

UTILITIES COMMITTEE MINUTES

AUGUST 2, 2021

12:00 P.M. – 12:36 P.M.

REMOTE ONLY

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

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

ACTION: APPROVE UTILITIES COMMITTEE AGENDA

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

PACIFIC AND MARVIN ANNEXATION, PROJECT 19-239

STAFF: RYAN ANDREWS, PLANNING MANAGER

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

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

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

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

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

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

Staff provided information on utility service in the area.

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

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

LAKE LOIS PACIFIC AVENUE ANNEXATION, PROJECT 21-235

STAFF: RYAN ANDREWS, PLANNING MANAGER

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

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

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

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

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

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

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

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

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

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

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

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