilmember Althaus asked whether the financial slide is reflective of the rate that would be applicable if the ballot measure is passed. Superintendent Dotson explained that the graph bars represent the historical tax rate from 2015 through 2022. Since 2018, the district has assessed approximately \$5 per \$1,000 assessed valuation as the combined tax rate. The bar graph also includes projected tax rates in 2023 through 2026 if the measure passes. The rates of \$2.50 and \$1.75 per \$1,000 of assessed value reflected in 2023 are currently in place with the 75¢ increase reflected in the new measure. Should the measure not pass, the tax rate would not include 75¢ per \$1,000 of assessed value and the school district would not have the capital funds to complete the projects as previously reviewed. The 2020 levy of 80¢ per \$1,000 of assessed valuation expires in 2023 and would be replaced with the new measure if approved by voters. When a new school is needed, the school district would present a bond to the community to replace the capital levy rather than add to the levy. The goal is to maintain a level tax rate while ensuring school districts needs are funded. The 2020 levy became effective in 2021 for a two-year period because the intent was to return to voters this year for a bond request for another elementary school. However, that need was delayed by several years while other facility needs in the district continue.

Councilmember Schneider asked whether the Tumwater School District plans to sell the property at the corner of 93<sup>rd</sup> Avenue and Old Highway 99 as the other parcel would not require busing of students. Superintendent Dotson explained that the school district engages in a pre-development process to evaluate property suitability. Once a determination has been rendered on the selection of the school site, the district would likely surplus and sell the second parcel.

Councilmember Schneider commented on the number of new housing units anticipated to be constructed in the City of Tumwater and within the urban growth area. He questioned whether the school district would have

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 10**

sufficient capacity in the next four years to accommodate growth in student population. Superintendent Dotson replied that the timing for considering an additional elementary school typically requires four to five years with the first two years concentrated on pre-construction planning. The proposed levy includes some funds for pre-construction planning to ensure capacity is available to meet needs. The school district also has some available portable classrooms to meet short-term growth needs. Planning is dependent on the rate of enrollment growth as opening a school too soon when not needed increases the district's overall operating costs. Should enrollment increase substantially in the next two years, the school district would cease collection on the capital levy and only collect on bonds to maintain a level tax rate for taxpayers.

Councilmember Dahlhoff said she is unfamiliar with the school district's policies for purchasing through the lens of supporting the environment. She asked whether the school district has policies in place for ensuring some of the equipment meets third party certification for energy star performance and that technology meets EP certification or does not produce carbon or toxins. Superintendent Dotson advised that school districts must meet high standards and that he anticipates the district would meet most expectations. However, he would need to defer information on the specifics to staff to follow up with the Council on standards required for school facilities. Councilmember Dahlhoff recommended following up with the City either through a worksession or as an update to the Public Health and Safety Committee because school facilities affect the entire community.

Councilmember Jefferson supported the request by Councilmember Dahlhoff.

Mayor Sullivan opened and closed the public hearing at 8:12 p.m. There was no public testimony.

**MOTION:**

**Councilmember Swarthout moved, seconded by Councilmember Schneider, to support of the Tumwater School District's pending ballot proposition (Resolution No. 04-21-22) proposing a 4-year replacement levy. Motion carried unanimously.**

Mayor Sullivan thanked Superintendent Dotson for attending and providing the information on the proposed ballot proposition.

**CONSENT  
CALENDAR:**

- a. Approval of Minutes: City Council Joint Tumwater School District Meeting, November 4, 2021
- b. Approval of Minutes: City Council Worksession, November 9, 2021
- c. Approval of Minutes: City Council Worksession, November 23, 2021
- d. Approval of Minutes - City Council, January 4, 2022

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 11**

- e. Payment of Vouchers
- f. Resolution No. R2022-002, Surplus Property
- g. Resolution No. R2022-003, 2022 Fee Resolution
- h. Audit Engagement Letter
- i. Interagency Agreement Amendment No. 6 – Department of Enterprise Services: Energy Conservation
- j. 2022 Long Range Planning Work Program
- k. Sequoia’s Early Learning Center Lease Agreement

**MOTION:** **Councilmember Dahlhoff moved, seconded by Councilmember Althausser, to approve the consent calendar as published. Motion carried unanimously.**

Mayor Sullivan reviewed the items approved on the consent calendar.

**COUNCIL  
CONSIDERATIONS:**

**ORDINANCE NO.  
O2021-019,  
EMERGENCY  
SHELTERS AND  
HOUSING:**

Director Matlock briefed the Council on the ordinance required by new state laws adopted by the Legislature in 2021. The ordinance includes amendments to the City’s code for emergency shelters and emergency housing. The amendments would:

- Modify language to identify that Adult Family Homes can allow up to eight (previously six) adults, if the additional capacity is approved by the Department of Health and Services (DSHS). The amendment applies to the definitions section and to another section in the code addressing adult family homes.
- Allow transitional housing or permanent supportive housing in zone districts allowing residential dwelling units or hotels/motels in the City.
- Allow indoor emergency shelters and indoor emergency housing in zone districts allowing hotels or motels.
- Modify the definition of “family” so that it does not regulate or limit the number of unrelated persons that may occupy a household or dwelling unit.

The Council reviewed the proposed amendments during its last worksession and modified one provision to reduce the separation requirements between different supportive housing facilities from 1,320 feet to 400 feet. The Planning Commission and staff recommend approval of Ordinance No. O2021-019.

Councilmember Agabi questioned whether the provision increasing the number of adults in an Adult Family Home would require an increase in

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 12**

living space within the home as well. Director Matlock said the legislation does not speak to additional space other than there are requirements in the Building Code for safe exiting from the facility in case of an emergency. There is no requirement in state law or in the Building Code requiring a specific amount of square footage for residents.

Councilmember Althausen noted the City's Comprehensive Plan includes a long-term goal on the number of housing units required to meet growth needs. He asked whether the proposed change increases the density within the City and assists in meeting some housing unit goals to meet growth demands. Director Matlock said the provision supports the goal; however, the City has a limited number of Adult Family Homes and the amendment would have minimal impact on an increase in housing density.

**MOTION:** Councilmember Jefferson moved, seconded by Councilmember Althausen, to approve Ordinance No. O2021-019, Emergency Shelters and Housing. Motion carried unanimously.

**COMMITTEE  
REPORTS:**

**PUBLIC HEALTH &  
SAFETY:**  
*Leatta Dahlhoff*

At its last meeting, the committee reviewed the status of code enforcement. Staff reviewed the process of code enforcement, response by the City, and potential outcomes. The City is experiencing a backlog of code enforcement cases with eight cases pending comprised of five minor cases and several larger cases. Staff forwarded copies of the presentation slides to the City Council. During the meeting, Councilmember Cathey referred to the threads of connection between code enforcement and other regulations and requirements. One issue was the connection to the City's tree protection ordinance and the process for responding to an incident involving the unauthorized removal of trees. Staff explained that an educational component is important to prevent incidents of unauthorized removal of trees. Some tools could be provided by the Community Development Department to assist citizens. The next meeting is scheduled on February 8, 2022. The agenda includes an update from Tumwater HOPES.

**GENERAL  
GOVERNMENT:**  
*Michael Althausen*

Councilmember Althausen reported on his election as Chair of the committee. The committee reviewed the cable franchise agreement as a prelude to a future Request for Proposal (RFP) process the three largest cities will be working through on the future of cable service in the jurisdictions. Members reviewed the 2022 Long Range Planning Work Plan and discussed the housing and tenant protection ordinance. Manager Medrud provided a briefing on a list of potential policies that could constitute an ordinance for tenant protections. Members identified

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 13**

policies that might need more information and research and discussed the timeline for moving the ordinance forward. The Council is scheduled to have a worksession on the proposal within the next several months.

**PUBLIC WORKS:**  
*Eileen Swarthout*

The last meeting on Thursday, January 6, 2022 included consideration of the Tumwater Hill Park Trail Crosby Connector Authority to Solicit Bids and a recommendation to award a bid. Councilmember Swarthout was elected to serve as Chair of the committee.

**BUDGET AND  
FINANCE:**  
*Debbie Sullivan*

The next meeting is scheduled on February 15, 2022.

**MAYOR/CITY  
ADMINISTRATOR'S  
REPORT:**

City Administrator Doan introduced Brianna Feller, the City's new Community Engagement Specialist. Specialist Feller was raised in the area, attended Arizona State University, completed a brief internship with the Port of Olympia, and worked for the City of Yelm.

City Administrator Doan thanked staff for their efforts during the holidays dealing with snow over nine days followed by many days of rain. On the front line was the operations crew working 12-hour shifts through the holidays and each night to keep streets plowed and safe. Additionally, the Police Department and Fire Department were heavily impacted installing vehicle chains and special tires, handling car accidents, and other emergencies. Throughout those days, City staff worked at City Hall to ensure City Hall remained open during regular hours Tuesday through Thursday. Parks and Recreation Department personnel were also heavily impacted by snow and then by flooding at Pioneer Park and the golf course.

Mayor Sullivan reported her first several weeks serving as Mayor have been very busy including speaking at the Thurston Chamber of Commerce, participating in a radio interview, and providing a presentation to the Tumwater Chamber of Commerce on Wednesday, January 19, 2022. She conveyed her appreciation to staff for their assistance in helping her through the transition process. She plans to continue attending Intercity Transit Authority Board and Community Action Council meetings.

**COUNCILMEMBER  
REPORTS:**

*Leatta Dahlhoff:*

Thurston County 911 Communications conducted an emergency meeting to address service delivery of 911 calls. The problem was caused by a broken switch provided by a vendor. The incident was categorized as a "network storm" with all redundancies in place failing. Thurston County

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 14**

911 Communications is part of a consortium with several other jurisdictions. The system failed on a Tuesday following the mailing of a letter advising of concerns of a prior phone failure on July 4, 2021. The vendor is based in Toronto, Canada with a service tech assigned locally. Due to the outages, attorneys are involved and discussions are underway on potential options that might be available. A town hall meeting is scheduled on January 19, 2022.

