



UTILITIES COMMITTEE
MONDAY, AUGUST 2, 2021
12:00 P.M.
REMOTE ATTENDANCE

To comply with Governor Inslee's [Proclamation 20-28](#), the Utilities Committee Meeting will be conducted remotely, not in person. However, you may view the meeting by watching live through Zoom.

Link: <https://us02web.zoom.us/j/81958948437>

The public may also listen to the meeting via telephone by dialing toll-free:

(888) 788-0099 or **(877) 853-5247** – when prompted, enter Webinar ID **819 5894 8437** press # (participant ID not required)

[PACIFIC AND MARVIN ANNEXATION, PROJECT 19-239](#)

RYAN ANDREWS, PLANNING MANAGER
(STAFF REPORT)

[LAKE LOIS PACIFIC AVENUE ANNEXATION, PROJECT 21-235](#)

RYAN ANDREWS, PLANNING MANAGER
(STAFF REPORT)



UTILITIES COMMITTEE
August 2, 2021

SUBJECT: Pacific and Marvin Annexation. Project no. 19-239.

RECOMMENDATION: Recommend to the full council that a motion be approved to proceed with the proposed Pacific and Marvin annexation proposal that includes the following provisions:

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

STAFF CONTACT: Shannon Kelley-Fong, Assistant City Manager, Acting City Manager *SKF*
Rick Walk, Community and Economic Development Director
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: Community and Economic Development Department by Private Applicant

ATTACHMENTS:

1. [Notice of Intent to Commence Annexation](#)
2. [Overview Map](#)
3. [Existing Power of Attorney Agreements](#)
4. [Existing Zoning](#)
5. [Aerial Photo](#)
6. [Existing Sewer Lines](#)
7. [Existing Water Lines](#)

FISCAL NOTE: None.

PRIOR REVIEW: None.

BACKGROUND:

The City has received a notice of intent to commence annexation proceedings filed by DeTray Family Partnership. The filing of the notice is the first step in the annexation process under the petition method (RCW 35A.14.120), which requires a petition filed by property owners representing a minimum of 10% of the valuation of the area proposed for annexation. The City has verified that the ownership does comprise a minimum of more than 10% of the assessed valuation for general taxation purposes of the properties for which annexation is requested.

As a result of the petition, the Utilities Committee will review the annexation proposal to verify that the City can effectively provide utility service to the proposed annexation area and identify any significant costs to the City associated with the application. Additionally, the Committee will review the boundaries of the annexation area for any recommended modifications.

Proposed Annexation Area

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

To address potential boundary issues and to prevent illogical boundaries, staff is recommending the two parcels to the south and west (8004 and 8040 Pacific Avenue SE) be included in the formal petition for annexation. These parcels are each 2.4 acres in size and contain existing churches. The City of Lacey does hold existing power of attorney agreements for both of these parcels. The 2020-2021 assessed value of these parcels are \$1,366,400 and \$933,700. Since these properties contain existing churches, they are exempt from the payment of property taxes. The total assessed value for all nine tax parcels combined is \$12,425,200.

There are two zoning districts that comprise the annexation area. The western portion of the annexation area is zoned Moderate Density Residential and the eastern portion is zoned High Density Residential. The purpose of these zones are to provide residential development of between 8-16 and 12+ units per acre. Upon annexation, the zoning of these parcels will remain as currently designated as required by an annexation agreement with Thurston County.

Annexation Boundary

The area proposed for annexation includes nine parcels located immediately south of the existing Lacey city limits that were extended as part of the recently completed Steilacoom/Marvin Annexation. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries. The City Council does have the opportunity to modify any boundaries prior to the applicant proceeding with the annexation.

Utilities

The properties are located within the City of Lacey's water service area and are served by an existing 12-inch waterline located along the northern boundary of the annexation area as well as an existing 16-inch waterline located in Pacific Avenue SE. The lines are adequate to serve the existing and future development of the properties within the proposed annexation area.

City of Lacey sewer service in the area is relatively limited. An existing 8-inch STEP main is located in Pacific Avenue SE and serves the existing daycare and will serve the future manufactured home park. Upon development of the properties within the annexation area, sewer service would be required to be extended and connected to this line.

The area is also served by private utilities including Puget Sound Energy and Comcast. No issues are expected concerning provision of these utilities to the area.

Taxes, Fees, and Services

Typically, as part of an annexation proposal, a full annexation study is performed to outline all issues associated with the annexation including taxes and fees. However, with these properties, very little tax revenue is gained through the proposed annexation. It is the City Council's option to require an annexation study; however, staff believes that in this case there is little to be gained by completing a study.

The Marvin Estates manufactured home park currently has land use approval through Thurston County and would generate very limited revenue for the permit fees associated with development. A typical permit for a new manufactured home would be approximately \$450. The development does have to pay for any other fees (including utility connection fees) regardless of whether it is in the city limits.

In addition to the provision of utilities, Lacey Public Works would provide maintenance of the public streets and associated public stormwater infrastructure in the area. Upon annexation, the City would begin maintaining Pacific Avenue. Marvin Road is designated as State Highway 510.

Process

The applicant has submitted a notice of intent to commence annexation using the petition method of annexation (RCW 35A.14.120). Using the petition method, property owners representing a minimum of 10 percent of the assessed valuation of the property proposed for annexation are required to submit the notice. After filing the petition, the City Council must pass a motion notifying the petitioners of its approval, rejection, or modification of the annexation area's geographical boundaries. Prior to full City Council review of the annexation, the City Council Utility Committee reviews the application for the provision of utilities. If the Council votes to approve the petition, then the applicant moves forward on obtaining a petition from a total of 60% of the assessed valuation of the area. Once the City receives the 60% petition, the City can move forward on annexation proceedings.

Recommendation

The Utilities Committee will review the annexation request under the 60% petition method and is requested to make a recommendation that the Council pass a motion indicating the following:

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

RECEIVED**NOTICE OF INTENT TO COMMENCE
ANNEXATION PROCEEDINGS**

SEP 03 2019

BY 19-239

The following owners of land do hereby certify that we are the owners of not less than 10% in value, according to the assessed valuation for general taxation, of the following described property (as generally described on the attached exhibit and legal description) which is contiguous to the City of Lacey and hereby provide notice to the City Council of the City of Lacey of the landowners intent to commence annexation proceedings pursuant to Ordinance 510. Pursuant to Section 35A.14.120 of the Revised Code of Washington, the landowners request the Council to set a public meeting at which time this annexation proposal may be considered. The landowners hereby waive the requirement to set a date no later than sixty days after the filing of the request.

Exhibit and Legal Description (see attached)

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

<u>Property Owner</u>	<u>Signature</u>	<u>Date</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>
DeTray Family Partnership L.P. E.P. DeTray Reg Agent	<i>E.P. DeTray</i>	8/1/19	825 SE Marvin Rd	17.25	11814430300
DeTray Family Partnership L.P. E.P. DeTray Reg Agent	<i>E.P. DeTray</i>	8/1/19	951 SE Marvin Rd	4.62	11814430200
DeTray Family Partnership L.P. E.P. DeTray Reg Agent	<i>E.P. DeTray</i>	8/1/19	8048 Pacific Ave SE	2.39	11814430501
DeTray Family Partnership L.P. E.P. DeTray Reg Agent	<i>E.P. DeTray</i>	8/1/19	No street address	2.39	11814430600
DeTray Family Partnership L.P. E.P. DeTray Reg Agent	<i>E.P. DeTray</i>	8/1/19	No street address	2.39	11814430601

I hereby certify that I have examined the above petition as well as the Assessor's rolls for the area described and I have determined that the petitioners are the owners of not less than 10% in value, according to the assessed valuation for general taxation, of the described area to be annexed.

