



UTILITIES COMMITTEE
MONDAY, JANUARY 4, 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/86304535766>

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 **863 0453 5766**
press # (participant ID not required)

[MOSURE 54TH AVENUE ANNEXATION PROJECT NO. 20-312](#)

RYAN ANDREWS, PLANNING MANAGER
(PRESENTATION)



UTILITIES COMMITTEE
January 4, 2021

SUBJECT: Mosure 54th Avenue Annexation. Project no. 20-312.

RECOMMENDATION: Recommend to the full council that a motion be approved to proceed with the proposed Mosure 54th Avenue 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 assumption of all or of any portion of existing City indebtedness by the area to be annexed; and
- 3) 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: Scott Spence, City Manager *SS*
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 Zoning](#)
4. [Aerial Photo](#)
5. [Existing Sewer Lines](#)
6. [Existing Water Lines and Service Areas](#)

FISCAL NOTE: None.

PRIOR REVIEW: None.

BACKGROUND:

The City has received a notice of intent to commence annexation proceedings filed by Patty Mosure for a single parcel located on 54th Avenue 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 Lakes Planning Area and within the Lacey Urban Growth Area east of Ruddell Road SE and north of 54th Avenue SE between Lakehills Street SE and Alderglen Drive SE. The area includes one tax parcel (parcel is currently unaddressed but has an assessor's parcel no. 11834320000) totaling 9.83 acres. The property is undeveloped and is accessible from 54th Avenue SE which is a Lacey city street. The 2020-2021 assessed value of this parcel is \$222,000. There are critical areas on the site including Southwick Lake and a wetland. Prior to development of the site, a critical area report will need to be prepared to ensure that the development meets the requirements of the City of Lacey's Shoreline Master Program and wetland regulations contained in chapter 14.28 of the Lacey Municipal Code.

The parcel is zoned Low Density Residential 0-4. The purpose of the LD 0-4 zone is to allow single-family residential development at a density of up to 4 units per acre for larger lot size development adjacent to environmentally sensitive areas. 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 a single parcel that is surrounded on three sides by the existing Lacey city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries. All streets accessing the property including 54th Avenue SE and 53rd Avenue SE are City of Lacey rights-of-way.

The City Council does have the opportunity to modify any boundaries prior to the applicant proceeding with the annexation. The only area that the annexation could be expanded into would be the existing Forest Glen subdivision to the east. Staff is not recommending that the annexation be expanded to include this area because of the City does not hold any power of attorney agreements for the Forest Glen parcels which would require a significant number of Forest Glen property owners to sign a petition for annexation.

Utilities

The proposed annexation area is located within the City of Lacey's water service area and is served by an existing 10-inch waterline located in 54th Avenue SE and an 8-inch waterline in 53rd Avenue SE within the Lake Hills subdivision to the west. The lines are adequate to serve the future development of the proposed annexation area.

City of Lacey sewer service is provided by existing 10-inch PVC line in 54th Avenue SE. An existing 2-inch step line is available in 53rd Avenue, however, staff is recommending that the future development associated with this property be required to connect to the gravity line in 54th Avenue.

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 this property, 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.

Comments were received from the Lacey Police Department about service to this area. Based on the property's limited capacity for future development, the annexation would not create traffic or call load issues for the Lacey Police Department that would be insurmountable for the existing operations division.

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 assumption of all or of any portion of existing City indebtedness by the area to be annexed; and
3. 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.

