



City Council

Agenda Item:

Approval of Annexation Ordinance for New Olympia Regional Learning Academy

Agenda Date: 7/16/2013
Agenda Item Number: 4.E
File Number: 13-0037

Type: ordinance **Version:** 3 **Status:** Passed

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Approval of Annexation Ordinance for New Olympia Regional Learning Academy

Issue:

Second and Final reading to annex three properties (8.69-acres) and adjacent street rights-of-way located at 1412 Boulevard Road, SE (former McKinley School Site).

Committee Recommendation:

On January 31, 2013, the Land Use and Environment Committee recommended authorizing the Olympia School District to commence with the annexation by submitting the 60% annexation petition based on Single-family Residential (R4-8) zoning, the property owner's assumption of a proportionate share of the City's bonded-indebtedness to the extent allowed by law, and stipulation that the annexation boundary be expanded to include the street frontages and Thurston County property depicted on the draft annexation map attached to the staff report.

City Manager's Recommendation:

Move to approve on second and final reading the attached Ordinance approving the Olympia School District requested annexation.

Staff Contact:

Steve Friddle, Principal Planner, 360.753.8591

Presenter(s):

None. Consent Calendar

Background and Analysis:

Following the March 12, 2013 public hearing, the City Council approved on First Reading the attached Ordinance annexation of two large parcels (8.59 acres) owned by the School District and one parcel owned by Thurston County (0.10 Acres) located at the end of 12th Avenue SE. The parcels are generally bounded by Boulevard Road to the west; 12th Avenue on the north; 15th Avenue (a.k.a. Dayton Avenue) on the south; and, the Creekwood Subdivision to the east. The annexation was forwarded to the the Thurston County Boundary Review Board.

The annexation was sent to the Thurston County Boundary Review Board. Jurisdiction was not invoked and the item is back to City Council for second and final reading. If approved tonight on second and final reading, the annexation will become final five days after publication. This will allow the Olympia Hearing Examiner to conduct a Monday, July 22, 2013 public hearing and consider the Conditional Use permit request by the Olympia School District.

Single-family homes are the predominant land use in the area, with the exception of the Church of the Living Water located to the south of 15th Avenue and west of Boulevard Road (see attached Zoning and Annexation Maps).

The annexation proposal is consistent with City policies. Our Comprehensive Plan, Urban Growth Management Agreement (UGMA) and Countywide Planning Policies include policy statements regarding growth management and annexation. Generally, the goals are to support annexations which create logical boundaries and reasonable service areas within the growth areas (UMG2). This proposal is consistent with these policies.

The primary reason that the City and County staff are in support of this annexation of only a portion of the island is that the proponent provides essential educational services and desires to proceed immediately to Land Use permitting through Olympia, with construction this spring and the certainty of city services for utilities, fire and police (UMG3).

To create the most logical boundary, the annexation boundary was increased to incorporate a small County-owned parcel at the northeast corner (highlighted in green), as well as the associated 12th, 15th and Boulevard Road frontages.

As identified in the Comprehensive Plan, prior Council direction and the attached Petition, "Property owners within an annexing area will be required to assume a share of the City's bonded indebtedness (UGMA4)."

The Comprehensive Plan for Olympia and the Olympia Growth Area, require that upon annexation, land be designated with the zoning district as equivalent as possible to the previous County zoning district. The County Land Use Plan and City Zoning are identical and designate the subject property as Single-Family Residential (R4-8).

Neighborhood/Community Interests (if known):

Based upon the response received from prior annexation and code amendment public notices, the questions relate to the proposed future school (traffic & storm water) and not the annexation. Annexing just the proposed properties does not appear to be a concern.

Options:

1. Move to approve on second and final reading the attached Ordinance approving the Olympia School District requested annexation.
2. Pull this item from the Consent Calendar and provide staff with any additional direction.

Financial Impact:

There will not be an increased City tax base since the school and County owned properties are exempt. The City will receive Land Use permitting, transportation impact fees and associated building permit fees. There will be costs incurred in providing City utilities and the District will become a rate payer for these utilities. Although the property owners would assume a proportionate share of the City's bonded-indebtedness, it is

not likely that they would pay since the District is tax exempt. However, should the District or County sell the property for other non-exempt purposes, then non-exempt property owners would pay the proportionate share.