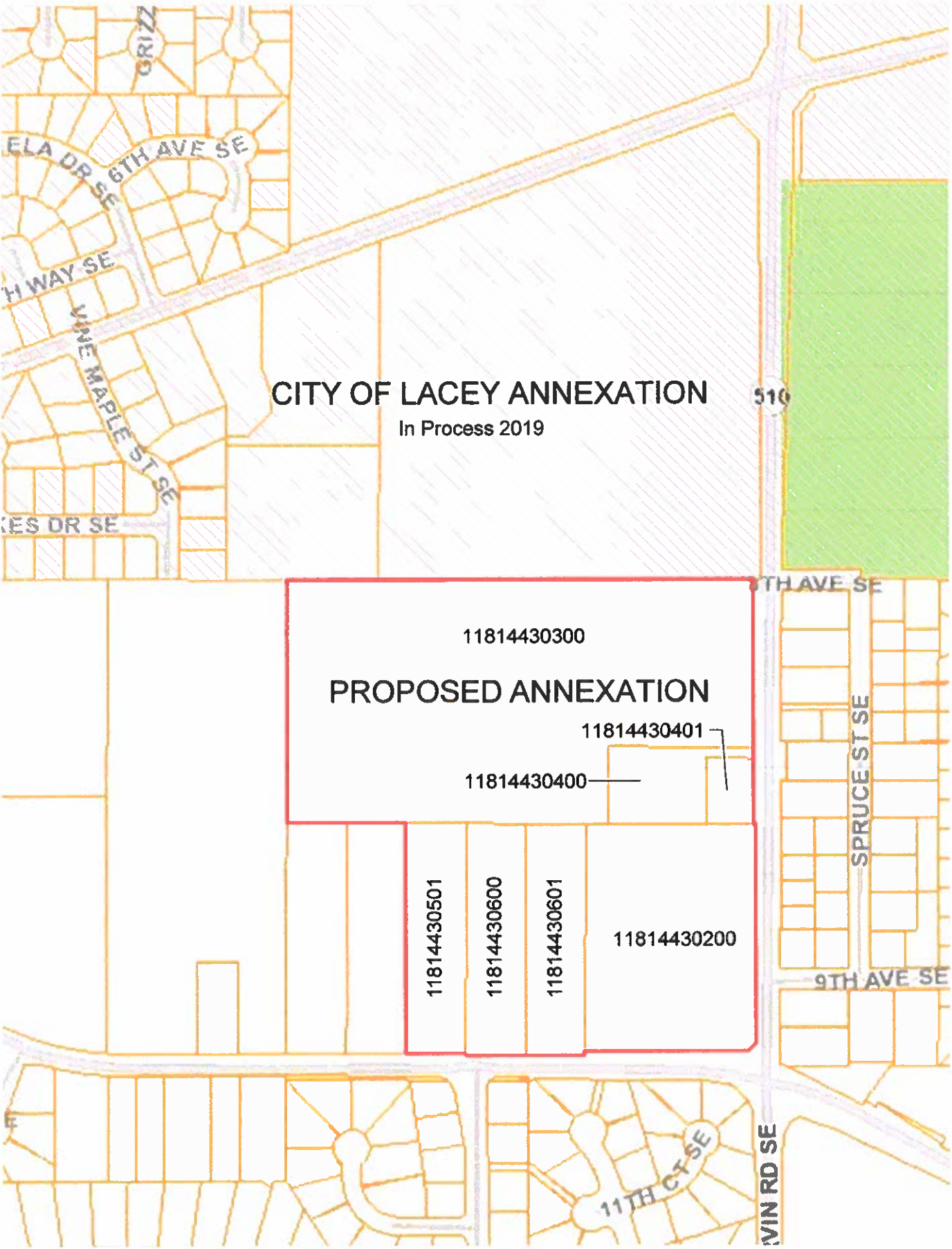
In determining whether this petition contains the signatures of owners of not less than 10% in value according to the assessed valuation for general taxation purposes I have used the same method that the Thurston County Assessor would use to define assessed valuation for general taxation purposes as of the date affixed below.

Signed this 9th day of September, 20 19



Director, Community & Economic
Development Department

EXHIBIT A
MAP OF ANNEXATION SITE



COMBINED LEGAL DESCRIPTIONS:

PARCEL 1814430300

SECTION 14, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LESS THE EAST 446 FEET OF THE SOUTH 209 FEET LESS THE ROAD ON EAST, LESS RIGHT-OF-WAY SR 510, JUNCTION WITH SR 5 TO PACIFIC HWY VIC 3405072.

PARCEL 11814430400 AND 11814430401

THE SOUTH 209 FEET OF THE EAST 446 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; EXCEPTING THEREFROM COUNTY ROAD KNOWN AS MARVIN ROAD ALONG THE EAST BOUNDARY; ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED NOVEMBER 4, 1999, UNDER AUDITOR'S FILE NO. 3263951.
IN THURSTON COUNTY, WASHINGTON.

PARCEL 11814430200

SECTION 14, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER THE SOUTH 660 FEET LESS THE WEST 825 FEET AND PORTION CONDEMNED FOR HWY # 85-2-01071 LESS RIGHT-OF-WAY SR 510. JUNCTION SR 5 TO PACIFIC HWY VIC 3405072

PARCEL 11814430501

THE EAST 165 FEET OF THE WEST 495 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN; EXCEPT THE SOUTH 30 FEET FOR ROAD PURPOSES.

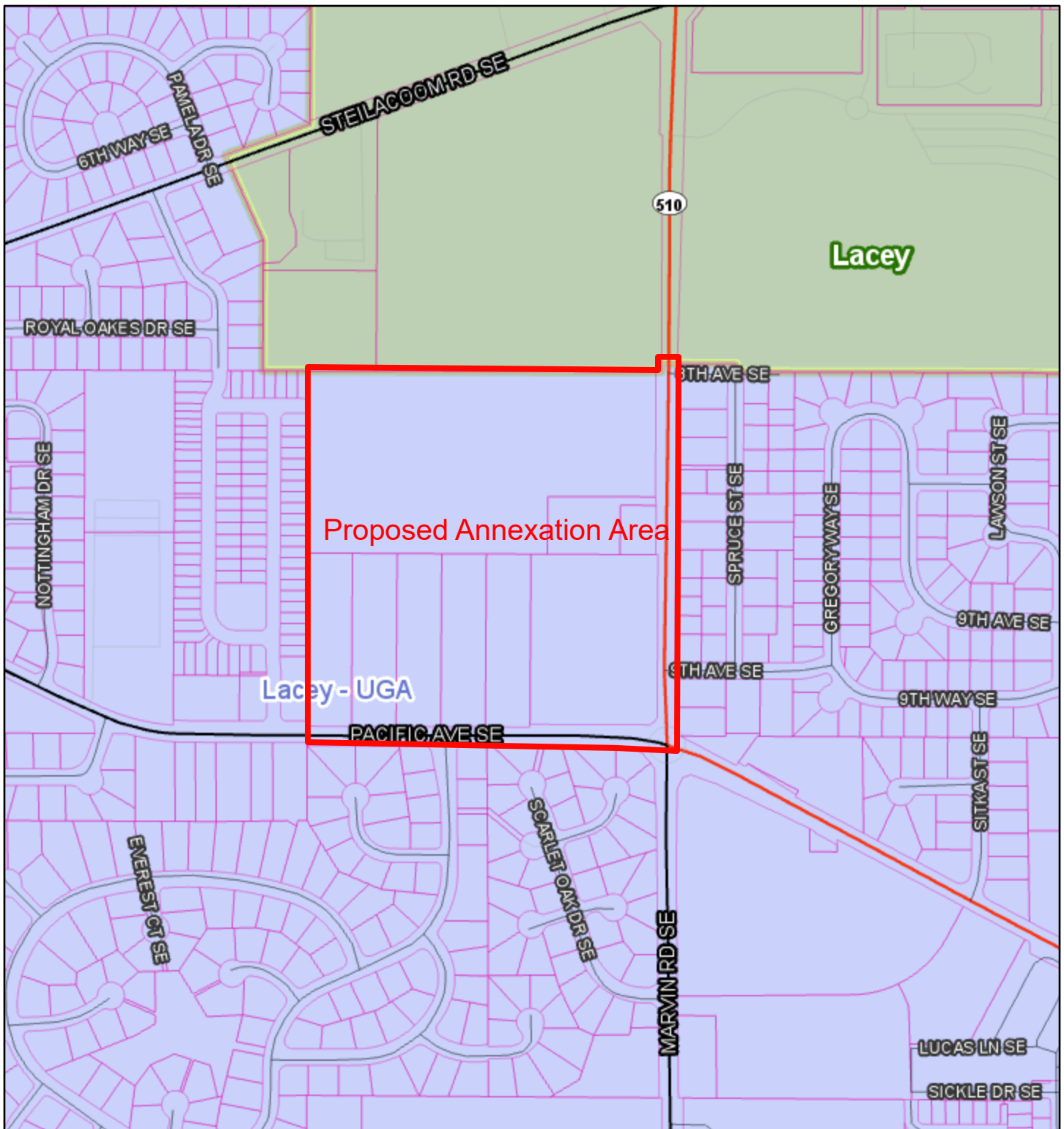
PARCEL 11814430600

THE EAST 165 FEET OF THE WEST 660 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN; EXCEPT THE SOUTH 30 FEET FOR ROAD PURPOSES.

PARCEL 11814430601

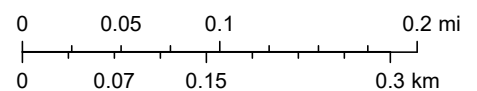
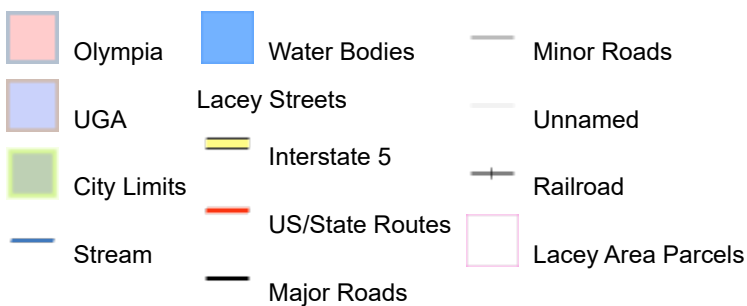
THE EAST 165 FEET OF THE WEST 825 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN; EXCEPT THE SOUTH 30 FEET FOR ROAD PURPOSES.