NOTICE OF INTENT TO COMMENCE ANNEXATION PROCEEDINGS

The following owners of land do hereby certify that we are the owners of not less than 10% in value, according to 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 proceeding 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 late 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>
Patty Mosure	<i>Patty Mosure</i>	11/6/2020		9.83	11834320000

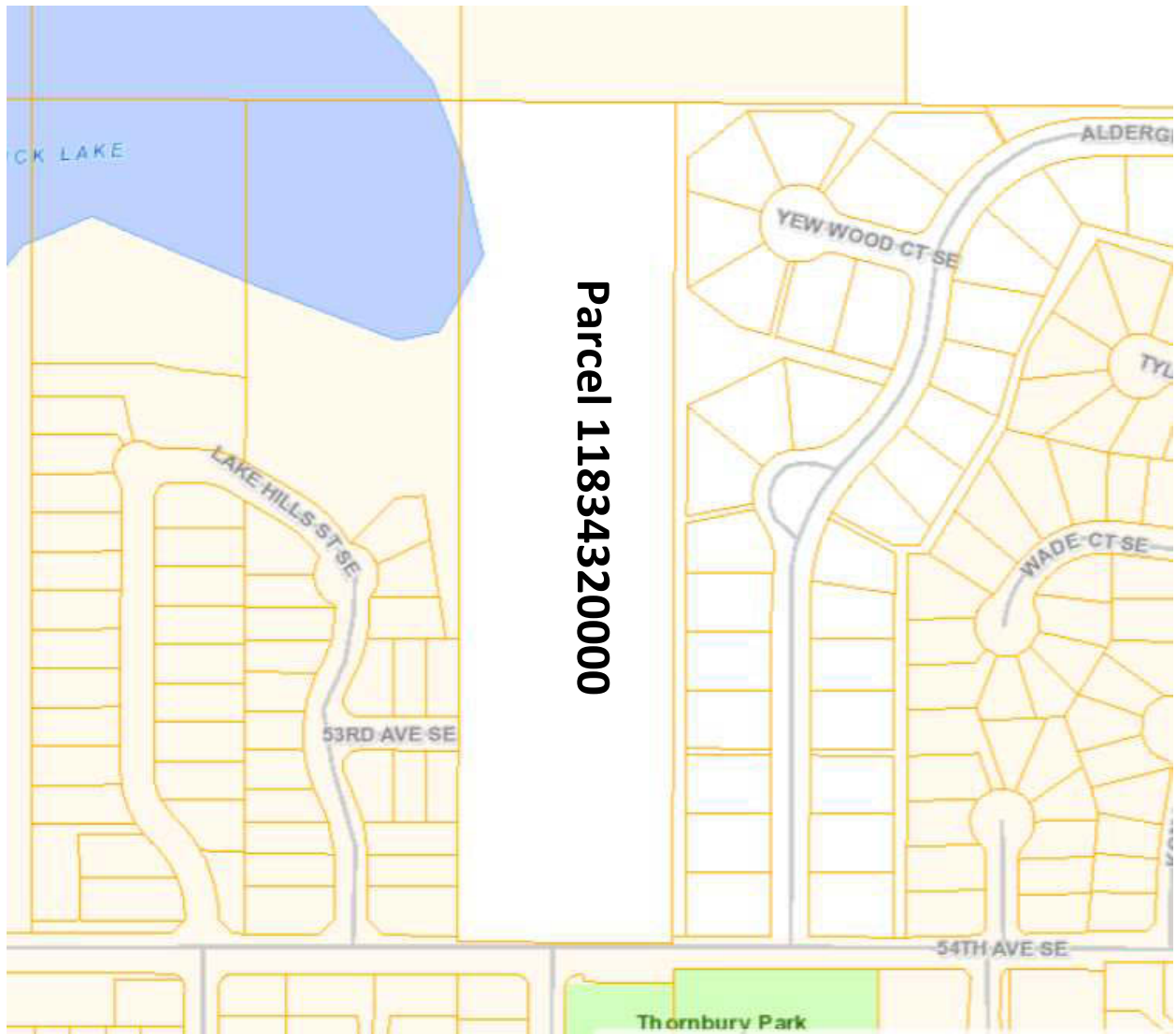
I hereby certify that I have examined the above petition as well as the Assessor's rolls for the area described and I have determined that the petitioners are the owners of not less than 10% in value, according to the assessed valuation for general taxation, of the described area to be annexed.

