

## MINUTES OF MEETING

### THURSTON COUNTY BOUNDARY REVIEW BOARD

Thursday, March 28, 2019

Thurston Regional Planning Council, Room A, 7:00pm

2424 Heritage Court SW, Suite A

Olympia, WA 98502

Chair Michael Marchand called the meeting to order at 7:00pm

### CALL TO ORDER

#### Attendance

- **Members Present:** Chair Michael Marchand, Vice-Chair Lance Caputo, Mr. Gary Pearson
- **Members Excused:** Mr. William Kilpatrick
- **Staff Present:** Chief Clerk Katrina Van Every, Office Specialist III Dorinda O'Sullivan, Rick Peters, Thurston County Prosecuting Attorney
- **Others:** Ryan Andrews, City of Lacey; Travis Burns, Thurston County Deputy Prosecuting Attorney; Jeremy Davis, Thurston County;

**Review and Approval of Agenda.** Mr. Caputo moved to approve the agenda. Mr. Pearson seconded. Motion carried.

**Public Comment.** None given.

### APPROVAL OF MINUTES

Vice-Chair Caputo moved to approve the minutes from January 22, 2019 and February 7, 2019. Chair Marchand seconded. Motion carried.

### PUBLIC HEARING

Chair Marchand called the public hearing to order for ANNEX2018-05 – the City of Lacey Steilacoom/Marvin Rd Annexation. Chair Marchand explained the purpose of the hearing is to hear testimony and gather facts on the annexation proposal before them. Chair Marchand asked if anyone has items that are not already in the record please submit them to the chief clerk at this time. City of Lacey submitted two exhibits. Chief Clerk Van Every asked if anyone else would like to speak that has not signed up.

Chief Clerk Van Every administered an oath to those who wished to testify.

Chair Marchand asked if there was any person in attendance who questions whether any member of the Board has any conflict of interest or bias in the matter before them. No question of conflict of interest or bias was stated.

### Staff Presentation

Chief Clerk Van Every gave a brief overview of the annexation proposal before the Board. The applicant filing the notice of intent was the City of Lacey, Thurston County submitted a request for review on January 14, 2019. Attachment A exhibit one: A map of the annexation area submitted by City of Lacey is 259.1 acres in area which include the RAC, vacant property owned by the City of Lacey, Nisqually Middle School, Ostrom's Mushroom farm, Rainier Vista mobile home park, Lacey Fire District 3, and a water tower site owned by City of Lacey.

Thurston County requested the annexation be expanded to include an additional 120 acres encompassing the Hawks Ridge, Bicentennial Loop, Hawks Glen, and Steilacoom Heights neighborhoods, River Ridge Covenant Church, and a few smaller subdivisions for a total of 379.1 acres.

**Testimony:**

The following provided public testimony:

- Ryan Andrews, City of Lacey Planning Manager. Mr. Andrews gave a brief overview of the annexation proposal, indicating that the City of Lacey received a petition for annexation from the owner of Rainier Vista Mobile Home Park. The City Council had previously determined that annexing the RAC into the city was a priority since the city maintains and owns the property. The City of Lacey, North Thurston Public Schools, Lacey Fire District 3, and Ostrom's Mushroom Farm all signed on to the petition for annexation. Mr. Andrews indicated that the City and Thurston County agree that the expanded annexation, as proposed by Thurston County, does result in more logical boundaries.

The original annexation area (Alternative #1) includes 259.1 acres and 12 parcels with a total assessed value of \$39,941,500. However most of the property is government-owned and exempt from paying property taxes. For Alternative #1, the City of Lacey would need to hire two police officers to provide police protection and serve as a school resource officer with an annual operating cost of \$302,540.

The expanded annexation area (Alternative #2) includes 446 tax parcels with a total assessed value of \$92.6 million. The City of Lacey would need to hire three police officers to provide police protection and serve as a school resource officer with an annual operating cost of \$607,560.

The Board asked questions of Mr. Andrews regarding RAC revenues, police protection, and differences in the southern boundary of the two proposals. Mr. Andrews explained that the RAC does not break-even regarding revenues – even with the additional property taxes – but that the city hopes the shortfall is made up by revenue through lodging taxes and spending at local businesses and restaurants. Mr. Andrews also explained that the city and Thurston County have an interlocal agreement for mutual aid regarding police protection. Regarding the southern boundary of the annexation area, the only difference between the two proposals is that River Ridge Covenant Church is included in the expanded annexation area (Alternative #2).

- Travis Burns, Thurston County Deputy Prosecuting Attorney; Jeremy Davis, Thurston County Community Planning and Economic Development. Mr. Burns stated Thurston County doesn't

object to the city's annexation and that the city and County are largely in agreement on the proposed expanded annexation area. Water and sewer services remain the same regardless of the proposed annexation. However, police services would change. If the annexation were approved as originally proposed by Thurston County, then Thurston County Sheriff's office would have to cross through the City of Lacey to get to some of the neighborhoods. If the annexation were approved as proposed by Thurston County, then these neighborhoods would be protected by the Lacey Police Department.