The Regional Fire Authority Steering Committee is meeting on Monday, January 24, 2022 to continue discussions on regionalization of fire and medical emergency services.

Councilmember Dahlhoff inquired about the process for accessing Tumwater's Community Survey. Specialist Feller advised that the survey is scheduled to be posted on the website within the next several days. Staff is mailing postcards and preparing advertising for the survey as well.

***Angela Jefferson:***

Councilmember Jefferson said based on the Council's discussions on food insecurity, the community garden program, and local food banks, she contacted Pastor Sandy Ward with the United Methodist Church to discuss a potential community garden project. Pastor Ward advised that in March, she is collaborating with Thurston County Food Bank to open a pop-up food bank at the church from 7 p.m. to 9 p.m. to accommodate citizens who work during the day.

On January 13, 2022, the LEOFF 1 Disability Board met and elected Rick Sapp (former Tumwater Fire Chief) as the new Chair, and Robert Drewett (former Tumwater Police Sergeant) as Co-Chair.

Councilmember Jefferson reported she recently met with a new Tumwater small business owner. Their conversation centered on why the owner selected Tumwater to open the business, how the business is doing during the pandemic, and ways the City could assist to ensure the owner's success. The business owner and her husband selected to open the business in Tumwater because they felt safe in the City, which speaks positively to efforts by the Tumwater Police Department. She thanked members of the Police Department for keeping the community safe and for conveying a sense of safety that resulted in the business locating in the City. Councilmember Jefferson asked the business owner about current challenges. The business is nearing its one-year anniversary and the business is experiencing some challenges because of the pandemic. The owner spoke to opening a job-training center to increase the number of jobs in Tumwater. However, the business owner was denied access to funding from the Thurston Economic Development Council (EDC). Councilmember Jefferson inquired as to how to make funding easier for the business owner as the business is a community center that offers a

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 15**

service for the City comprised of a safe place for gatherings and job training opportunities.

City Administrator Doan said staff has had some discussions with the business owner as the City does not have the availability of funds to help businesses. Rather, the City coordinates those activities through the EDC. City staff encouraged the business owner to consider forming a companion 501(C) 3 non-profit business based on the types of services the owner is providing. The process is paperwork-intensive for reporting but it opens the door to many funding sources.

***Joan Cathey:***

During the Solid Waste Advisory Committee and the Olympic Clean Air Agency meetings, several legislators attended and discussed pending legislation or legislation adopted for clean air and recycling.

Councilmember Cathey attended a Regional Housing Council funding subcommittee. Members discussed cold and hazardous weather shelter and the increased need because of climate change. More money has been allocated to the program along with another opportunity for organizations to apply for some additional funding. A RFP is scheduled for release soon.

***Eileen Swarthout:***

Councilmember Swarthout attended the last Tumwater HOPES meeting. Members elected new leadership and engaged in some strategic planning. The group plans to host a retreat to review planning for the next year.

Councilmember Swarthout attended the Thurston Regional Planning Council. The Council approved the 2022 operating budget, solicited officer nominations for 2022, reviewed TRPC values, vision, and mission, reviewed transportation priorities survey results, and received a legislative update.

Earlier in the day, the Visitors Convention Bureau sponsored a Director's meeting and a Strategic Planning Workshop. Director Denney attended as well. Members were introduced to an individual who is assisting the Board in developing a strategic plan for a three-year period.

***Michael Althaus:***

The Capitol Lake Executive Work Group did not conduct a meeting as the consultant team continues to collect feedback and review the Environment Impact Statement.

The next meeting of the Regional Housing Council is scheduled next week.

***Peter Agabi:***

Councilmember Agabi reported on his first attendance as a member representing the City of Tumwater at the recent Transportation Policy

**JOINT TUMWATER CITY COUNCIL AND THURSTON COUNTY COMMISSION  
MEETING  
MINUTES OF MEETING  
January 18, 2022 Page 16**

Board meeting. The Board approved the appointment of former Tumwater Mayor Pete Kmet as an Emeritus Representative for a two-year term. Members approved proposed Amendments to the 2022-2025 Regional Transportation Improvement Program (RTIP). Members discussed the proposal to form a subcommittee for the High Capacity Transportation Study that would include the area of Tumwater south to 93<sup>rd</sup> Avenue. Currently, that area would not qualify for funding. Former Mayor Kmet forwarded him numerous email communications between him and City and TRPC staff regarding the issue.

On January 12, 2022 Councilmember Agabi attended the General Government Committee meeting via zoom. He has been reassigned as a member of the Public Health and Safety Committee. During the meeting, the committee elected Councilmember Althausser to serve as Chair.

***Charlie Schneider:***

Councilmember Schneider reported on his attendance to the following meetings:

- Participated in the Spouses Club, a Lewis-McChord Fundraiser held at Tart Hard Cider in Tumwater. The fundraiser benefits the club's scholarships and grants program.
- Attended the Tumwater School Board meeting via Zoom. The School Board and Superintendent Dotson recognized the City's two School Resource Officers and Tim Graham, Tumwater High School Athletic Director, who received a national award for his excellent work on the school's sports program.
- Attended a ribbon cutting ceremony for John L. Scott Real Estate in Tumwater.
- Attended the Thurston County Chamber of Commerce meeting. Mayor Sullivan was featured as one of the guest speakers in addition to mayors from Lacey, Olympia, and Yelm, and Thurston County Commissioner Tye Menser.
- Attended the Public Works Committee and Tumwater HOPES meetings.

**ADJOURNMENT:** **With there being no further business, Mayor Sullivan adjourned the meeting at 8:51 p.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, psmsoly@earthlink.net



**Board of County Commissioners**  
Carolina Mejia, District 1 ♦ Gary Edwards, District 2 ♦ Tye Menser, District 3

**Minutes for Tuesday, January 25, 2022**

**Summary of Timed Items**

**2:00 p.m.) Call Meeting to Order**

**2:00 p.m.) Call Meeting to Order**

- Approval of the Tuesday, January 25, 2022 Agenda
- Approval of the Board Meeting Minutes from: January 18, 2022

Commissioner Edwards called the meeting to order.

Commissioner Edwards led the Pledge of Allegiance.

**Attendance:**

Carolina Mejia, Chair; Tye Menser, Vice-Chair; Gary Edwards, Commissioner; Ramiro Chavez, County Manager; Elizabeth Petrich, Chief Civil Deputy Prosecuting Attorney; Robin Campbell, Assistant County Manager; and Amy Davis, Clerk of the Board.

**Approval of the Board of County Commissioners' Agenda:**

Vice-Chair Menser moved to approve the agenda for 2022-01-25. Commissioner Edwards seconded the motion. Motion carried.

**Approval of the Board of County Commissioners' Meeting Minutes:**

Vice-Chair Menser moved to approve the board meeting minutes for 2022-01-18. Commissioner Edwards seconded the motion. Motion carried.

**1) Opportunity for the Public to Address the Board**

**Citizen:** Joe Hanna

**Issue:** Agriculture Advisory Committee

**2) County Manager's Update**

**a) Item Description:** Follow-up on citizen issues

No reports.

**b) Item Description:** Other current issues

No reports.

### 3) Consent Item(s) "a" through "e"

**Motion:** Vice-Chair Menser moved to approve consent item(s) "a" through "e". Commissioner Edwards seconded the motion. The Board voted unanimously. Motion carried.

a) **Dept:** Emergency Services

**Description:** 2021 Emergency Management Program Grant - American Rescue Plan Act

**Contact:** Ben Miller-Todd, ALS Program Manager

**Action:** Move to approve Federal Fiscal Year 2021 Emergency Management Performance Grant - American Rescue Plan Act (21EMPG-ARPA) No. E22-238 for the period of June 1, 2021 through December 31, 2022 for a total of \$43,978 and authorize the Interim Director of Emergency Services to sign the agreement as well as future amendments that do not change the approved dollar amount by more than 10%.



BoCC-AIS-2022-01-25-  
EmergencyServices-  
VivianEason-2635.pdf  
Adobe Acrobat Document  
2.26 MB

b) **Dept:** Emergency Services

**Description:** Resolution for Private Ambulance License Renewal

**Contact:** Ben Miller-Todd, ALS Program Manager

**Action:** Move to approve the resolution approving the 2022 ambulance licensing applications for American Medical Response, Olympic Ambulance, and Falck Northwest.



BoCC-AIS-2022-02-01-  
EmergencyServices-  
SandraBush-2704.pdf  
Adobe Acrobat Document  
256 KB

c) **Dept:** Human Resources

**Description:** Board of Equalization's Request to Convene

**Contact:** Ruth Elder, Community Program Manager

**Action:** Move to approve the Board of Equalization's request to convene for the purpose of hearing property assessment appeals for the 2021 assessment year.



BoCC-AIS-2022-01-25-  
HumanResources-  
RuthElder-2434.pdf  
Adobe Acrobat Document  
472 KB

d) **Dept:** Public Works


**Description:** Reappointment to the Solid Waste Advisory Committee

**Contact:** Jeff Bickford, Solid Waste Manager


**Action:** Move to reappoint Joan Cathey as the City of Tumwater's Representative on the Thurston County Solid Waste Advisory Committee for the term of January 2022 to January 2025.




BoCC-AIS-2022-01-25-  
PublicWorks-  
AngelaCelestine-2955.pdf  
Adobe Acrobat Document  
288 KB

- e) **Dept:** Auditor - Financial Services  File Attachment  
**Description:** Approval of the Voucher List  
**Contact:** Darren Bennett, Financial Services Division Manager  
**Action:** Move to approve the voucher list for the week of January 10, 2022 for a combined amount of \$2,921,283.48.


