



Land Use & Environment Committee

Hulbert Notice of Intent to Annex

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Title

Hulbert Notice of Intent to Annex

Recommended Action

Committee Recommendation:

Move to recommend Council accept the annexation boundary as proposed. (Option 1)

City Manager Recommendation:

Move to approve the recommendation of the Land Use and Environment Committee.

Report

Issue:

Applicants submitted an Annexation Notice of Intent to the City on June 15, 2015. Pursuant to RCW 35A.14, upon receiving a Notice of Intention, the City Council must meet with the initiating party to determine whether the Council will:

1. Accept the annexation as proposed,
2. Geographically modify the proposed annexation, or
3. Reject the annexation.

Staff Contact:

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Presenter(s):

Tim Smith, Principal Planner, Community Planning & Development

Background and Analysis:

The annexation process has two basic steps. An interested party may propose an annexation by submitting a "Notice of Intent to Annex." State law provides that parties submitting a Notice of Intent are entitled to a meeting with the City Council where the Council will determine whether to consider the annexation proposal, and what properties should be considered in the annexation. If the Council determines that an annexation should be considered, the applicant generally has one year in which to submit the more substantial "Petition to Annex" leading to a public review of the proposal and ultimately a decision by the Council.

A Notice of Intent may be filed by an initiating party owning only ten percent of the assessed property value of the proposed area. This Notice of Intent was submitted by Phillip and Therese Hulbert, Grace Slater, and Trong and Rani Hong, who combined own all of the proposed area.

This proposed annexation consists of four parcels totaling approximately 8.5 acres. The parcels are located in the Olympia Urban Growth Area and adjacent to the City in an area zoned single-family residential development (R 4-8). The two westerly parcels are developed with a landscape nursery. The two easterly parcels are developed with single-family residences. Land uses in the vicinity consist of single-family residences to the east, west, and south. The Briggs Village development including senior apartments is to the north across Yelm Highway.

Acceptance of the annexation as proposed or a modified annexation area does not commit the Council to annex the proposed area, but allows the annexation process to go forward. If the Council accepts the annexation proposal, the annexation boundary will be finalized. The initiating parties would then be authorized to circulate an annexation petition. The petition must be signed by owners of at least 60 percent of the assessed property value within the annexation area established by the City Council. Receipt of the petition leads to a public hearing and other substantial review processes.

City staff have evaluated the proposed area and discussed annexation options with public service providers. The adjacent section of Yelm Highway is already within the City. The adjacent section of Henderson Boulevard and the intersection are within the City of Tumwater. The southern boundary of the proposed annexation is the Urban Growth Boundary beyond which the City cannot annex property. The staff sees no better boundary to the west nor any immediate benefit to the public in expanding the annexation area. Thus staff recommends acceptance of the boundary as proposed. The area has been pre-zoned and will not, therefore, require either a Comprehensive Plan or a zoning amendment.

Neighborhood/Community Interests (if known):

There has been occasional interest in annexation in this vicinity of the City. If the Council accepts the proposal, City staff will notify adjacent property owners and other parties potentially interested.

Options:

Recommended to the City Council to:

1. Accept the annexation boundary as proposed,
2. Geographically modify the proposed annexation boundary, or
3. Reject the annexation.

Financial Impact:

If the area is annexed, the property owners would be required to assume a proportionate share of the City's bonded-indebtedness.