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 the date affixed below.

Signed this _____ day of _____, 20__

Director, Community & Economic Development Department

Thurston County Parcel 11834320000 Map





This document is now complete.

CLOSE

When recorded return to:

Patricia A. Mosure and Henry Jakala
1211 215th Place SW
Lynnwood, WA 98036

READ AND APPROVED

DocuSigned by: Patricia Mosure
DocuSigned by: Henry Jakala
384455B3C0B5406 33C4CE51D0B3403

DocuSigned by: Craig D Chapline
DocuSigned by: Jennifer K Chapline
33B4C9F20E15B407 384C9F20E15B407

DocuSigned by: Ivy Styron
DocuSigned by: Jacob Styron
A7B262FDADB1485 A079A52EACE940A

STATUTORY WARRANTY DEED

THE GRANTOR(S) Silver King Development Corporation, a Washington corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Patricia A. Mosure and Henry Jakala, wife and husband and
Craig D Chapline and Jennifer K Chapline, husband and wife and Ivy J. Styron and Jacob C. Styron
wife and husband

the following described real estate, situated in the County of Thurston, State of Washington:

**The West quarter of the Northwest quarter of the Southwest quarter of Section 34,
Township 18 North, Range 1 West, W.M.; excepting therefrom the South 20 feet for County
Road known as 54th Avenue Southeast.**