#### 4) Commissioners

- a) **Description:** Ordinance to Create a County-Wide Home Fund   
**Contact:** Ramiro Chavez, County Manager  
**Action:** Commissioner Menser moved to approve an ordinance imposing an additional Sales and Use Tax of one-tenth of one percent for Housing and Related Services as authorized by RCW 82.14.530 and adding a new Chapter to the Thurston County Code. Commissioner Mejia seconded the motion. The Board voted 2-1 (Commissioner Edwards voted nay). Motion carried.  
BoCC-AIS-2022-01-18-Commissioners-AmyDavis-5140.pdf  
Adobe Acrobat Document  
432 KB

#### 5) Community Planning and Economic Development

- a) **Description:** Interlocal Agreement with the City of Tumwater for Island Annexation   
**Contact:** Jeremy Davis, Operations Manager  
**Action:** Commissioner Menser moved to approve the Interlocal Agreement with the City of Tumwater related to the annexation of unincorporated county islands and authorize the Chair of the Board of County Commissioners to sign the agreement. Commissioner Edwards seconded the motion. The Board voted unanimously. Motion carried.  
BoCC-AIS-2022-02-01-CommunityPlanningandEconomicDevelopment-JeremyDavis-0530.pdf  
Adobe Acrobat Document  
3.36 MB

#### 6) Emergency Services

- a) **Description:** Medic One EMS Agencies COVID-19 High Probability Unit Contracts  File Attachment  
**Contact:** Ben Miller-Todd, ALS Program Manager  
**Action:** Commissioner Menser moved to approve the High Probability unit contracts for COVID19 response with Emergency Medical Services agencies for a total annual amount of \$142,500 for the term of January 1, 2022 to December 31, 2023, and authorize the Director or Interim Director of Emergency Services to sign the agreements and any amendments that do not exceed 10%. Commissioner Edwards seconded the motion. The Board voted unanimously. Motion carried.

## 7) County Manager

### a) Item Description:

Commissioners reported on board work sessions and assigned committee meetings providing updates on actions taken as well as upcoming issues.

#### **Commissioner Edwards reported on:**

- Fire Commissioners
- EMS Council
- TMBH-ASO
- STEDI
- Nisqually River Council
- COVID-19 Inquiries

#### **Vice-Chair Menser reported on:**

- STEDI
- Tree Planting at Marshall Middle School
- WSAC Virtual Assembly
- TMBH-ASO

#### **Chair Mejia reported on:**

- Intercity Transit
- STEDI
- WSAC Legislative Steering Committee
- Mayors Meeting
- Agriculture Advisory Committee Meeting
- WSAC Virtual Assembly
- Meeting with Prosecuting Attorney

### b) Item Description:

The County Manager reviewed the Board of County Commissioners schedule for the week of January 25, 2022 .

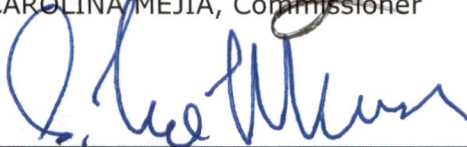
### c) Item Description:

Chair Mejia adjourned the Board of County Commissioners meeting of 01/25/2022.

**BOARD OF COUNTY COMMISSIONERS**  
**Thurston County, Washington**



CAROLINA MEJIA, Commissioner



TYE MENSER, Commissioner

 2-1-22

GARY EDWARDS, Commissioner

**ATTEST:**



Amy Davis, Clerk of the Board

Approved February 8, 2022

**Thurston Community Media (TCM)**

The Board of County Commissioners Tuesday 2:00 p.m. board meetings air on Thurston Community Media each week on Monday at 4:30 p.m., Tuesday at 12:00 a.m., Thursday at 6:30 a.m., Friday at 8:00 p.m., and Sunday at noon. You can also view the meetings live, or previously recorded, on the Thurston County YouTube channel

(<https://www.youtube.com/channel/UCuANWax0cRG6I05UWvYkZ5g>).

**Disability Accommodations:** Room 280 is equipped with an assistive listening system and is wheelchair accessible. To request disability accommodations call the Reasonable Accommodation Coordinator at least 3 days prior to the meeting at 360-786-5440. Persons with speech or hearing disabilities may call via Washington Relay: 711 or 800-833-6388.

**INTERLOCAL AGREEMENT BETWEEN  
THE CITY OF TUMWATER AND THURSTON COUNTY, RELATED TO THE ANNEXATION  
OF COUNTY ISLANDS LOCATED WITHIN THE SURROUNDING JURISDICTION OF THE  
CITY**

**THIS INTERLOCAL AGREEMENT** ("Agreement") is entered into pursuant to the authority of Chapter 39.34 RCW in duplicate originals between the City of Tumwater, a State of Washington municipal corporation ("City") and Thurston County, a political subdivision of the State of Washington ("County"); collectively referred to as "Jurisdictions" and individually as "Jurisdiction."

In consideration of the terms, conditions, covenants, and performances contained herein, it is mutually agreed by the Jurisdictions as follows:

**WHEREAS**, annexations are routinely applied for and put forth by the City; and

**WHEREAS**, County islands are those unincorporated County areas that are bounded on all sides by the City; and

**WHEREAS**, provision of services by the County to islands that are surrounded by the City results in an inefficient use of City and County resources; and

**WHEREAS**, there are currently 12 unincorporated County islands located within the boundaries of the City; and

**WHEREAS**, the annexation of these 12 County islands will provide greater efficiency of services; and

**WHEREAS**, the Jurisdictions want to facilitate an orderly transition of services associated with the islands proposed to be annexed, including, but not limited to emergency services, public works, and permit processing; and

**WHEREAS**, the City and County want to ensure a seamless transition of review of permit applications that were initiated in the County, but then transferred to the City upon annexation; and

**WHEREAS**, RCW 35A.14.296 authorizes any code city to annex unincorporated areas pursuant to a jointly approved interlocal agreement with the county; and

**WHEREAS**, the legislative findings in RCW 35A.14.296 state, "The legislature finds that city annexations of unincorporated areas within urban growth areas will be more efficient and effective if the county and city develop a jointly approved interlocal agreement so as not to create illogical boundaries or islands of unincorporated territory"; and

**WHEREAS**, RCW 35A.14.296 requires that any affected adjacent jurisdictions, such as fire districts, be notified of the intent to annex any areas served by the fire district. Nine of the twelve County islands that the City is proposing to annex are within the service area of the McLane Black Lake Fire Department; and

**WHEREAS**, RCW 35A.14.296 empowers McLane Black Lake Fire Department to be a party to the Interlocal Agreement by providing written notice within 30 days of the May 20, 2021 letter from the City of Tumwater; and

**WHEREAS**, the McLane Black Lake Fire Department provided the City with written notice on September 5, 2021, that it does not wish to be a party to this interlocal agreement; and

**WHEREAS**, the County and City held a duly noticed joint public hearing on this interlocal agreement on January 18, 2022 as required by RCW 35A.14.296(3).

**NOW, THEREFORE**, it is hereby agreed as follows:

1. **Areas to be Annexed.**

The Jurisdictions agree that the City shall annex all 12 of the unincorporated County islands as depicted on the maps attached to and incorporated into this agreement in two separate annexation processes. The Jurisdictions agree that the boundaries of the annexation areas shall be as described and depicted in the attached Exhibits:

- A. The County island referred to as the "Trosper Lake Island" shall be annexed on May 17, 2022 separately from the other 11 islands via an ordinance adopted by the City Council. The boundaries of the Trosper Lake Island are described and depicted on the attached Exhibit [See Pages 1 – 4 in Attachment "A" Tumwater Island Annexation ILA Legal Descriptions and Maps].
- B. The remaining 11 islands will be annexed as a group on March 15, 2022 via an ordinance adopted by the City Council. The boundaries of the islands are described and depicted on the attached Exhibits [See Pages 5 – 20 in Attachment "A" Tumwater Island Annexation ILA Legal Descriptions and Maps] and named as follows:
  - a. Rural Road Island – North.
  - b. Rural Road Island – South.
  - c. 2247 Sapp Road Island.
  - d. 1300-1500 Block – Linwood Avenue Island.
  - e. Liberty Street Island.

- f. 984 Liberty Street Island.
- g. Pioneer Street Islands, North.
- h. Pioneer Street Islands, South.
- i. Quince Street Island, North.
- j. Quince Street Island, South.
- k. Dennis Street Island.

**2. Compliance with Previous Interlocal Agreements.**

The City and County entered into an Interlocal Agreement on January 28, 2008 and amended the Interlocal Agreement on January 7, 2014, to establish the orderly transition of services following an annexation. These Interlocal Agreements address several areas, including land use review, permit processing, records transfer, etc. These Interlocal Agreements will remain in effect and are attached to and incorporated into this Agreement.

**3. Public Works Projects.**

The County will provide the City a list and project descriptions for any ongoing or pending public works projects within the proposed annexation areas.

**4. Open Permits.**

The County will compile and transfer to the City a list of ongoing permits within the proposed annexation areas, including but not limited to land use and building permits.

**5. Unexpended SEPA Mitigation Fees.**

The County will compile a list of projects within the proposed annexation areas with unspent SEPA mitigation fees. Upon annexation, such fees shall be transferred to the City, except for fees collected for other agencies and school district. The City shall assume the responsibility for expending these fees to address the impact or complete the mitigation appropriate to the project for which they were collected. This shall not apply to school mitigation fees or agency fees.

**6. Development Bonds.**

The County will identify any development bonds that are active within the proposed annexation areas. Upon annexation and when identified for transfer under the terms of the January 28, 2008 Interlocal Agreement as amended on January 7, 2014, these bonds will be transferred to the City for administration in accordance with the terms of the bond.

**7. Notification of Potentially Affected Jurisdictions.**

Consistent with the requirements of RCW 35A.14.296, the City transmitted this Agreement to any potentially affected adjacent jurisdiction, including the appropriate fire district, to allow for a 30-day comment period on May 20, 2021.

**8. Maintenance of Residential Zoning.**

Consistent with the requirements of RCW 35A.14.296, the City agrees that for a period of five years, any parcel zoned for residential development within the annexed areas shall:

- A. Maintain a zoning designation that provides for residential development; and
- B. Not have its minimum gross residential density reduced below the density allowed for by the zoning designation for that parcel prior to annexation.

**9. Public Outreach.**

The City shall assume responsibility for completing all required public notifications pursuant to RCW 35A.14.296. In addition, the City shall assume responsibility for holding any public meetings, open houses, drafting of Frequently Asked Question flyers and other informational materials, and public hearings. The County shall attend the annexations meetings in support of city staff. The joint County and City public hearing shall be on January 18, 2022.