Pacific and Marvin Annexation Overview



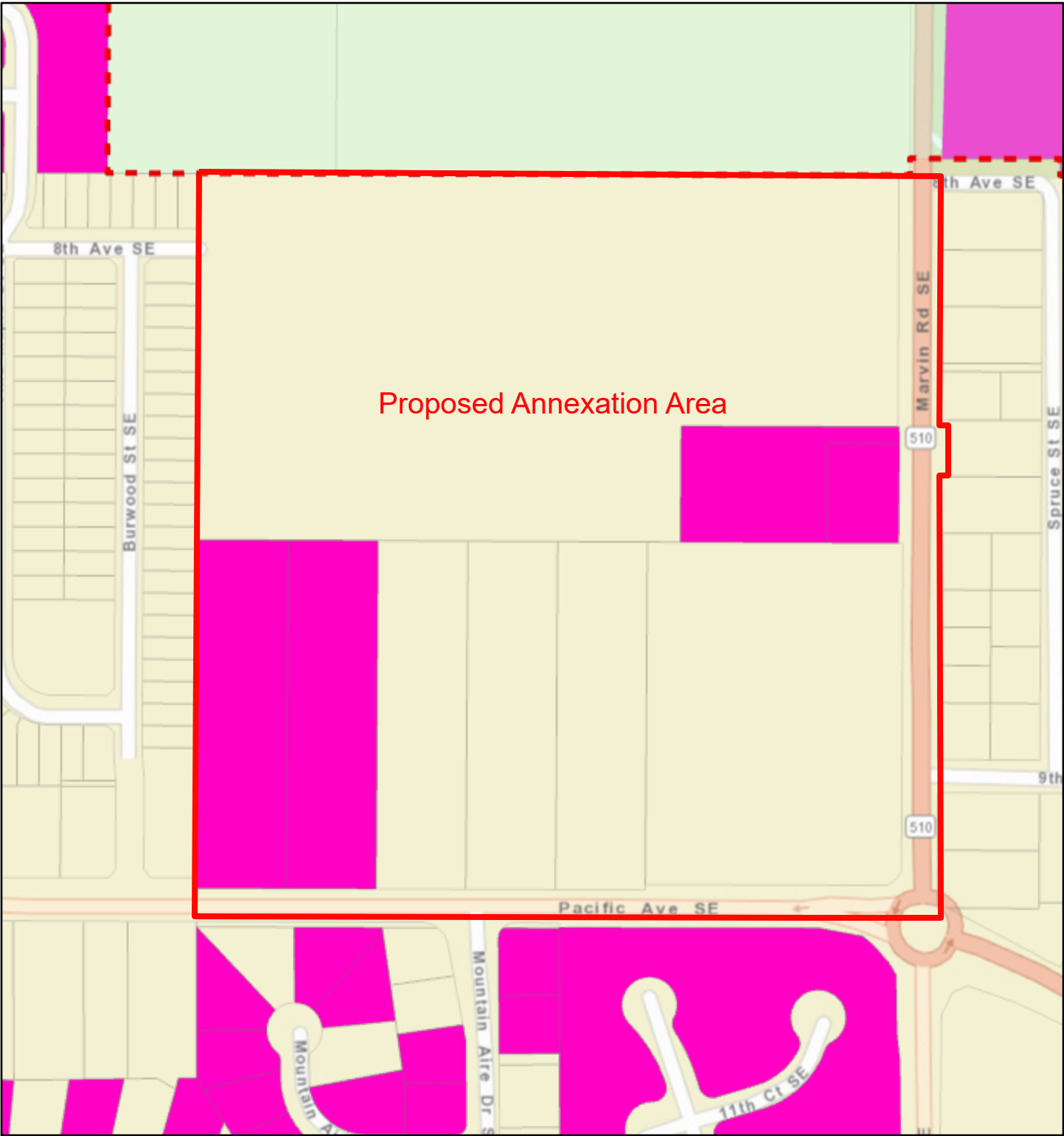
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1:9,028



GIS Coordinator, City of Lacey

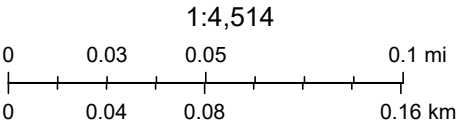
Pacific Marvin Annexation Power of Attorney Agreements



7/19/2021, 1:36:18 PM

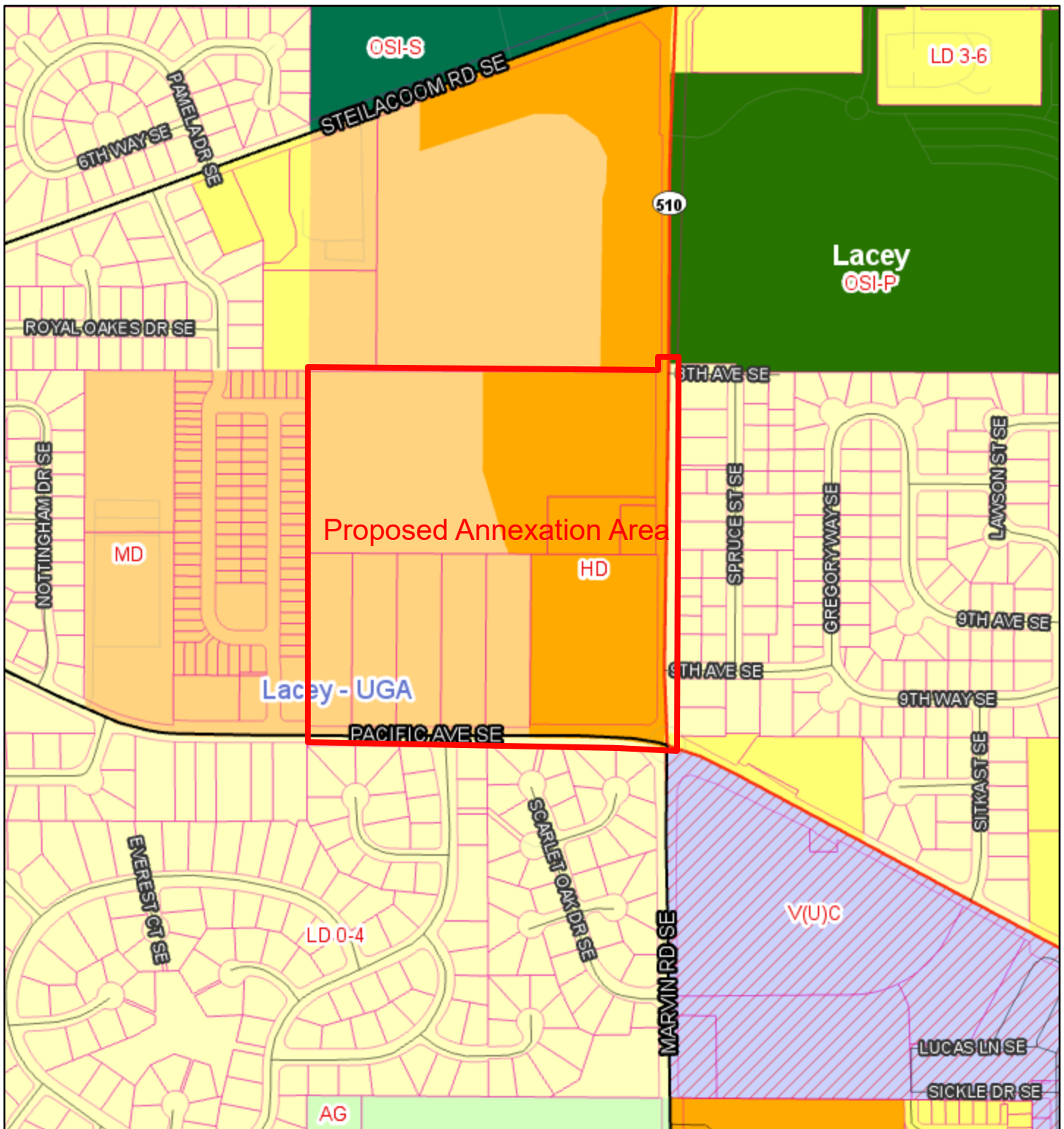
Power of Attorney Parcels

- Yes
- No
- Lacey City Limits



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

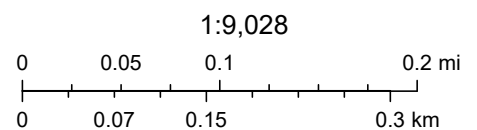
Pacific and Marvin Annexation Zoning



7/15/2021, 10:42:52 AM

Lacey Zoning

- MGSA McAllister Geologically Sensitive Area
- LHN Lacey Historic Neighborhood
- LD 0-4 Low Density Residential
- LD 3-6 Low Density Residential