In Thurston County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

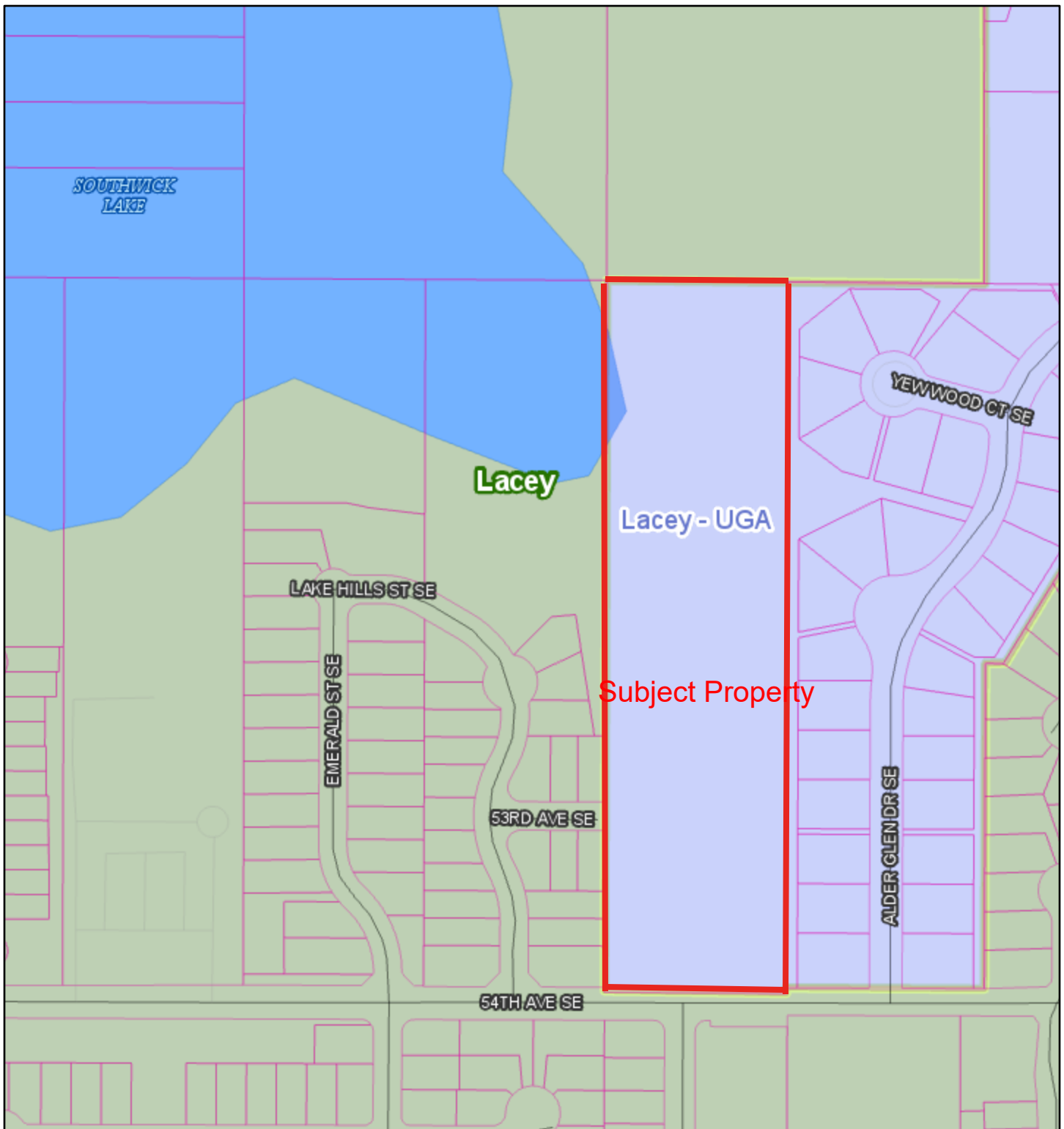
Tax Parcel Number(s): 11834320000

Subject to:

- 1, Statement of Intent Not to Convert and the terms and conditions thereof:

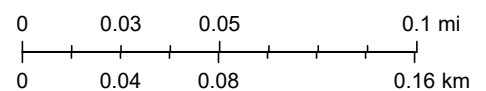
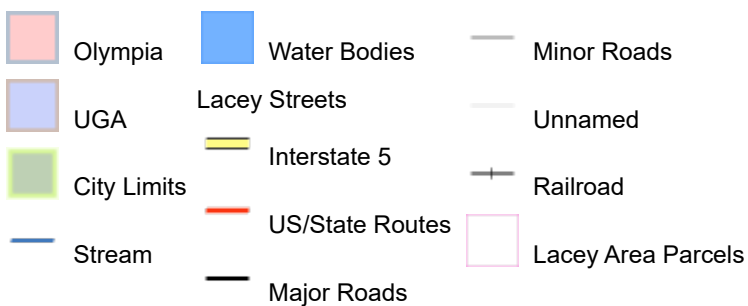
Recording Date: March 15, 1995
Recording No.: 9503150171