**10. Effective Date of Annexation.**

The jurisdictions mutually agree that the effective date of the annexation, as described and agreed to in this agreement, shall be the date of the City's adoption of its annexation ordinance.

**11. Term.**

The term of this Agreement shall be effective upon the Effective Date and shall expire two years after the Effective Date unless extended by the agreement of the Jurisdictions.

**12. Indemnification and Hold Harmless.**

- A. To the extent permitted by law, each Jurisdiction agrees to indemnify, defend, and hold harmless the other Jurisdiction, their officers, officials, employees, agents, and volunteers from and against any and all claims, demands, damages, losses, actions, liabilities, expenses, and judgments of any nature whatsoever, including without limitation, court and appeal costs and attorneys' fees, to or by any and all persons or entities, including without limitation, their respective agents, licensees, or representatives, caused by or arising out of any negligent act, errors, or omissions, of that Jurisdiction, its employees, agents, or volunteers or arising out of, in connection with, or incident to that Jurisdiction's performance or failure to perform any aspect of this Agreement.

- B. The Jurisdictions waive their immunity under the Washington State Industrial Insurance Act, Title 51 RCW, to the extent required by this indemnification and hold harmless provision. Provided, however, the foregoing waiver shall not in any way preclude a Jurisdiction from raising such immunity as a defense against any claim brought against a Jurisdiction by any of the Jurisdiction's respective employees. This waiver has been mutually negotiated by the Jurisdictions.
- C. The provisions of this section shall survive the completion or expiration of this Agreement or termination whether termination is by one or all Jurisdictions.
- D. The Jurisdictions agree to support each other in pursuing these purposes and responsibilities and operate in good faith and partnership in carrying them out. Risk and accountability shall be shared to the extent possible by the Jurisdictions.

**13. Amendments.**

This Agreement may be amended as needed by mutual written agreement of the Jurisdictions as executed by each Jurisdiction's authorized governing authority as provided in Chapter 39.34 RCW.

**14. Termination.**

This Agreement may be terminated when the terminating Jurisdiction provides written notice to the other Jurisdiction at least 90 days prior to its intended withdrawal from this Agreement. Following a termination, the Jurisdictions are mutually responsible for fulfilling any outstanding obligations under this Agreement incurred prior to the effective date of the amendment or termination.

**15. Dispute Resolution.**

The Jurisdictions mutually agree to use a formal dispute resolution process such as mediation, through an agreed-upon mediator and process, if agreement cannot be reached regarding interpretation or implementation of any provision of this Agreement. All costs for mediation services would be divided equally between the Jurisdictions. Each Jurisdiction would be responsible for the costs of their own legal representation. The jurisdictions must first seek a remedy under this section in good faith prior to any legal action in court to enforce the terms of this Agreement.

**16. Jurisdiction Representative.**

The following are designated as representatives of the respective Jurisdictions. Notice provided for in this Agreement shall be sent to the designated representatives by certified mail to the addresses set forth below. Notice will be deemed received three business days following posting by the U.S. Postmaster.

City of Tumwater, c/o City Administrator, 555 Israel Road SW, Tumwater, WA  
98501

Thurston County, c/o County Manager, 2000 Lakeridge Drive SW, Olympia, WA  
98502

**17. Governing Law and Venue.**

This Agreement has been and shall be construed as having been made and delivered within the State of Washington and it is agreed by the Jurisdictions hereto that this Agreement shall be governed by the laws of the State of Washington both as to its interpretation and performance. Any action of lawsuit in equity, or judicial proceeding arising out of this Agreement shall be instituted and maintained only in a court of competent jurisdiction in Thurston County, Washington or in the superior court of either of the two nearest judicial districts pursuant to RCW 36.01.050.

**18. Severability.**

If one or more of the clauses of this Agreement is found to be unenforceable, illegal, or contrary to public policy, the Agreement will remain in full force and effect except for the clauses that are unenforceable, illegal, or contrary to public policy.

**19. Entire Agreement.**

The Jurisdictions agree that this Agreement is the complete expression of its terms and conditions. Any oral or written representations or understandings not incorporated in this Agreement are specifically excluded.

**20. Non-Waiver of Rights.**

The Jurisdictions agree that failure to declare any breach or default immediately upon the occurrence thereof, delay in taking any action in connection with, or the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement.

**21. Equal Opportunity to Draft.**

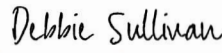
The Jurisdictions have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any Jurisdiction upon a claim that that Jurisdiction drafted the ambiguous language.

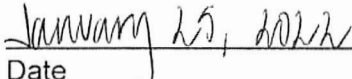
IN WITNESS WHEREOF, the Jurisdictions hereto have caused this Agreement to be executed by the dates and signature herein under affixed. The persons signing this Agreement on behalf of the Jurisdictions represent that each has authority to execute this Agreement on behalf of the Jurisdiction entering into this Agreement.

**Thurston County**

**City of Tumwater**

  
\_\_\_\_\_  
Carolina Mejia, Chair of the Board of County Commissioners


DocuSigned by:  
  
691AEF6684BC44E...  
\_\_\_\_\_  
Debbie Sullivan, Mayor of City of Tumwater

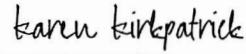
  
\_\_\_\_\_  
Date

2/11/2022  
\_\_\_\_\_  
Date

Approved as to form:  
Travis Burns, Deputy Prosecuting Attorney

Approved as to form:  
Karen Kirkpatrick, City Attorney

By:   
\_\_\_\_\_

DocuSigned by:  
  
9F0E9D38F34249E...  
By: \_\_\_\_\_

Attachment "A" Tumwater Island Annexation ILA Legal Descriptions and Maps

TROSPER LAKE ISLAND  
ANNEXATION DESCRIPTION

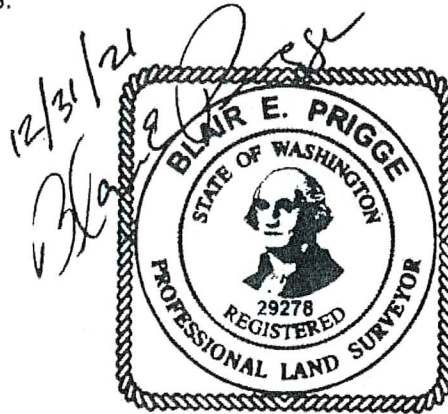
COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM AND SECTIONS 3 AND 4, TOWNSHIP 17 NORTH, RANGE 2 WEST, WM;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 33, NORTH 88°25'40" WEST, 660.15 FEET TO THE EAST LINE OF TRACT B OF THE PLAT OF LAKESIDE ESTATES AS RECORDED UNDER AUDITOR'S FILE NUMBER 3102840 AND THE POINT OF BEGINNING;  
THENCE NORTH ALONG SAID EAST LINE, 579.29 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF DRYER ADDITION AS RECORDED UNDER AUDITOR'S FILE NUMBER 8106090166;  
THENCE EASTERLY ALONG SAID SOUTH LINE AND ITS EXTENSION, 330.03 FEET TO THE EASTERLY LINE OF SAID DRYERS ADDITION;  
THENCE NORTHERLY ALONG SAID EASTERLY LINE, 560.57 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN OF 54<sup>TH</sup> AVENUE SW;  
THENCE EASTERLY ALONG SAID SOUTH MARGIN, 329.99 FEET TO THE EAST LINE OF SAID SECTION 33;  
THENCE NORTHERLY ALONG SAID EAST LINE, 1346.58 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;  
THENCE EASTERLY ALONG SAID NORTH LINE, 461.52 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;  
THENCE SOUTHERLY ALONG SAID WEST MARGIN, 1345.55 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN OF 54<sup>TH</sup> AVENUE SW;  
THENCE EASTERLY ALONG SAID SOUTH MARGIN, 129.71 FEET TO THE EAST LINE OF PARCEL C OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 4100655,  
THENCE SOUTHERLY ALONG SAID EAST LINE, 1237 FEET TO THE SOUTH LINE OF SAID PARCEL C;  
THENCE WESTERLY ALONG SAID SOUTH LINE, 137.58 FEET TO THE WEST LINE OF PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 4257426;  
THENCE SOUTHERLY ALONG SAID WEST LINE, 535.19 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B, ALSO THE SOUTHEAST CORNER OF LOT 1 OF SHORT SUBDIVISION SS-1992 AS RECORDED UNDER AUDITOR'S FILE NUMBER 8411060022;  
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 803.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE NORTH ALONG THE WEST LINE OF SAID SHORT SUBDIVISION, 470.08 FEET TO THE NORTH LINE OF SAID SECTION 4;  
THENCE WEST ALONG SAID NORTH LINE, 53.51 FEET TO THE EAST LINE OF THE NORTHERLY EXTENSION OF THE EAST LINE OF THE PLAT OF GLENWOOD PARK AS RECORDED UNDER AUDITOR'S FILE NUMBER 350665;  
THENCE SOUTH ALONG SAID EAST LINE AND EXTENSION, 1329.24 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 4 OF SAID GLENWOOD PARK AND THE SOUTHWEST CORNER OF PARCEL A OF BOUNDARY LINE ADJUSTMENT BLA-7327, RECORDED UNDER AUDITOR'S FILE NUMBER 3005757;  
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A, 369.96 FEET TO THE EAST LINE OF SAID SECTION 4;  
THENCE SOUTH ALONG SAID EAST LINE, 804.48 FEET TO THE NORTH LINE OF THE FOLLOWING DESCRIBED PARCEL:  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; RUNNING THENCE EAST ALONG THE CENTERLINE OF SAID SECTION 235 FEET, MORE OR LESS, TO THE WESTERLY LINE OF