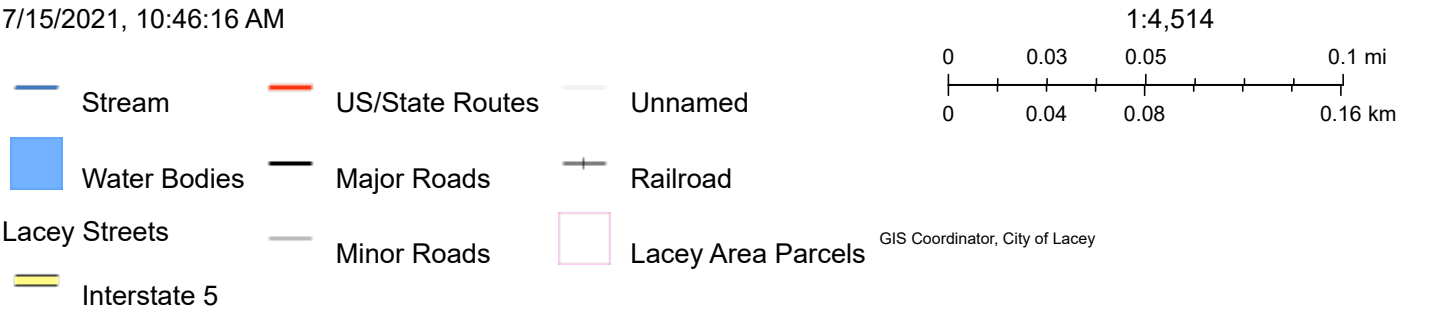


GIS Coordinator, City of Lacey

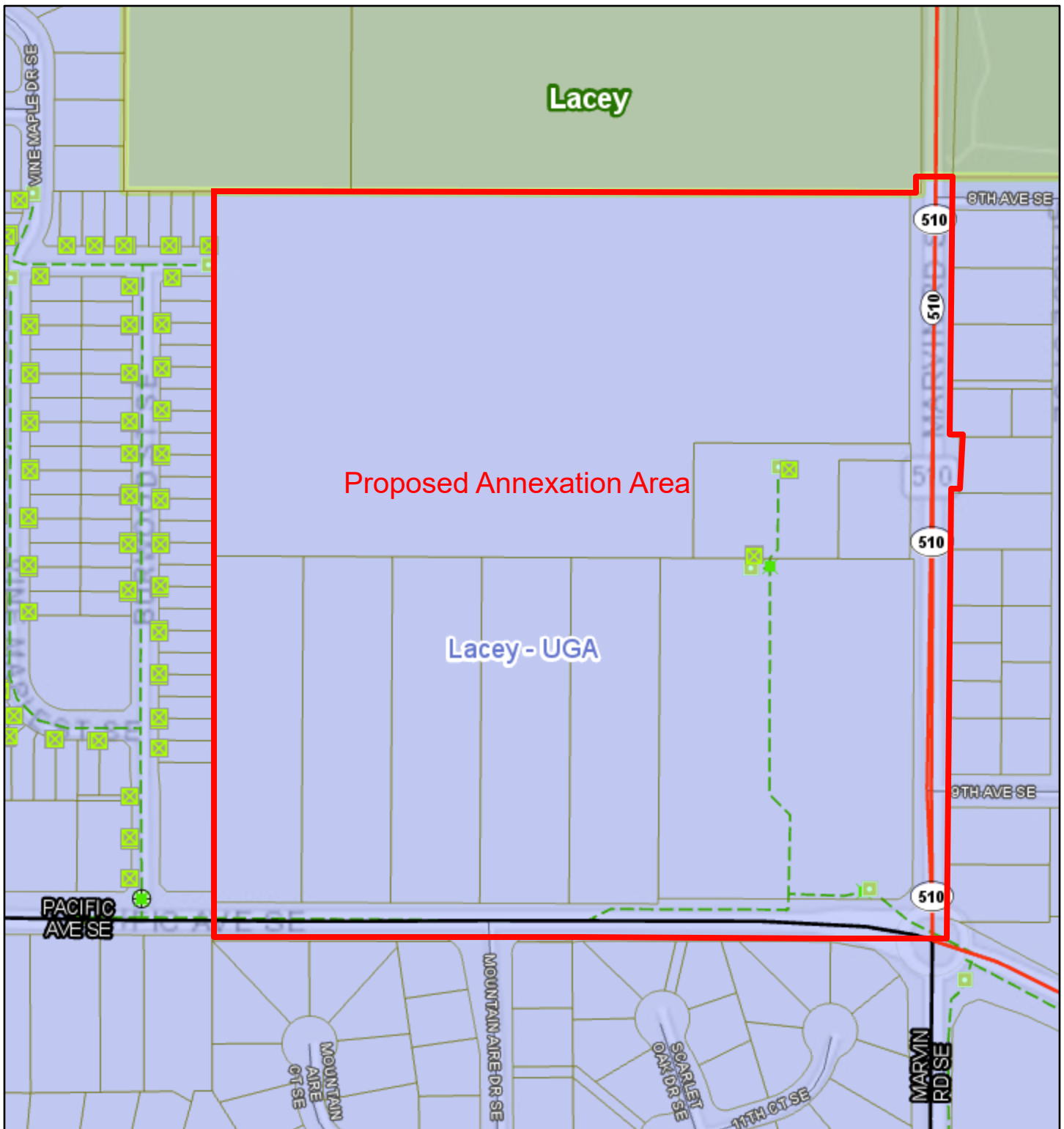
Pacific and Marvin Annexation Aerial Photo