Mosure 54th Avenue Annexation Overview



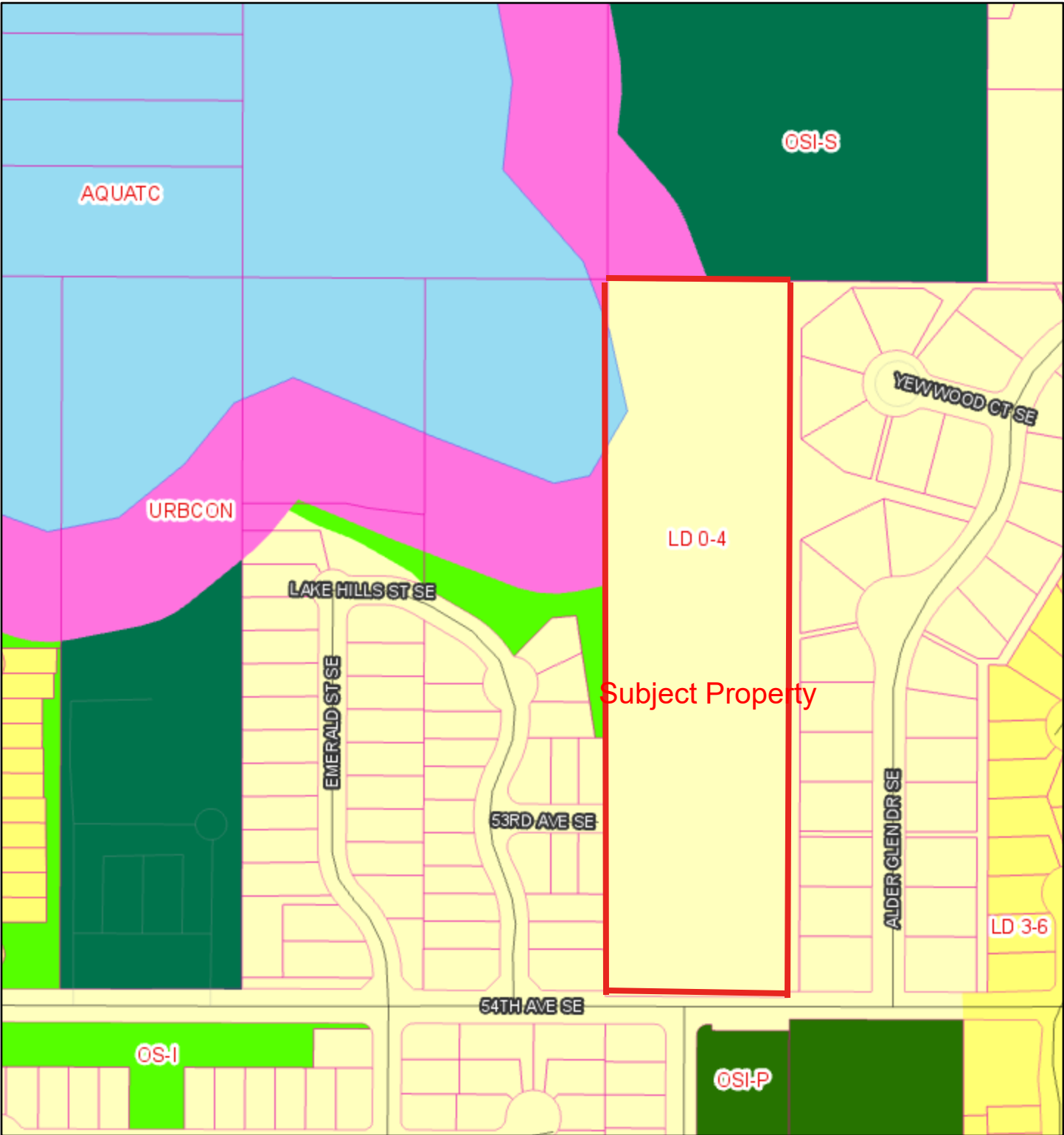
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1:4,514



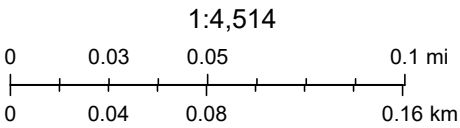
GIS Coordinator, City of Lacey

Mosure 54th Avenue Annexation Zoning



12/21/2020, 9:48:27 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

Mosure 54th Avenue Annexation Aerial Photo



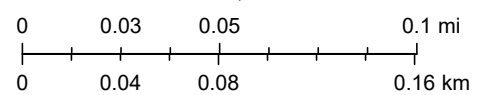
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Lacey Streets