LITTLEROCK ROAD; THENCE NORTH 44° 30' EAST ALONG SAID WESTERLY LINE OF ROAD 100 FEET TO THE INITIAL POINT OF THIS DESCRIPTION; THENCE CONTINUING NORTH 44° 30' EAST ALONG SAID WESTERLY LINE OF ROAD 110 FEET; THENCE NORTH 45° 55' 57" WEST 400 FEET, MORE OR LESS, TO A POINT NORTH 44° 30' WEST 400 FEET FROM SAID WESTERLY LINE OF ROAD; THENCE NORTH 44° 30' WEST 125 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTHERLY ALONG SAID WEST LINE OF SUBDIVISION TO A POINT NORTH 44° 30" WEST FROM SAID INITIAL POINT; THENCE SOUTH 44° 30' EAST 450 FEET, MORE OR LESS, TO SAID INITIAL POINT. EXCEPTING THAT PORTION CONVEYED TO CITY OF TUMWATER BY DEED RECORDED MARCH 12, 2006 UNDER AUDITOR'S FILE NO. 3815098;

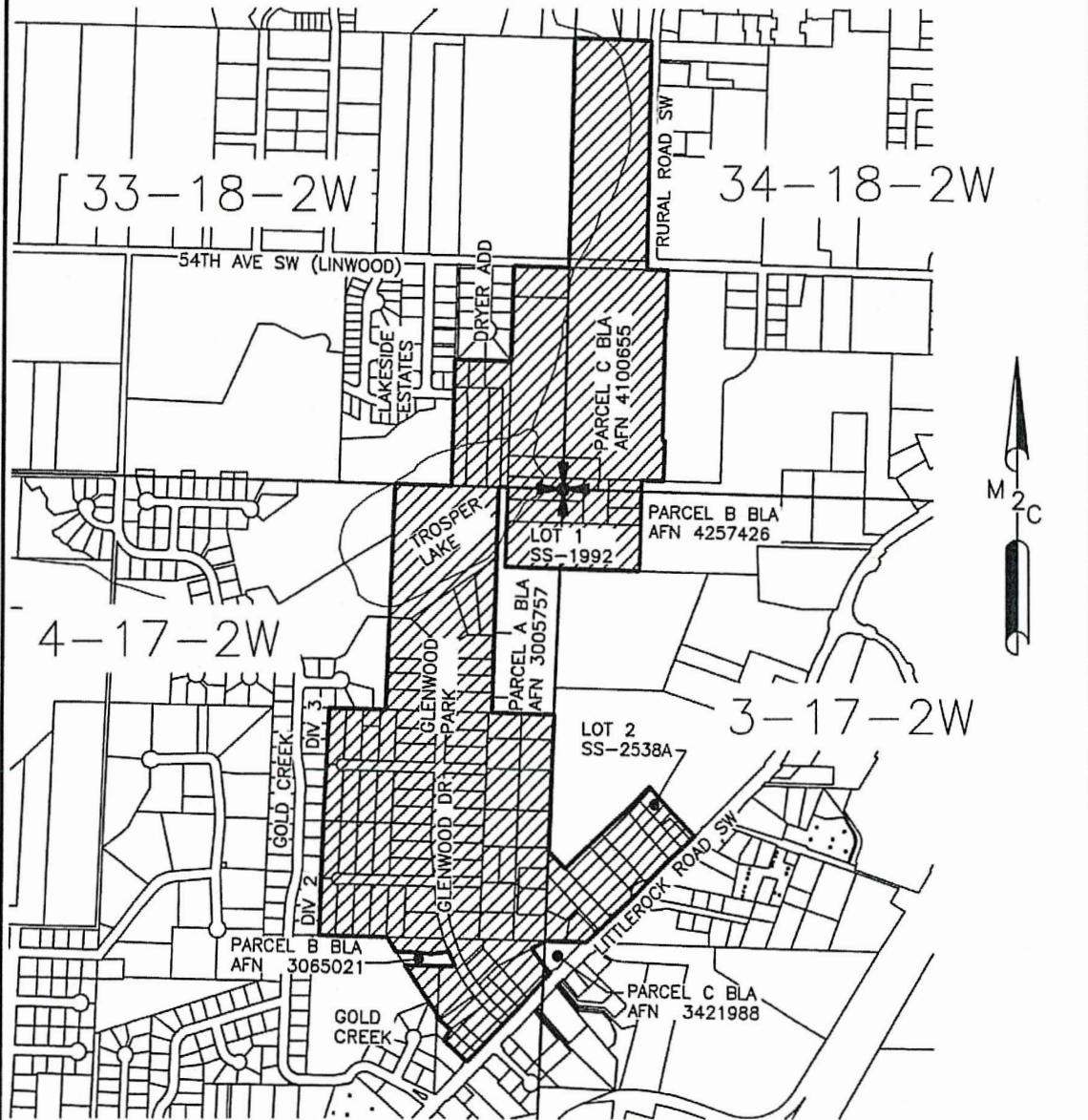
THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 137.70 FEET, MORE OR LESS, TO A POINT 400 FEET NORTHWESTERLY MEASURED PERPENDICULAR TO THE NORTHWESTERLY RIGHT-OF-WAY OF LITTLEROCK ROAD (WHEN LITTLEROCK ROAD RIGHT-OF-WAY WAS 60 FEET WIDE);  
THENCE NORTHEASTERLY PARALLEL WITH SAID NORTHWESTERLY RIGHT-OF-WAY, 694.92 FEET TO THE MOST NORTHERLY CORNER OF LOT 2 OF SHORT SUBDIVISION SS-2538A AS RECORDED UNDER AUDITOR'S FILE NUMBER 9201240212;  
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, 400 FEET TO THE NORTHWESTERLY MARGIN OF LITTLEROCK ROAD;  
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY MARGIN, 900 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH LINE OF PARCEL C OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 3421988;  
THENCE WESTERLY ALONG SAID NORTH LINE, 235.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 3 AND THE NORTHWEST CORNER OF SAID PARCEL C;  
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL C, 83.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL C;  
THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL C, 101.92 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE;  
THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL C, 89.91 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF LITTLEROCK ROAD;  
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY MARGIN, 715.54 FEET TO THE SOUTHWESTERLY LINE OF LOT 2, BLOCK 7 OF SAID GLENWOOD PARK;  
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 195.00 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 195.00 FEET OF SAID LOT 2;  
THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, 71.50 FEET TO THE MOST SOUTHERLY CORNER OF LOT 6, BLOCK 7 OF SAID GLENWOOD PARK;  
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, 120.89 FEET TO THE WESTERLY LINE OF SAID PLAT AND THE EASTERLY LINE OF THE PLAT OF GOLD CREEK, AS RECORDED IN VOLUME 19 OF PLATS, PAGE 80 AND UNDER AUDITOR'S FILE NUMBER 991456;  
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID GOLD CREEK PLAT, 343.76 FEET TO THE SOUTH LINE OF PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA961418, AS RECORDED DECEMBER 5, 1996 UNDER AUDITORS FILE NO. 3065020 AND 3065021;  
THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL B, 294.55 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF GLENWOOD DRIVE;  
THENCE NORTHERLY ALONG SAID WEST MARGIN, 94.4 FEET TO THE NORTH LINE OF SAID PARCEL B;  
THENCE WESTERLY ALONG SAID NORTH LINE OF PARCEL B, SOUTH 80° WEST, 99.41 FEET;  
THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE OF PARCEL B, NORTH 87° WEST, 92.44 FEET;  
THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE OF PARCEL B, 110.47 FEET TO SAID EASTERLY LINE OF THE PLAT OF GOLD CREEK;

THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE, 101.82 FEET TO THE NORTH LINE OF SAID PLAT OF GOLD CREEK;  
THENCE WESTERLY ALONG SAID NORTH LINE, 398.87 FEET TO THE EAST LINE OF GOLD CREEK DIVISION 2 AS RECORDED IN VOLUME 20 OF PLATS, PAGE 110 AND UNDER AUDITOR'S FILE NUMBER 1080313;  
THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF GOLD CREEK DIVISION 3 AS RECORDED IN VOLUME 22 OF PLATS, PAGE 177 AND UNDER AUDITOR'S FILE NUMBER 8610150125, 1335.91 FEET TO THE NORTHEAST CORNER OF LOT 26 OF SAID DIVISION 3;  
THENCE EAST ALONG THE SOUTHERLY LINE OF SAID DIVISION 3, 327.59 FEET TO THE EAST LINE OF SAID DIVISION 3;  
THENCE NORTH ALONG SAID EAST LINE OF DIVISION 3 AND ITS NORTHERLY EXTENSION, 1330.61 FEET TO THE NORTH LINE OF SAID SECTION 4;  
THENCE EAST ALONG SAID NORTH LINE, 331.45 FEET TO THE POINT OF BEGINNING;

CONTAINING 133.1 ACRES, MORE OR LESS.



# TROSPER LAKE-ISLAND



PROFESSIONAL LAND SURVEYORS  
 2320 MOTTMAN RD SW, STE 106  
 TUMWATER, WA 98512  
 360-688-1949

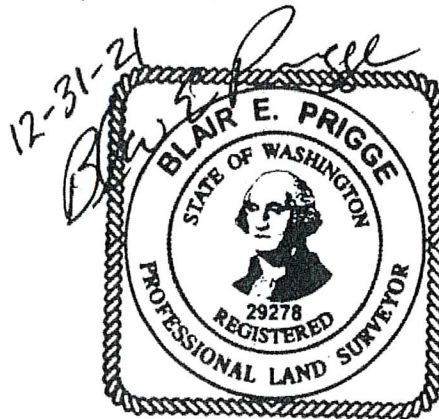
TUMWATER ANNEXATION  
 DATE: 12/22/2021  
 SCALE: 1"=1000'  
 M2C PROJECT NO.: 21-728  
 SHEET NO. 1 OF 1

## RURAL ROAD ISLAND - NORTH ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW AND THE SOUTH LINE OF PARCEL A OF BOUNDARY LINE ADJUSTMENT, BLA-0960 AS RECORDED UNDER AUDITOR'S FILE NUMBER 9010020017;  
THENCE WEST ALONG SAID SOUTH LINE, 289.49 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A;  
THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL A, 369.05 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A;  
THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL A, 289.49 FEET TO SAID WEST RIGHT-OF-WAY MARGIN;  
THENCE CONTINUING EAST, 60.00 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;  
THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY MARGIN, 407.41 FEET TO THE NORTH LINE OF PARCEL A OF BOUNDARY LINE ADJUSTMENT, BLA-7281 AS RECORDED UNDER AUDITOR'S FILE NUMBER 9304090104;  
THENCE NORTHEASTERLY ALONG SAID NORTH LINE, 433.83 FEET TO THE EAST LINE OF SAID PARCEL A;  
THENCE SOUTH ALONG SAID EAST LINE AND THE EAST LINE PARCELS M AND N OF BOUNDARY LINE ADJUSTMENT BLA-7214 AS RECORDED UNDER AUDITOR'S FILE NUMBER 8910060001, 794.51 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF LINWOOD AVE SW;  
THENCE WEST ALONG SAID NORTH MARGIN, 434.13 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;  
THENCE SOUTH, 60.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY MARGIN OF LINWOOD AVENUE SW WITH THE EAST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;  
THENCE WEST, 60.00 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;  
THENCE NORTH ALONG SAID WEST MARGIN, 39.34 FEET TO THE BEGINNING;

CONTAINING 10.48 ACRES, MORE OR LESS.

