

UTILITIES COMMITTEE MINUTES

JANUARY 4, 2021

12:00 P.M. – 12:16 P.M.

REMOTE ONLY

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

STAFF PRESENT: SCOTT SPENCE, RICK WALK, RYAN ANDREWS, PERI EDMONDS, DINA CHRISTENSEN

ACTION: APPROVE UTILITIES COMMITTEE AGENDA

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

MOSURE 54TH AVENUE ANNEXATION PROJECT No. 20-312

STAFF: RYAN ANDREWS, PLANNING MANAGER

ACTION: MOTION TO FORWARD TO FULL CITY COUNCIL FOR PROCEED WITH PROPOSED MOSURE 54TH AVENUE ANNEXATION PROPOSAL AND INCLUDE PROVISIONS PRESENTED.

MOTION: MOTION MADE, SECONDED, AND CARRIED BY COUNCILMEMBER STEADMAN AND KUNKEL.

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, 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.

The Utilities Committee reviewed the annexation proposal to verify the City can effectively provide utility service to the proposed annexation area and reviewed the boundaries of the annexation area for any recommended modifications.

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.

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 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.

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.

Patty Mosure represents the property owner. my adult children and myself purchased property recently and hope to build 3 family homes for her and her adult children in southern area of land. that's where we would be the homes for the three families. the bulk of the land (wetland) as undeveloped, and do not expect to develop that.

The Committee reviewed the annexation request under the 60% petition method and recommends 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.