- Interstate 5
- US/State Routes
- Major Roads

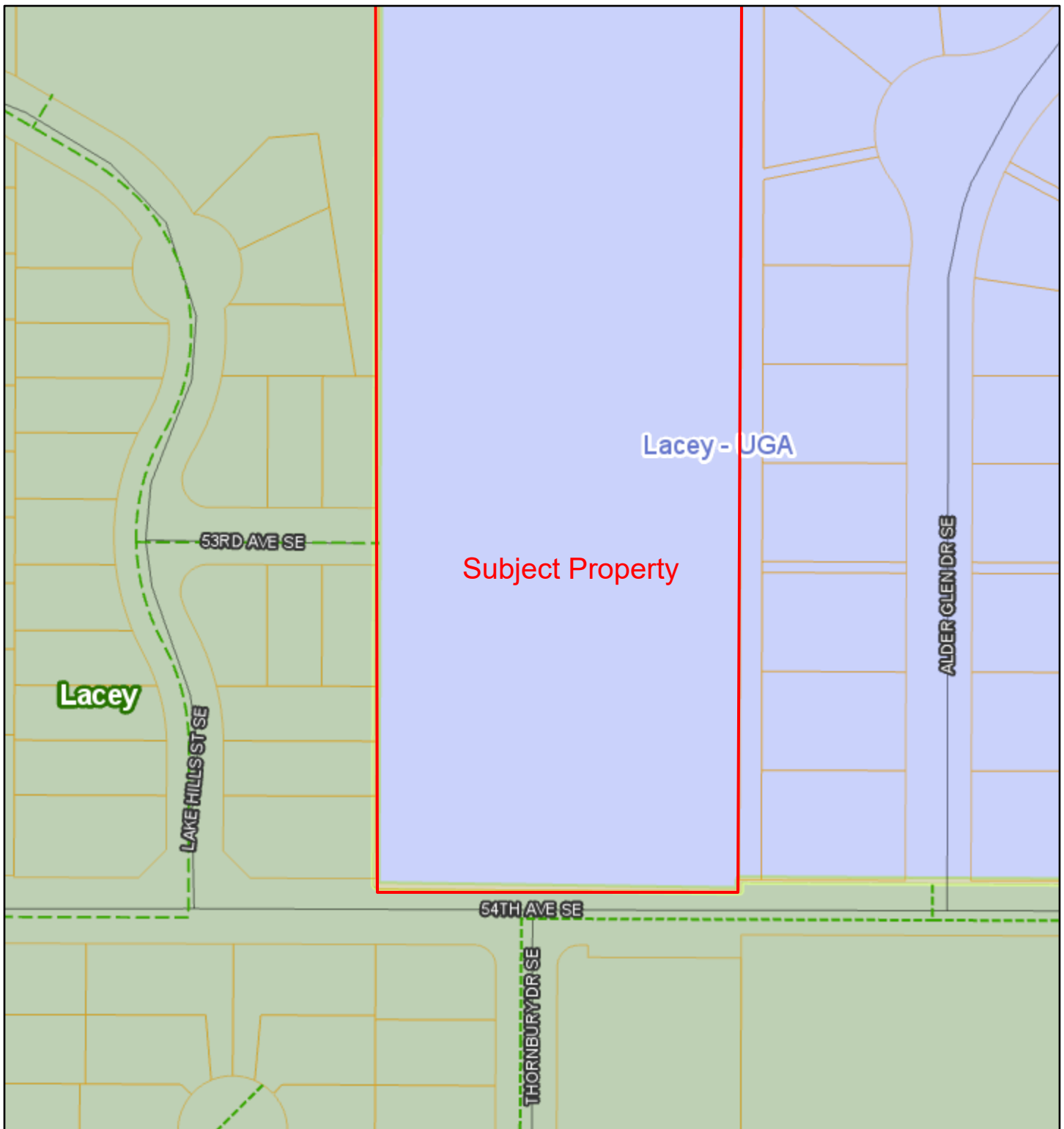
- Minor Roads
- Unnamed
- + Railroad
- Lacey Area Parcels

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GIS Coordinator, City of Lacey