7/15/2021, 10:46:16 AM



Pacific Marvin Annexation Sewer



7/19/2021, 1:28:22 PM

1:4,514

Lacey Streets

Interstate 5

US/State Routes

Major Roads

Minor Roads

Unnamed

Major Roads

Interstate 5

US/State Routes

Major Roads



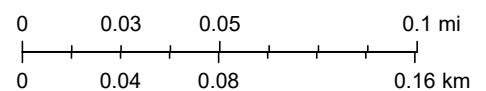
Olympia



UGA



City Limits

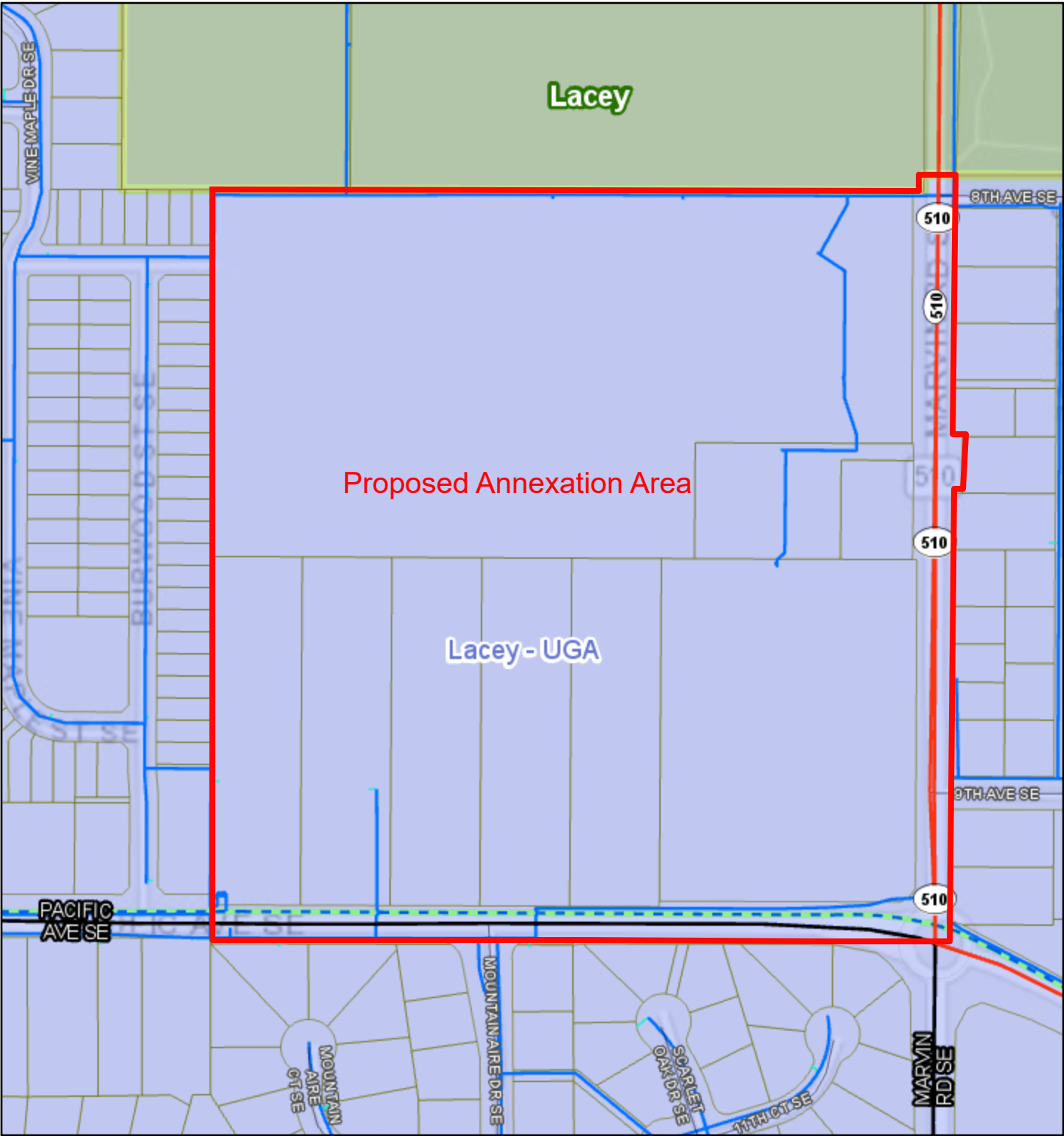


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, GIS Coordinator, City of Lacey

Web AppBuilder for ArcGIS

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | GIS Coordinator, City of Lacey |

Pacific Marvin Annexation Water Lines



7/19/2021, 1:30:28 PM

1:4,514

Water Mains

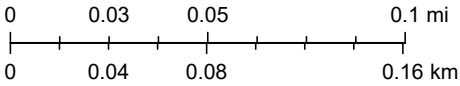
- WS, COL
- WS, PVT/OTHER
- WM, COL
- Private Water System

Lacey Streets

- Interstate 5
- US/State Routes
- Major Roads
- Minor Roads

Unnamed

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



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



UTILITIES COMMITTEE
August 2, 2021

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

RECOMMENDATION: Recommend to the full council that a motion be approved to proceed with the proposed Lake Lois Pacific Avenue annexation proposal that includes the following provisions:

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

STAFF CONTACT: Shannon Kelley-Fong, Assistant City Manager, Acting City Manager *SKF*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: City Council

ATTACHMENTS:

1. [Annexation Petition](#)
2. [Overview Map](#)
3. [Existing Zoning](#)
4. [Aerial Photo](#)
5. [Existing Sewer Lines](#)
6. [Existing Water Lines](#)
7. [Map of Power of Attorney Parcels](#)

FISCAL NOTE: Annexation of the Lake Lois Pacific Avenue area will result in additional revenue, however, it is anticipated that the expenses associated with providing city services to this area will be equal to or greater than the revenue that is generated.

PRIOR REVIEW: None.

BACKGROUND:

The City has received a notice of intent to commence annexation proceedings for the area around Lake Lois between Carpenter Road SE and Kinwood Street SE. The filing of the notice is the first step in the annexation process under the petition method (RCW 35A.14.120), which requires a petition filed by property owners representing a minimum of 10% of the valuation of the area proposed for annexation. The City has verified that the ownership does comprise a minimum of more than 10% of the assessed valuation for general taxation purposes of the properties for which annexation is requested.

As a result of the petition, the Utilities Committee will review the annexation proposal to verify that the City can effectively provide utility service to the proposed annexation area and identify any significant costs to the City associated with the application. Additionally, the Committee will review the boundaries of the annexation area for any recommended modifications.

Proposed Annexation Area

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

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

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

Annexation Boundary

The area proposed for annexation is a logical extension of the city limit boundary to an area that is an unincorporated island that contains an illogical boundary. The configuration is a logical extension of the city limits and would eliminate existing illogical boundary issues. The City Council does have the opportunity to modify any boundaries prior to the applicant proceeding with the annexation.

Utilities

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

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

The area is also served by private utilities including Puget Sound Energy and Comcast. No issues are expected concerning provision of these utilities to the area.

Governmental Services

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

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

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

Process

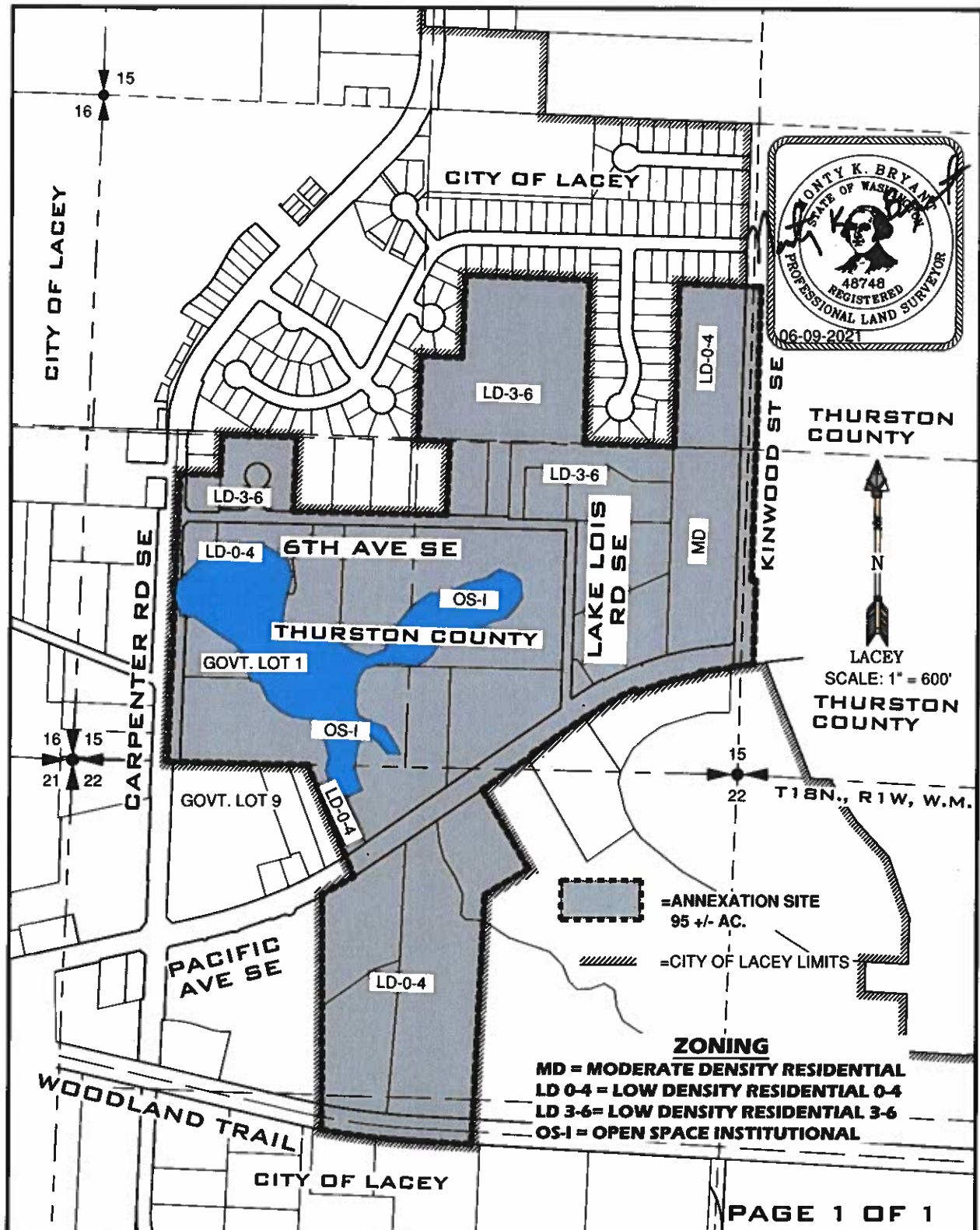
The City of Lacey has received a notice of intent to commence annexation using the petition method of annexation (RCW 35A.14.120). Using the petition method, property owners representing a minimum of 10 percent of the assessed valuation of the property proposed for annexation are required to submit the notice. After filing the petition, the City Council must pass a motion notifying the petitioners of its approval, rejection, or modification of the annexation area's geographical boundaries. Prior to full City Council review of the annexation, the City Council Utility Committee reviews the application for the provision of utilities. If the Council votes to approve the petition, then the applicant moves forward on obtaining a petition from a

total of 60% of the assessed valuation of the area. Once the City receives the 60% petition, the City can move forward on annexation proceedings.

