



City Council

Approval of Ordinance on the Hulbert, Hong and Slater Annexation

Agenda Date: 7/26/2016
Agenda Item Number: 4.E
File Number: 16-0379

Type: ordinance **Version:** 2 **Status:** Passed

Title

Approval of Ordinance on the Hulbert, Hong and Slater Annexation

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the Hulbert, Hong and Slater Annexation Ordinance on second reading.

Report

Issue:

Whether to approve the ordinance to annex the identified four parcels and adjacent right-of-way. A public hearing on the annexation was held at the City Council's February 23, 2016 meeting.

Staff Contact:

Michelle Sadlier, Associate Planner, Community Planning & Development, 360.753.8031

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

Background and analysis have not changed from first to second reading. First reading occurred on March 22, 2016; second reading was delayed to allow for the Thurston County Boundary Review Board's review period. The Board's jurisdiction was not invoked during the required 45-day waiting period. As a result, the proposed annexation is deemed approved by the County and is now ready to move forward for the City Council's second reading.

Annexation Proposal

The Hulbert Notice of Intent was submitted by Phillip and Therese Hulbert, Grace Slater, and Trong and Rani Hong, who combined own all of the privately-held parcels in the proposed area. This Notice

of Intent is for a proposed annexation that consists of four parcels totaling approximately 8.5 acres. The initial request was amended to include adjacent right-of-way along Henderson Boulevard Southeast and Yelm Highway Southeast (Attachment 2).

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.

Prior Annexation Process Steps

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. Following a recommendation by the Land Use & Environment Committee as made at its August 27, 2015 meeting, the Council accepted the proposed annexation boundary at its September 22, 2015 meeting.

The individual applicants then submitted their Petitions for Annexation on October 7, 2015, November 9, 2015, and November 10, 2015. The Thurston County Assessor followed by issuing the required Declaration of Petition Sufficiency on December 4, 2015. The final formal stage in the process prior to drafting an ordinance was a public hearing, held at the City Council's February 23, 2016 meeting.

Staff Analysis of Proposed Annexation

As a result of the outcomes of the above process steps, evaluation of the area proposed for annexation, and discussion of annexation options with public service providers, City staff recommends approval of the proposed Hulbert, Hong and Slater Annexation. The proposed annexation would result in a logical municipal boundary with adequate services.

The adjacent section of Yelm Highway is already within the City of Olympia's jurisdiction and there are existing storm, sewer and drinking water services. Annexation would also have no immediate effect on solid waste services due to an existing agreement between the City of Olympia and LeMay Enterprises. A representative of East Olympia Fire District testified at the Land Use and Environment Committee's August 27, 2015 meeting and raised no objections to annexation.

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.

In addition, the area has been pre-zoned and will not, therefore, require either a Comprehensive Plan or zoning amendment. Concerns about future development of the parcel raised at the public hearing

will be addressed through the development review process.

Neighborhood/Community Interests:

There has been interest in annexation in this area in the past. The City has notified adjacent property owners and other potentially interested parties.

Options:

1. Approve the ordinance to annex the proposed area, or
2. Do not approve the proposed annexation and do not annex the subject property.

Financial Impact:

If the area is annexed, the property owners would be required to assume a proportionate share of the City's bonded-indebtedness. Pursuant to an agreement between the City of Olympia and LeMay Enterprises, the City would assume solid waste collection in the annexation area ten years after the effective date of the annexation.