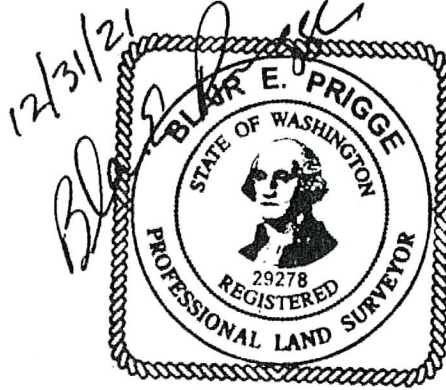


## RURAL ROAD ISLAND - SOUTH ANNEXATION DESCRIPTION

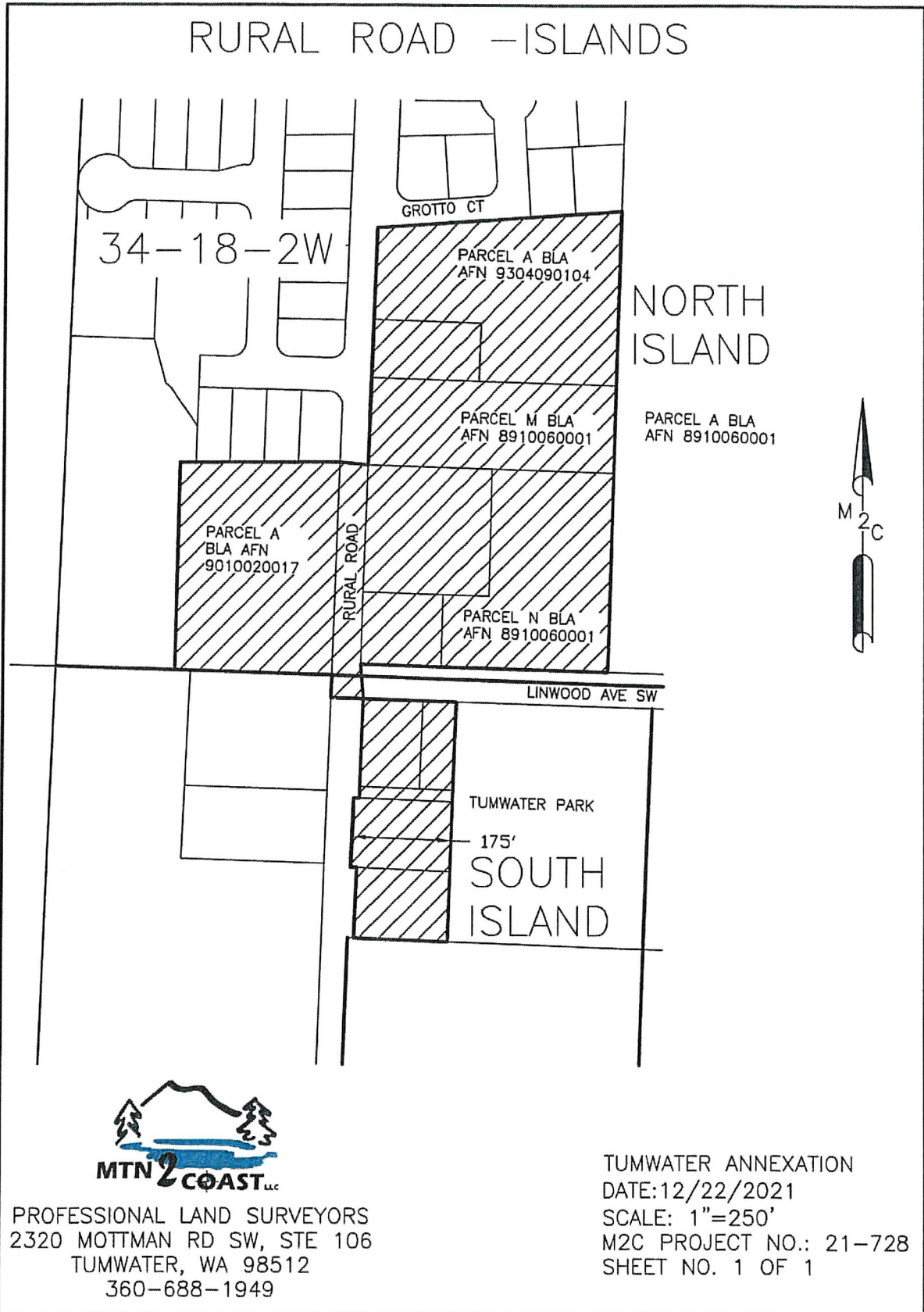
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

THE WEST 175.00 FEET OF LOT 1 OF THE PLAT OF TUMWATER PARK AS RECORDED IN VOLUME 7  
OF PLATS AT PAGE 6;

CONTAINING 1.52 ACRES, MORE OR LESS.



# RURAL ROAD - ISLANDS



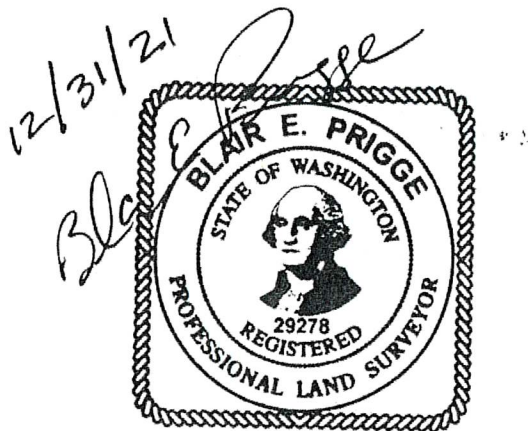
PROFESSIONAL LAND SURVEYORS  
 2320 MOTTMAN RD SW, STE 106  
 TUMWATER, WA 98512  
 360-688-1949

TUMWATER ANNEXATION  
 DATE: 12/22/2021  
 SCALE: 1"=250'  
 M2C PROJECT NO.: 21-728  
 SHEET NO. 1 OF 1

## 2247 SAPP ROAD ISLAND ANNEXATION DESCRIPTION

THE NORTH 290.4 FEET OF THE WEST 150 FEET OF THE EAST 600 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., EXCEPTING THEREFROM COUNTY ROAD KNOWN AS SAPP ROAD ALONG THE NORTH BOUNDARY.

CONTAINING 0.93 ACRES, MORE OR LESS.



# SAPP ROAD - ISLAND



PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360-688-1949

TUMWATER ANNEXATION  
DATE: 12/22/2021  
SCALE: 1"=250'  
M2C PROJECT NO.: 21-728  
SHEET NO. 1 OF 1

1300-1500 BLOCK – LINWOOD AVENUE ISLAND  
ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST,  
WM, DESCRIBED AS FOLLOWS:

LOT 2, 3, 4 AND 5 OF THE PLAT OF TUMWATER PARK AS RECORDED IN VOLUME 7 OF PLATS AT  
PAGE 6;

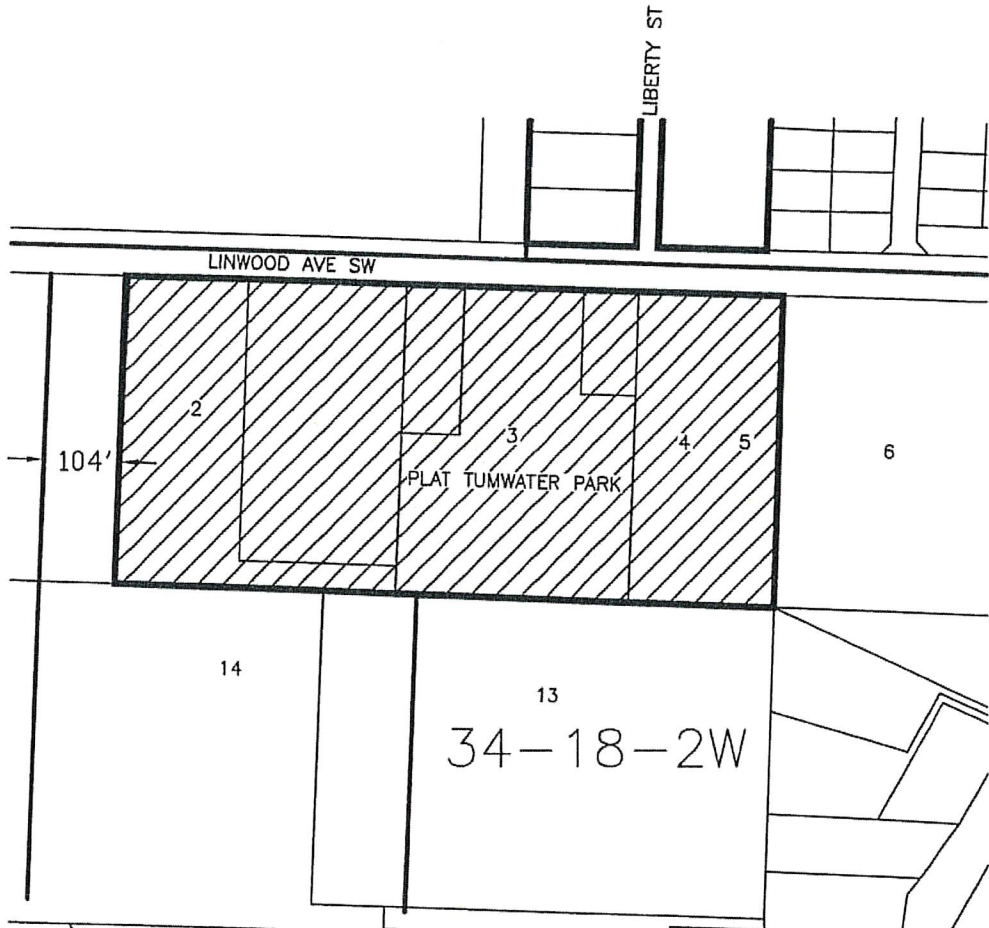
EXCEPTING THEREFROM THE WEST 104 FEET OF SAID LOT 2;

AND EXCEPTING THEREFROM ANY PORTION WITHIN LINWOOD AVE SW;

CONTAINING 8.69 ACRES, MORE OR LESS.



