

93rd Avenue SW & Case Road SW Ten Percent Annexation Petitions (TUM-25-0128)



City Council, May 6, 2025

Intent

- Present the two Ten Percent Annexation Petitions
- Explain the 60 Percent Annexation Method Process
- Discuss Next Steps



Background

- The owners of two properties on 93rd Avenue SW in Tumwater's urban growth area are requesting to be annexed
- Ten percent annexation petition applications were filed with the City on February 5, 2025, and were deemed complete on March 18, 2025, after payment of application review fees
- Because the two property owners own all the property included in the annexation area, they filed annexation petitions representing both ten percent and 60 percent of the value of the properties proposed for annexation



Background

- The property owners have indicated their willingness to assume their fair share of the City's indebtedness and are willing to accept the land use designations and zone districts for their property
- Staff is unaware of any pending development applications for the properties



Proposed Annexation Area

- The proposed annexation area consists of two parcels located northwest of the intersection of 93rd Avenue SW and Case Road SW that is 10.74 acres in size
- The two parcels have a Light Industrial zone district designation with the Airport Overlay and are undeveloped aside from a house and outbuildings



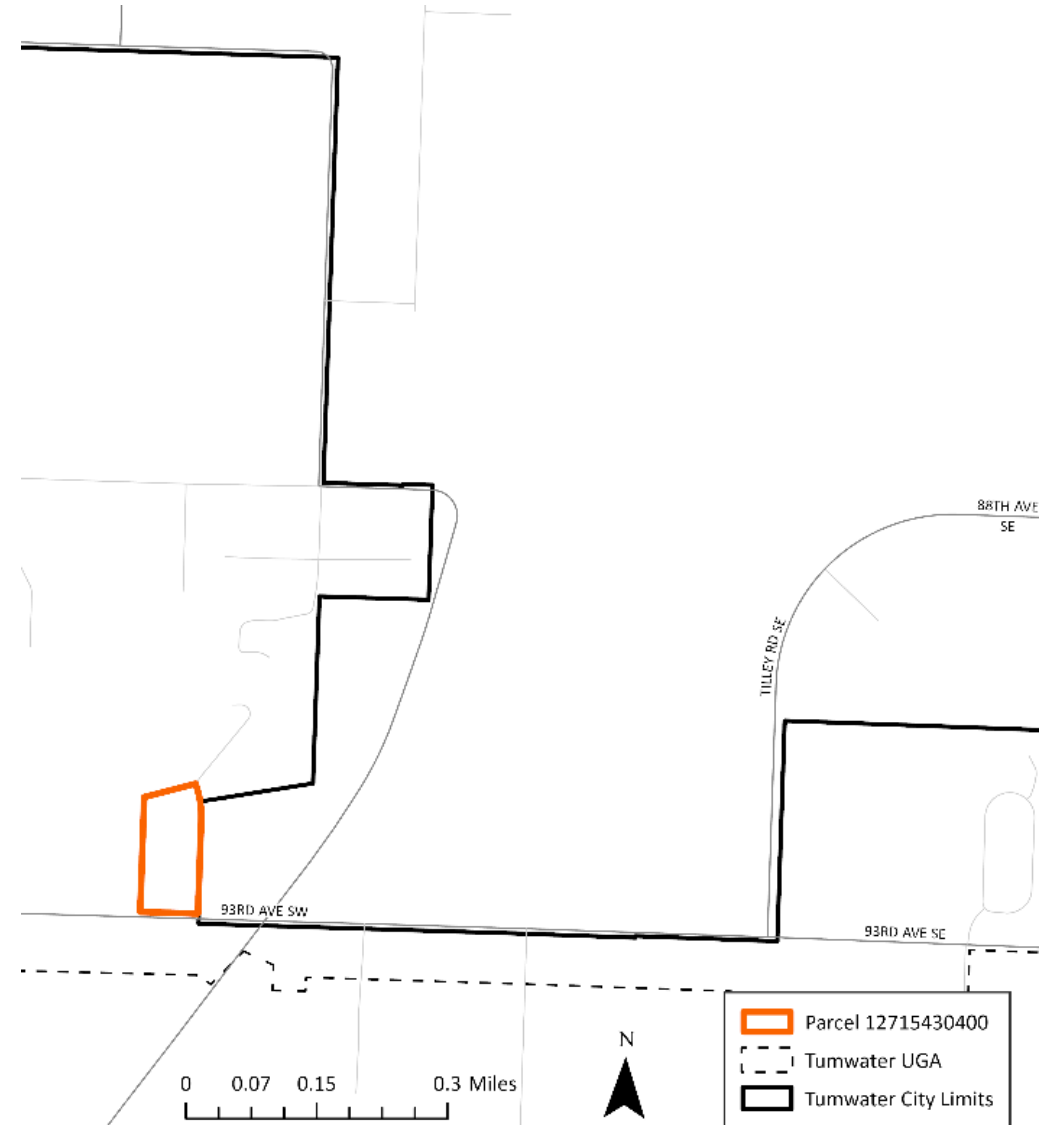
Proposed Annexation Area – Property #1

- 1020 93rd Avenue SW
- Parcel #127125420203
- Owned by Nathan Waunch
- Approximately 4.87 acres



Proposed Annexation Area – Property #2

- 93rd Avenue SW with no site address
- Parcel # 12715430400)
- Owned by H. John and Diane Elwin
- Approximately 5.87 acres