Recommendation

The Utilities Committee will review the annexation request under the 60% petition method and is requested to make a recommendation that the Council pass a motion indicating the following:

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



**EXHIBIT A
MAP OF ANNEXATION SITE**

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

**CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS**

DWN.
MKB

CKD.
RPS

DATE
06-09-2021



EXHIBIT B

ANNEXATION DESCRIPTION

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

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

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

Containing 95+/- acres

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

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

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

1. Adoption of Low Density (0-4), Low Density (3-6), Moderate Density Residential and Open Space Institutional comprehensive plan and zoning designation;

2. Assumption of a pro rata share of the City's bonded indebtedness.

Signature(s) of property owners:

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

1 **WARNING**

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

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

2

WARNING

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

3

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

4

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

5

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

7

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

8

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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acresage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
ANN LUONG SANDERS	NO	551 KINWOOD ST SE., OLYMPIA, WA., 98503	0.26	11815310700	\$ 211100		
JULIANA C. MCMAHAN	NO	6348 PACIFIC AVE. SE., LACEY, WA. 98503	0.81	18822220100	\$ 224300		
ORIN A. HERBERT	NO	6239 6TH AVE. SE., LACEY, WA., 98503	2.98	48203800000	\$ 396800		
<u>TOTALS</u>			<u>20.83</u>		<u>\$ 6,088,000</u>		

9

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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
	YES		<u>21.25</u>		<u>\$ 7,198,500</u>		
<u>TOTAL CITY OWNED PROPERTY</u>	YES		<u>42.65</u>		<u>\$ 2,052,500</u>		
	NO		<u>20.83</u>		<u>\$ 6,088,000</u>		
<u>TOTALS</u>			<u>84.73</u>		<u>\$ 15,339,000</u>		
<u>RIGHT OF WAY</u>			<u>9.8</u>				
<u>TOTAL AREA</u>			<u>94.5</u>				

Total Assessed Value: \$ 15,339,000

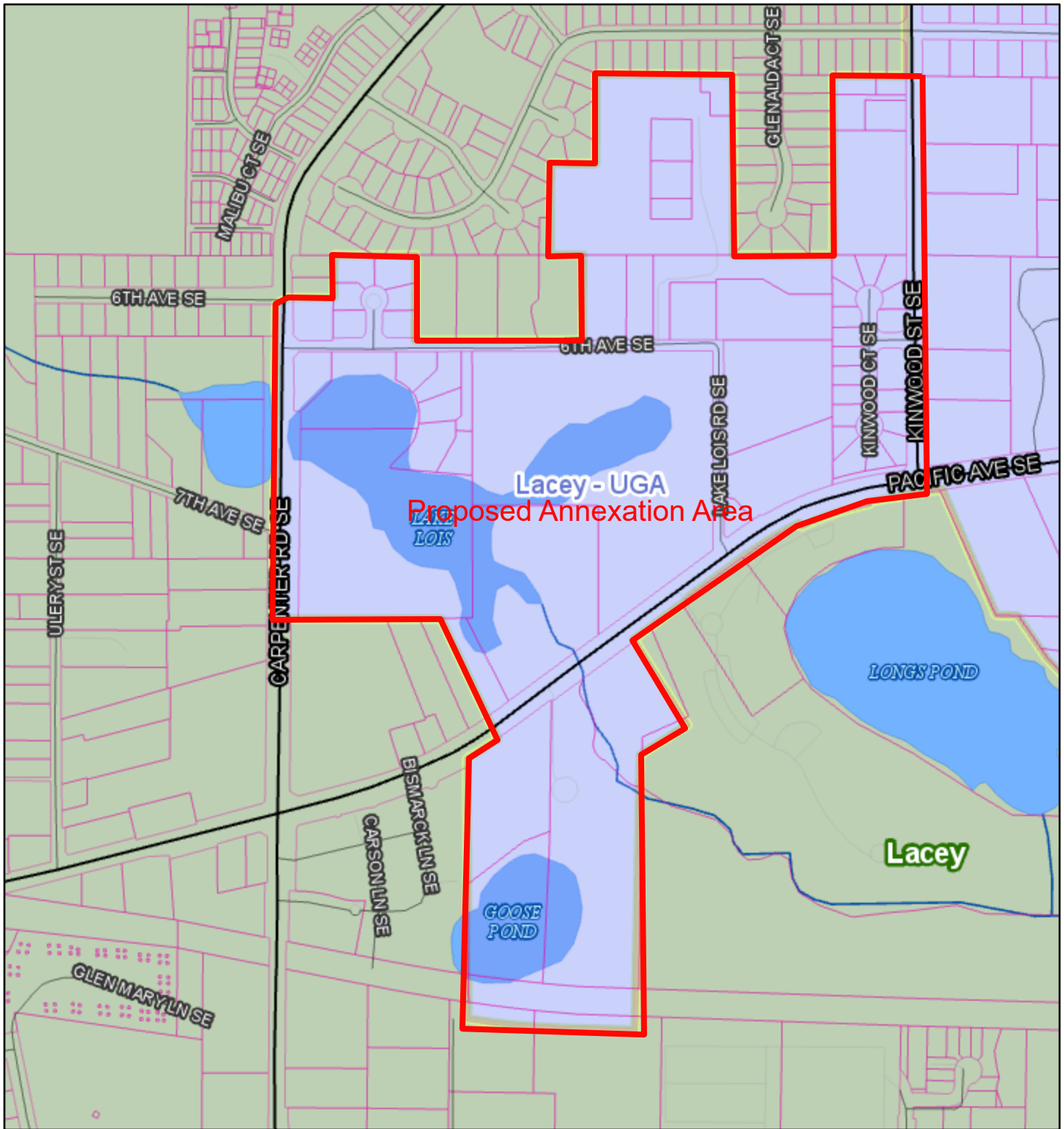
Assessed Value of Parcels with Authorized Signature: \$9,251,000

10

WARNING

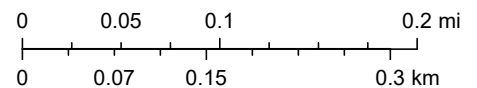
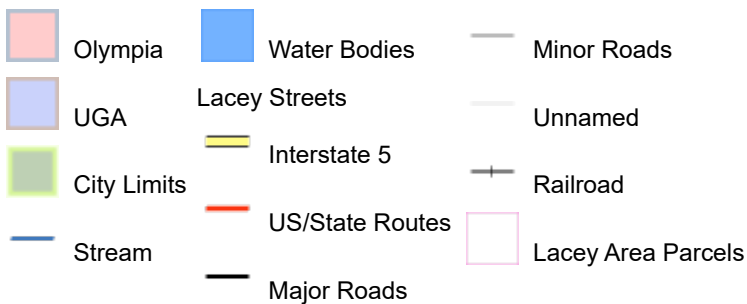
EVERY PERSON WHO SIGNS THIS PETITION WITH ANY OTHER THAN HIS/HER TRUE NAME, OR WHO KNOWINGLY SIGNS MORE THAN ONE OF THESE PETITIONS, OR SIGNS A PETITION SEEKING AN ELECTION WHEN HE/SHE IS NOT A LEGAL VOTER, OR SIGNS A PETITION WHEN HE/SHE IS OTHERWISE NOT QUALIFIED TO SIGN, OR WHO MAKES HEREIN ANY FALSE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