The Board asked questions of Mr. Burns and Mr. Davis regarding the city/county line near the Hawks Glen neighborhood; why there were changes to the proposed boundaries of the annexation area; whether any neighborhoods were being split up with the proposed expanded annexation area; what the zoning of the area is; and the existing boundaries of the City of Lacey. Mr. Davis indicated that the city of Lacey boundary to the north of the annexation area does not extend past the Hawks Glen neighborhood and that the annexation area as proposed by the City of Lacey is based on having 100% agreement from the affected property owners. Thurston County's proposal for the expanded annexation area was intended to preserve neighborhoods, and the natural boundaries of affected neighborhoods is retained so that they are not split up.

- Chief Clerk Van Every listed the Public Hearing exhibits received to date:
  1. Boundary Review board Staff Memorandum dated March 22, 2019
  2. Thurston County Position Statement Received March 20, 2019
  3. FAQ: City of Lacey and Thurston County
  4. Written Public Comment Received as of March 27, 2019
  5. Lacey – Alternative #1, Summary of the original proposal
  6. Lacey – Alternative #2, Summary of the expanded proposal
  
- Cory Corrado, 8738 Hawks Glen Loop. Mr. Corrado stated he would like his property to stay Thurston County because he loves having open fires in the summer time. Mr. Corrado indicated until recently there were trees behind his property but now the city has allowed apartments to be built. Negative impacts from this development include debris and pollen in his yard and the ability to hear traffic from as far away as I-5, which he never heard before. Mr. Corrado feels the zoning is changing to fit the city's needs. The City constructed a new road for the apartments, which dead ends at the back of Mr. Corrado's property. Since the road was constructed, Mr. Corrado has experienced property damage and theft.

The Board asked questions of Mr. Corrado regarding the road that dead ends at his property and whether he was opposed to the annexation. Mr. Corrado indicated that the road does in fact dead end at his property and abuts his fence. Mr. Corrado asked if changing from Thurston County to the City of Lacey won't help with revenue, why change it. Mr. Corrado also indicated that changing from Thurston County Sheriff's Office to the Lacey Police Department may result in more conflicts since the Sheriff's Office has a rapport with the people in the area. Mr. Corrado indicated that he is opposed to the annexation, but that he is not opposed to progress or making this work and doesn't want his neighborhood included in the annexation. Mr. Corrado also indicated that the lift station the city of Lacey recently installed is an eye sore.

- Dana Stinsby, 440 Peregrine. Ms. Stinsby stated that with the removal of the green belt adjacent to her property, lights from the retirement home, drug treatment facility and the apartment buildings have impacted her property. Ms. Stinsby also stated that the added pavement in these new developments have caused standing water to appear in her backyard and increased the presence of mosquitos. Traffic is getting so bad on Martin Way that, where it used to take 10 minutes to get to the freeway, it can now take over 30 minutes during rush hour. When Ms. Stinsby first bought her home, Marvin Road was three lanes and now it is five. Ms. Stinsby asked if Hawks Ridge is annexed into the City who is then responsible for the roads in the neighborhood and for fixing potholes/curbs. Ms. Stinsby is opposed to the annexation.

Chief Clerk Van Every explained notice was provided through posting in the annexation area, through a legal advertisement in The Olympian, and through notices sent to property owners and registered voters in the annexation area. The purpose of the second hearing is for the homeowners to speak regarding the expanded annexation area and make their voices heard.

Mr. Peters noted that Exhibit 4 includes two pieces of written public comment that is included in the record.

Being no further questions of the petitioners or the public, Chair Marchand asked the Board if they had enough information to close the public testimony portion of the hearing.

Mr. Pearson moved to close the public testimony portion of the hearing. Mr. Caputo seconded. Motion carried.

#### **WORK SESSION**

Chair Marchand read the factors and objectives. The Board began their discussion of the factors and objectives. Rick Peters proposed the board recess the public hearing tonight until April 9<sup>th</sup> unless there's a motion and second on the proposal for tonight.

#### **DECISION OR CONTINUATION**

Chair Marchand proposed recessing the hearing and keeping the public comment open until reconvening on April 9, 2019 at 7pm at Nisqually Middle School, 8100 Steilacoom Rd SE, Lacey, WA 98503, noting that notice of the scheduled hearing on the expanded annexation area that will occur on that date was sent to property owners and registered voters in the expanded annexation on March 18, 2019.

Vice Chair Caputo moved to direct staff to request the city of Lacey and Thurston County provide additional information regarding zoning and development impacts of the annexation area and expanded annexation area as it relates to moving from county to city jurisdiction. Mr. Pearson seconded. Motion carried.

Chair Marchand moved to recess the hearing on ANNEX2018-05 until April 9, 2019 at 7pm at Nisqually Middle School, 8100 Steilacoom Rd SE, Lacey, WA 98503, keeping the record open to additional public comment until then. Mr. Pearson seconded. Motion carried.

**ADJOURNMENT**

At 8:40 pm, Chair Marchand recessed the hearing until April 9, 2019, 7pm at Nisqually Middle School.

  
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Mr. Michael Marchand, Chair

Prepared by Dorinda O'Sullivan for  
Washington State Boundary Review Board for Thurston County