# LINWOOD AVE-ISLAND



PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360-688-1949

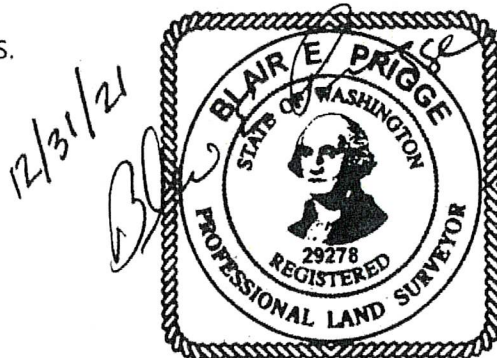
TUMWATER ANNEXATION  
DATE: 12/22/2021  
SCALE: 1"=250'  
M2C PROJECT NO.: 21-728  
SHEET NO. 1 OF 1

## LIBERTY STREET ISLAND ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;  
THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION, 1323.59 FEET TO THE NORTH 1/16 CORNER ON THE WEST LINE OF SAID SECTION 34;  
THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, 1705.58 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL B OF BLA-7214 AS RECORDED UNDER AUDITOR'S FILE NUMBER 8910060001;  
THENCE NORTH ALONG SAID EXTENSION OF SAID PARCEL B, 22.30 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF LINWOOD AVE SW AND THE SOUTHEAST CORNER OF SAID PARCEL B AND THE POINT OF BEGINNING;  
THENCE NORTH ALONG SAID EAST LINE OF PARCEL B AND THE WEST LINE OF PARCELS E, F, G, H, I AND J OF SAID BLA, 868.35 FEET TO THE NORTHWEST CORNER OF SAID PARCEL J;  
THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL J, 170.87 FEET TO THE EAST LINE OF PARCEL A OF SAID BLA;  
THENCE NORTH ALONG SAID EAST LINE, 242.09 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A AND THE NORTHWEST CORNER OF LOT 1 OF SHORT SUBDIVISION SS-2537 AS RECORDED UNDER AUDITOR'S FILE NUMBER 9303040346;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 114.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2 OF SAID SUBDIVISION, 261.9 FEET TO THE NORTHEAST CORNER OF PARCEL A OF BLA-010624-TC AS RECORDED UNDER AUDITOR'S FILE NUMBER 3375676;  
THENCE SOUTH ALONG THE EAST LINE OF SAID BLA, 382 FEET TO THE SOUTHEAST CORNER OF PARCEL B OF SAID BLA;  
THENCE WEST ALONG THE SOUTH LINE OF SAID BLA, 197 FEET TO THE EAST LINE OF SAID BLA-7214;  
THENCE SOUTH ALONG SAID EAST LINE, 108.05 FEET TO A 15.00 FOOT ANGLE POINT IN THE EAST LINE OF SAID BLA;  
THENCE WEST 15.00 FEET ALONG SAID LINE TO ANOTHER ANGLE POINT IN THE EAST LINE AND THE WEST RIGHT-OF-WAY MARGIN OF LIBERTY AVENUE;  
THENCE SOUTH ALONG SAID EAST LINE AND WEST MARGIN, 357.93 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF LINWOOD AVE SW;  
THENCE WEST ALONG SAID NORTH MARGIN, 151.2 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.11 ACRES, MORE OR LESS.



## 984 LIBERTY STREET ISLAND ANNEXATION DESCRIPTION

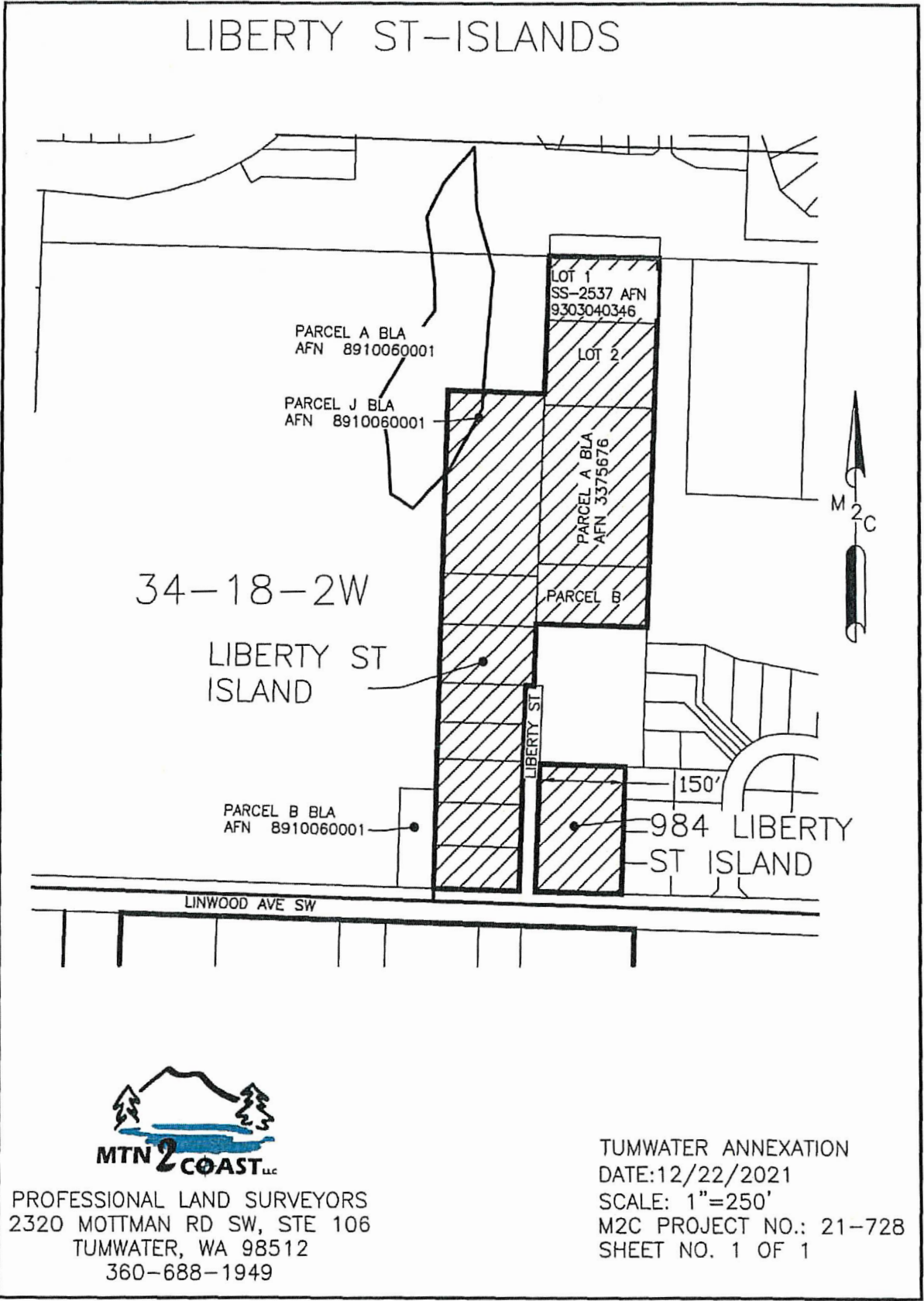
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST,  
WM, DESCRIBED AS FOLLOWS:

THE WEST 150 FEET OF LOT 3 IN BLOCK 43 OF SUPPLEMENTAL PLAT OF BARNES ADDITION TO  
TUMWATER, AS RECORDED IN VOLUME 6 OF PLATS, PAGE 5; EXCEPT THE NORTH 550 FEET  
THEREOF.

CONTAINING 0.76 ACRES, MORE OR LESS.



# LIBERTY ST-ISLANDS



**MTN 2 COAST LLC**  
 PROFESSIONAL LAND SURVEYORS  
 2320 MOTTMAN RD SW, STE 106  
 TUMWATER, WA 98512  
 360-688-1949

TUMWATER ANNEXATION  
 DATE: 12/22/2021  
 SCALE: 1"=250'  
 M2C PROJECT NO.: 21-728  
 SHEET NO. 1 OF 1

## PIONEER AVENUE ISLANDS ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

LOTS 12 AND 13, BLOCK 2, AND LOTS 5, 6 AND 7, BLOCK 1, PLAT OF LINWOOD HOME SITES AS RECORDED IN VOLUME 11, PAGE 60 AND 61 AND RECORDED UNDER AUDITOR'S FILE NUMBER 423861;

CONTAINING 0.95 ACRES, MORE OR LESS.