Initial Request of City Council

The ten percent annexation petitions request that the City Council set a date not later than 60 days after the filing of the ten percent petition for a meeting with the property owners to determine:

1. Whether the City Council will accept, reject, or geographically modify the proposed annexation;
2. Whether the City Council will require adoption of a new land use designation for the area to be annexed; and
3. Whether the City Council will require the assumption of existing City indebtedness by the area to be annexed

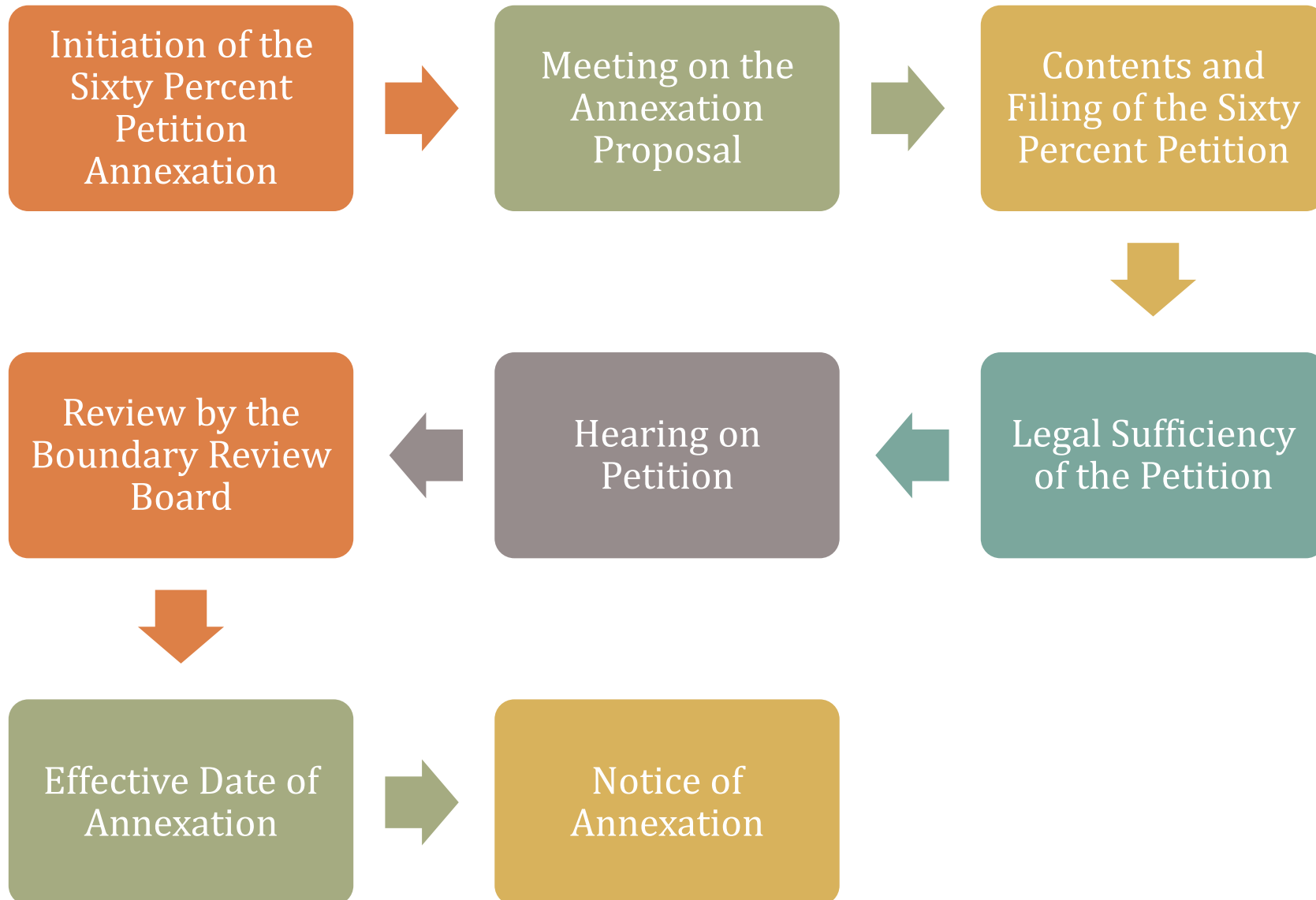


Assumption Indebtedness

The *Annexation by Washington Cities and Towns* notes that annexation statutes authorize the City Council to require property in an area being annexed to assume, as a condition of annexation, a pro rata share of the annexing city's then outstanding indebtedness that had been approved by the voters, contracted, or incurred prior to, or existing at, the date of annexation



Sixty Percent Annexation Method Process



General Government Committee Recommendation

- Accept the proposal to annex, with no modifications
- Do not propose any amendments to the existing land use designations or zone districts
- Require the annexed area to assume City indebtedness



Initial Request of City Council

- Discuss with petition with the applicants and decide whether to move consideration of the proposed annexation forward

Future Steps

- If the Council decides to accept the annexation proposal – either as proposed or modified – then a 60 percent petition will be drafted and circulated to the affected property owners
- Approval by property owners representing 60 percent of the assessed value of the annexation area is required
- Final approval would only occur after review and approval of the Boundary Review Board, followed by a public hearing and a vote of City Council