Mosure 54th Avenue Annexation Sewer Lines

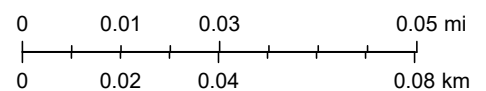


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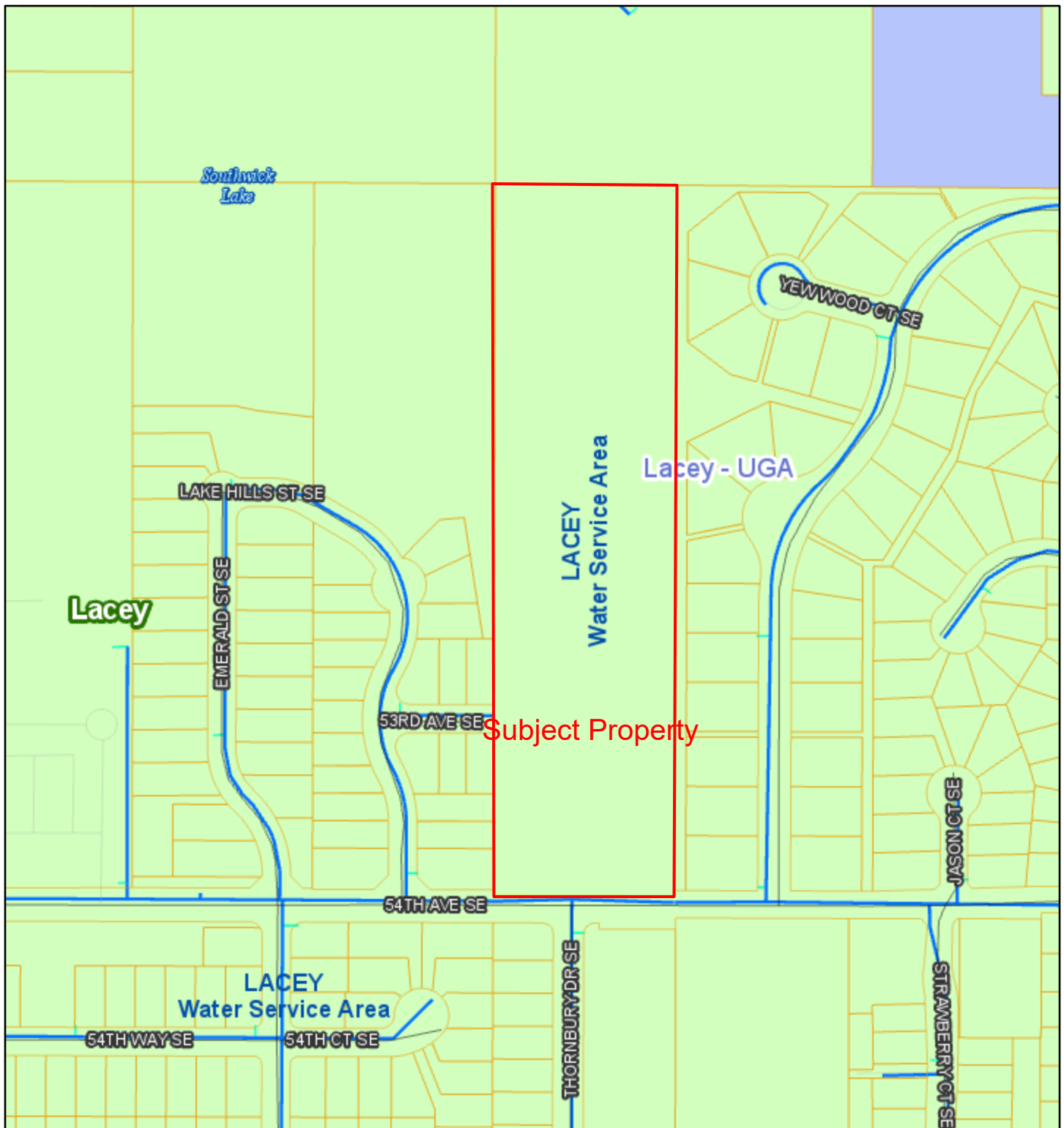
1:2,257

Sewer Main

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



Mosure 54th Avenue Annexation Water Lines and Service Areas



12/21/2020, 9:58:19 AM

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