# PIONEER AVE-ISLANDS



PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360-688-1949

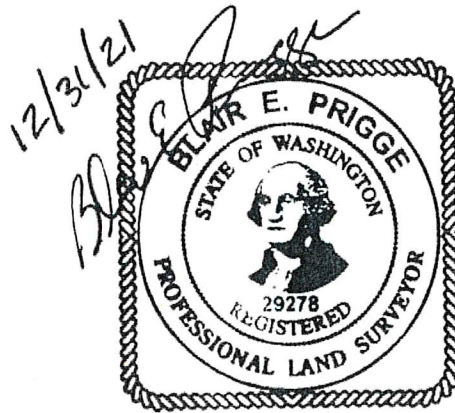
TUMWATER ANNEXATION  
DATE:12/22/2021  
SCALE: 1"=250'  
M2C PROJECT NO.: 21-728  
SHEET NO. 1 OF 1

### QUINCE STREET ISLAND - NORTH ANNEXATION DESCRIPTION

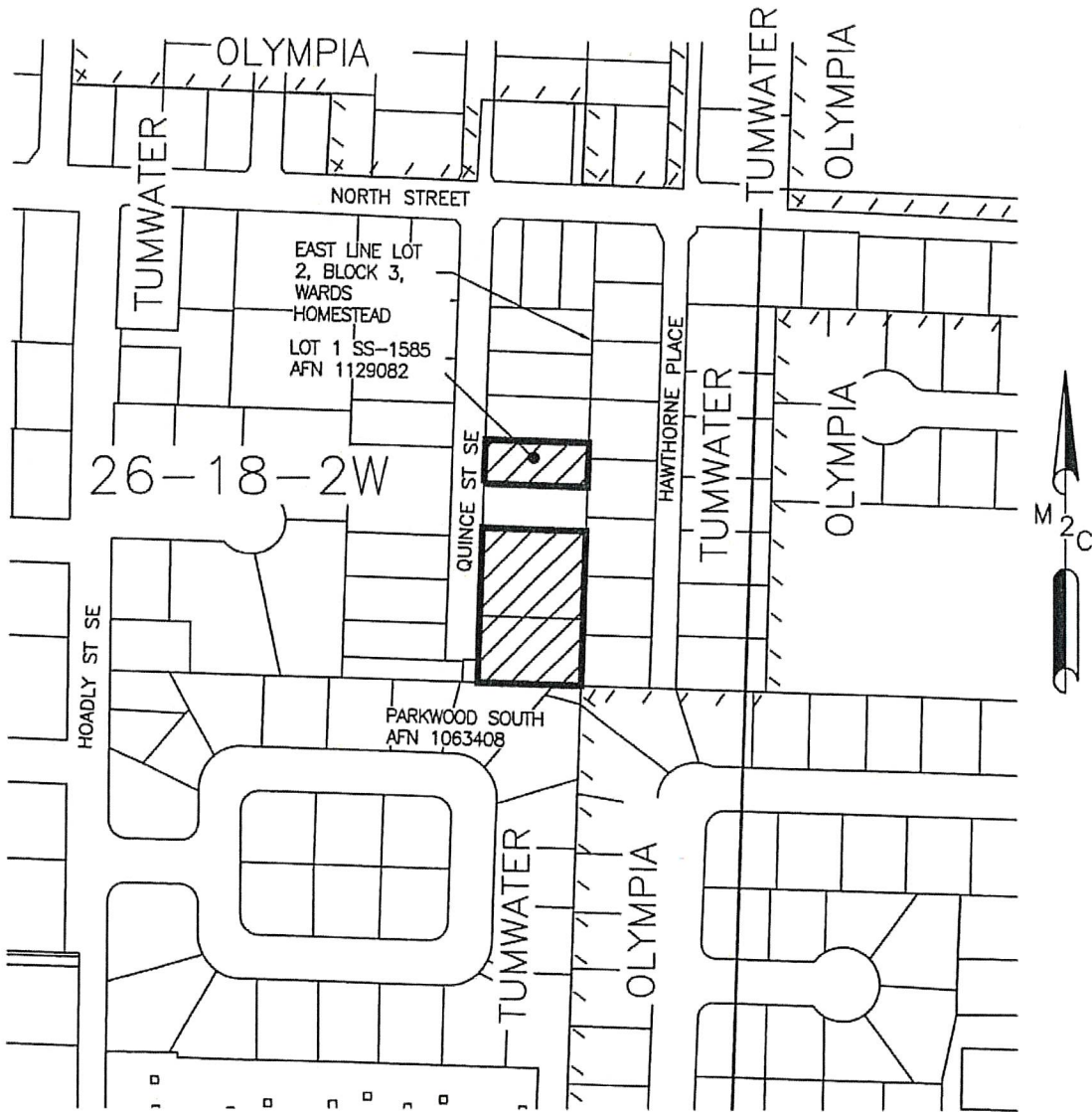
THAT PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:  
LOT 1 OF SHORT SUBDIVISION NO. SS-1585, AS RECORDED NOVEMBER 24, 1980 UNDER AUDITOR'S FILE NUMBER 1129082;  
CONTAINING 0.19 ACRES, MORE OR LESS.

### QUINCE STREET ISLAND - SOUTH ANNEXATION DESCRIPTION

THAT PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:  
THAT PART OF THE EAST HALF OF LOT 2 IN BLOCK 3 OF WARD'S HOMESTEAD, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 63, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2, 420 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;  
RUNNING THENCE WEST 140 FEET;  
THENCE SOUTH 120 FEET;  
THENCE CONTINUING SOUTH 90 FEET TO THE NORTH LINE OF THE PLAT OF PARKWOOD SOUTH AS RECORDED UNDER IN VOLUME 20 OF PLATS AT PAGE 84, UNDER AUDITOR'S FILE NUMBER 1063408;  
THENCE EAST ALONG SAID NORTH LINE, 140 FEET TO THE EAST LINE OF SAID LOT 2;  
THENCE NORTH ALONG SAID EAST LINE, 210 FEET TO THE POINT OF BEGINNING.  
SITUATED IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.  
CONTAINING 0.68 ACRES, MORE OR LESS.



# QUINCY ST-ISLANDS



PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360-688-1949

TUMWATER ANNEXATION  
DATE: 12/22/2021  
SCALE: 1"=250'  
M2C PROJECT NO.: 21-728  
SHEET NO. 1 OF 1

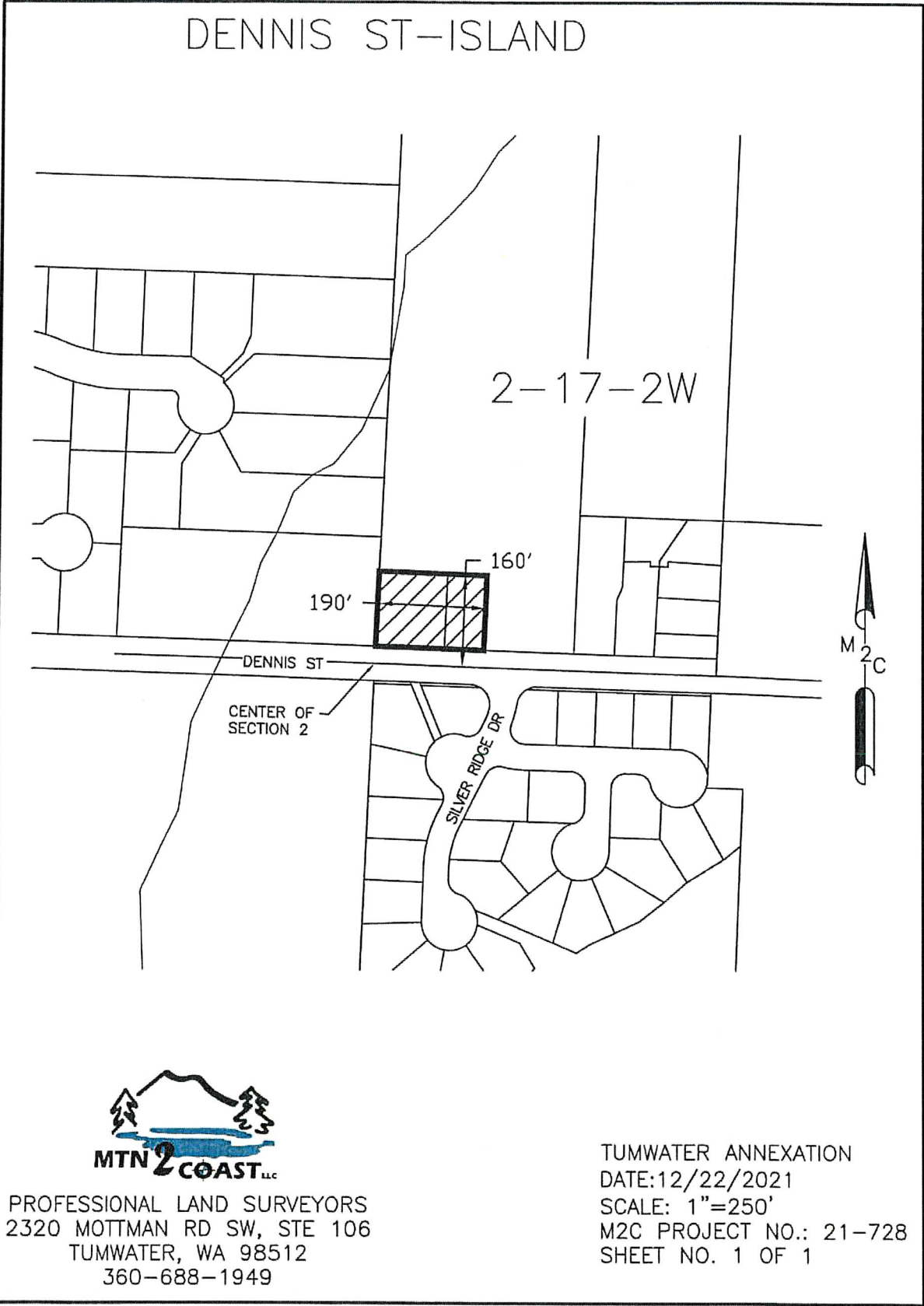
## DENNIS STREET ISLAND ANNEXATION DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP  
17 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

THE SOUTH 160.00 FEET OF THE WEST 190.00 FEET OF SAID SUBDIVISION; LESS THE SOUTH  
30.00 FEET THEREOF FOR DENNIS STREET.  
CONTAINING 0.57 ACRES, MORE OR LESS.



# DENNIS ST-ISLAND



**MTN 2 COAST LLC**  
PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360-688-1949

TUMWATER ANNEXATION  
DATE:12/22/2021  
SCALE: 1"=250'  
M2C PROJECT NO.: 21-728  
SHEET NO. 1 OF 1