Lake Lois Pacific Avenue Annexation Overview



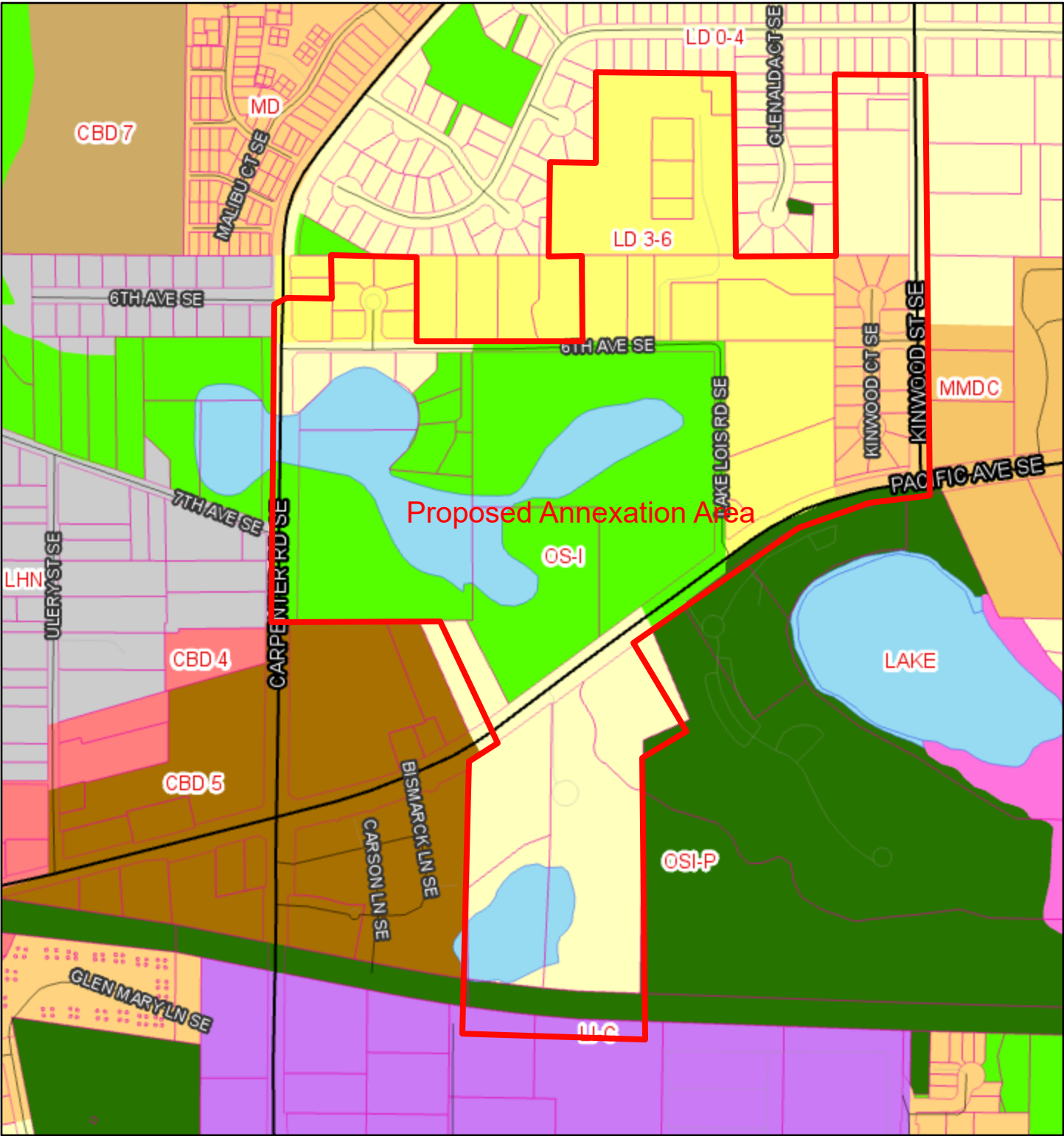
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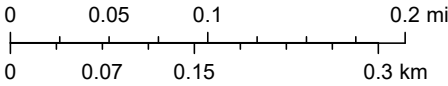
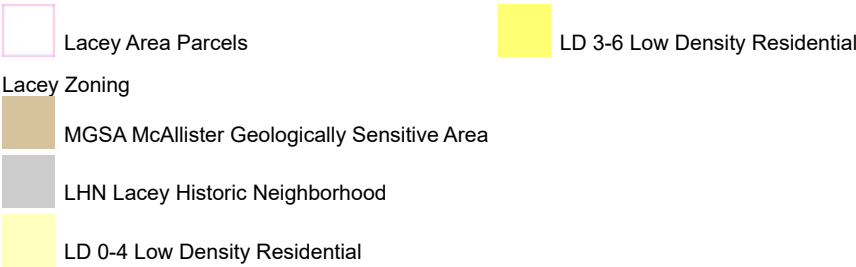
GIS Coordinator, City of Lacey

Lake Lois Pacific Avenue Annexation Zoning



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

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GIS Coordinator, City of Lacey

Lake Lois Pacific Avenue Annexation Aerial Photo



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

Lacey Streets

Interstate 5

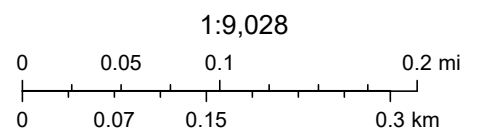
US/State Routes

Major Roads

Minor Roads

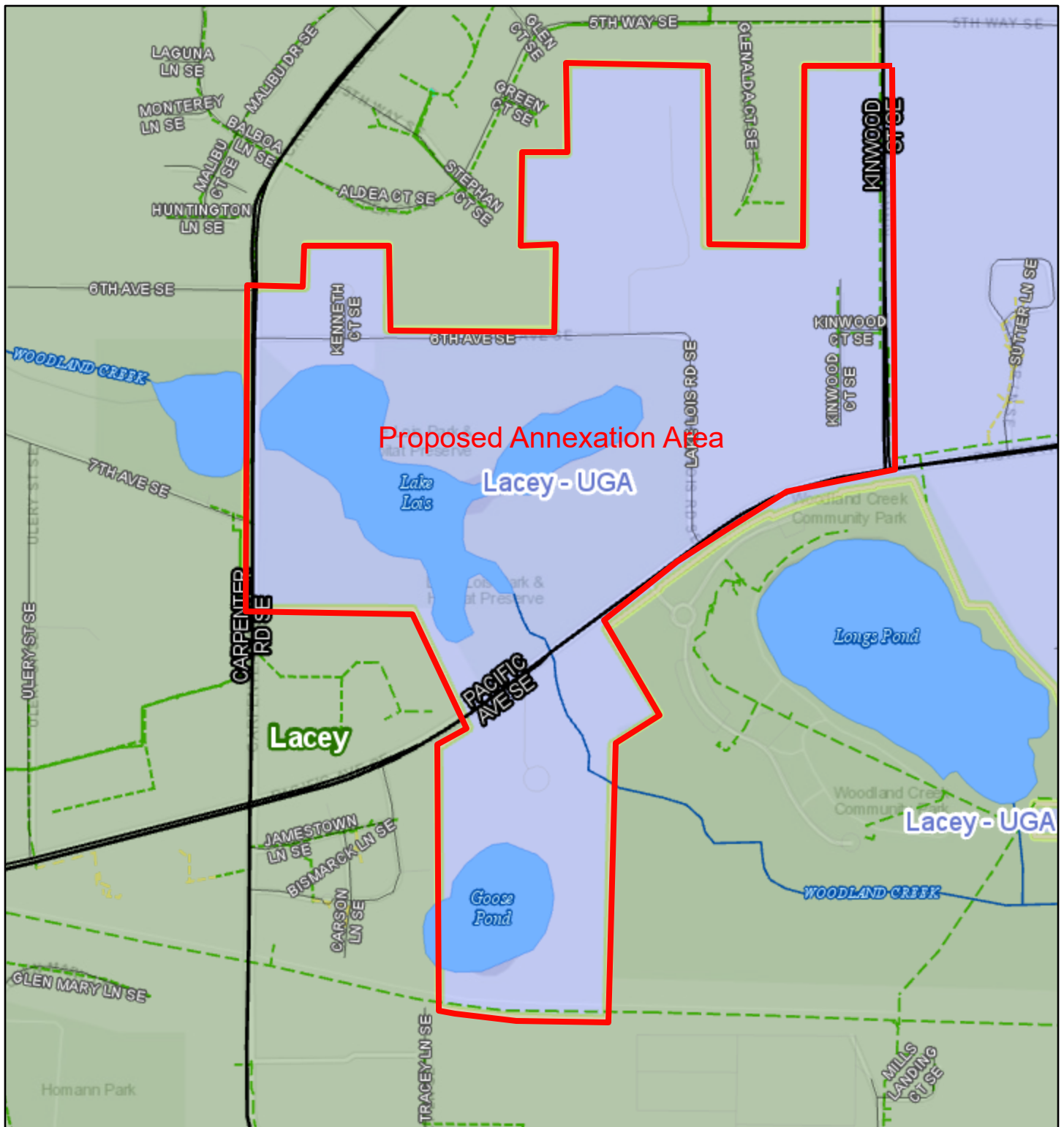
Unnamed

Railroad



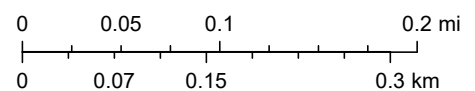
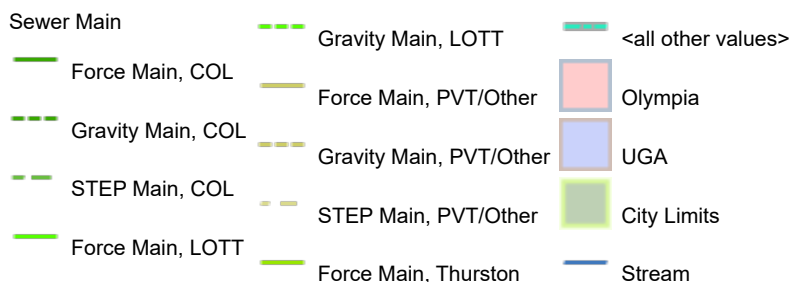
GIS Coordinator, City of Lacey

Lake Lois Pacific Avenue Annexation Sewer



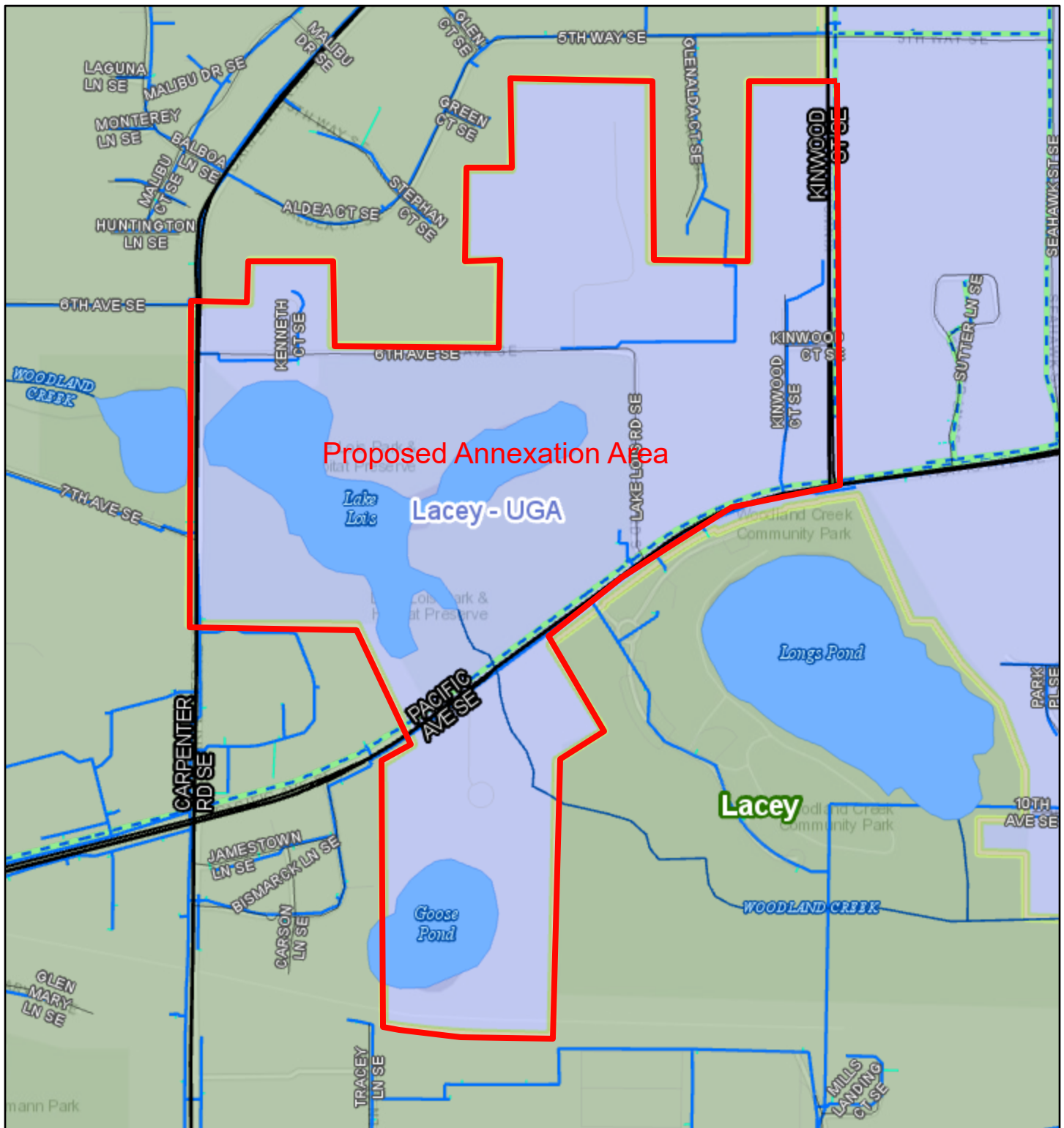
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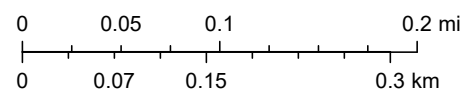
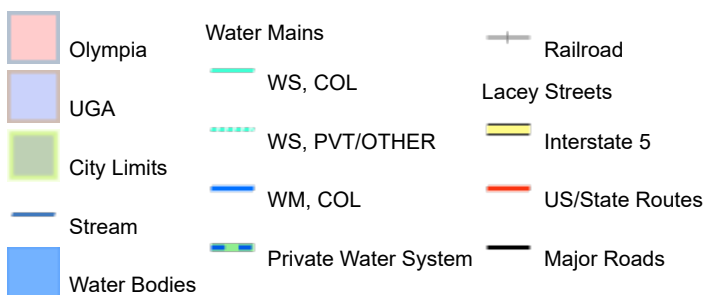
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, GIS Coordinator, City of Lacey

Lake Lois Pacific Avenue Annexation Water Lines



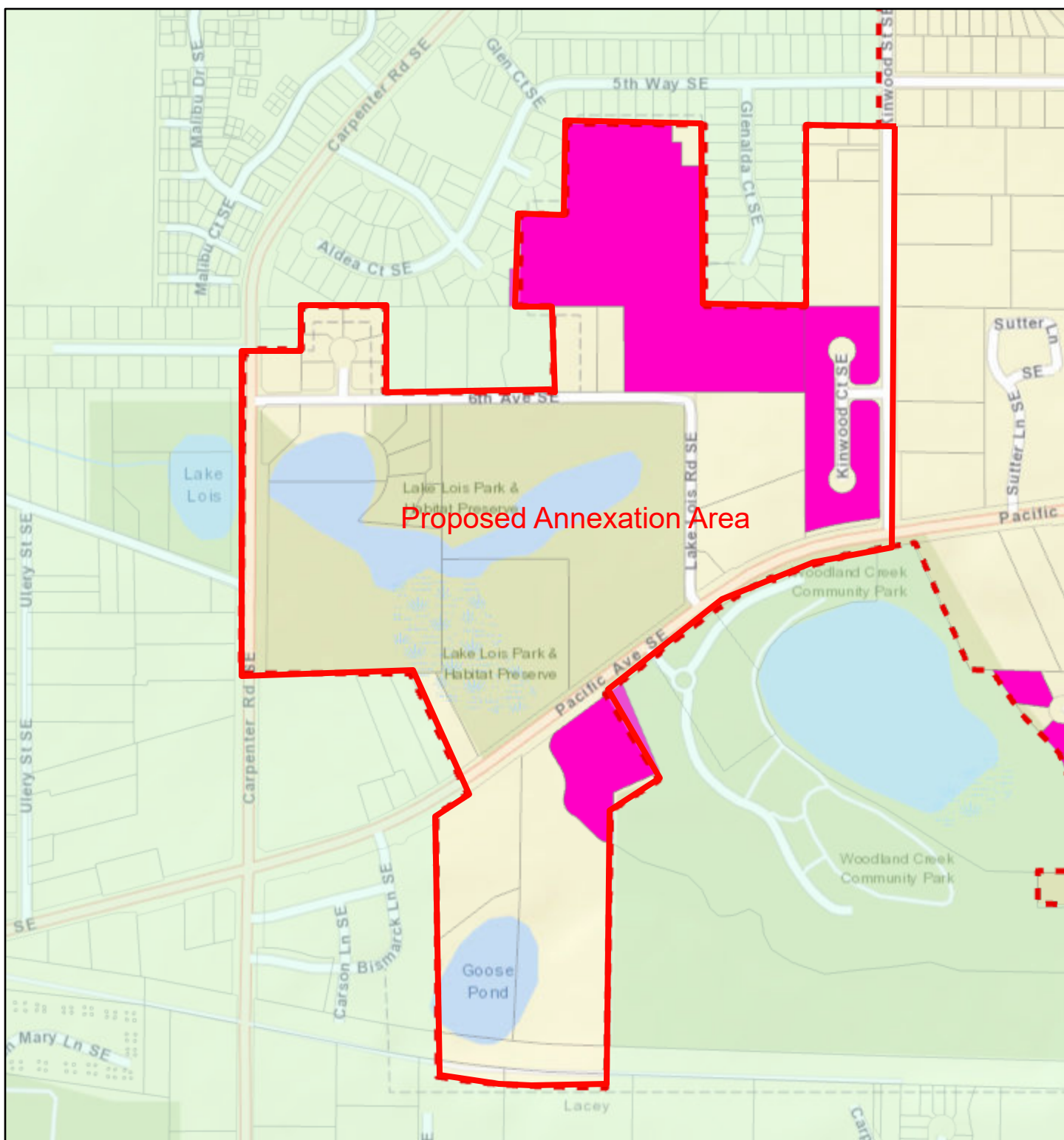
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Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, GIS Coordinator, City of Lacey

Lake Lois Pacific Avenue Annexation Power of Attorney Agreements



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

Power of Attorney Parcels



Yes

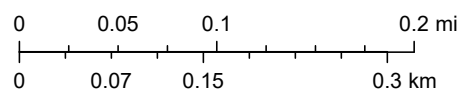


No



Lacey City Limits

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