

RESOLUTION NO. R2026-004

A RESOLUTION of the City Council, of the City of Tumwater, Washington, establishing intent to annex parcels 12705220200 and 12706110201 located adjacent to Black Lake Belmore Road SW in Thurston County, Washington, to the City of Tumwater.

WHEREAS, on April 25, 2025, pursuant to RCW 35A.14.120, Terrence Hess, the owner of not less than ten percent in value according to the assessed valuation for general taxation of the properties described in Exhibit “A” and depicted in Exhibit “B”, notified the Tumwater City Council of his request for annexation of such properties to the City of Tumwater (TUM-25-0453 and TUM-25-0454); and

WHEREAS, on July 9, 2025, Tumwater staff briefed the General Government Committee on the ten percent annexation petitions, and the Committee placed the petitions on the City Council consideration calendar on July 15, 2025; and

WHEREAS, on July 15, 2025, at a regularly scheduled meeting, the City Council met with the initiating party, accepted the petitions to annex, determined the proposed annexation boundaries, and stated that the properties within the newly annexed area will assume a proportionate share of existing City indebtedness; and

WHEREAS, from July 31, 2025, to December 12, 2025, Tumwater staff coordinated with property owners and Thurston County to correct the legal description of the petition and to clarify the ownership of the property; and

WHEREAS, on January 23, 2026, Tumwater staff reviewed two sixty percent petitions for Annexation, found the petitions consistent with the County-wide Planning Policies, the Thurston County-Tumwater Joint Plan, and the Growth Management Act; and

WHEREAS, on January 23, 2026, Tumwater staff routed completed applications to the Assessor for review and a Determination of Sufficiency; and

WHEREAS, on January 28, 2026, the Thurston County Assessor certified that the sixty percent petitions to annex met the sufficiency requirements of RCW 35A.01.040, including the requirement that they be signed by owners of more than sixty percent in value according to the assessed valuation for general taxation of said properties; and

WHEREAS, on January 28, 2026, Tumwater City Clerk, after the legal description was corrected and the signature obtained on the documents met the requirements of sixty percent in value according to the assessed valuation for general

taxation of the properties and was verified by the Thurston County Assessor, filed the sixty percent petition with the City Council; and

WHEREAS, on May 20, 2026, the Tumwater General Government Committee scheduled a public hearing with the City Council on Resolution No. R2026-004, establishing intent to annex parcels 12705220200 and 12706110201 located adjacent to Black Lake Belmore Road SW, for June 2, 2026; and

WHEREAS, on May 22, 2026, the Tumwater City Clerk posted and published a Notice of Public Hearing on the petition for annexation establishing intent to annex parcels 12705220200 and 12706110201 located adjacent to Black Lake Belmore Road SW, in the manner provided by law; and

WHEREAS, on June 2, 2026, a duly noticed public hearing on approval of Resolution No. R2026-004, establishing intent to annex parcels 12705220200 and 12706110201 located adjacent to Black Lake-Belmore Road SW was held in the City Council Chambers of the City Hall; and

WHEREAS, on June 2, 2026, the City Council, having determined that annexing parcels 12705220200 and 12706110201 located adjacent to Black Lake-Belmore Road SW to the City of Tumwater would be in the public interest, for the public welfare, and in the best interest of the City of Tumwater and the residents thereof;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUMWATER AS FOLLOWS:

Section 1. The Tumwater City Council hereby declares its intent to annex the properties described in Exhibit “A” and depicted in Exhibit “B” attached hereto and by this reference incorporated herein as if fully set forth.

Section 2. It is hereby further declared that upon annexation, the properties described in Section 1 above shall be subject to existing indebtedness of the City of Tumwater.

Section 3. Zone districts and land use designations shall be applied to the properties described in Section 1 that are consistent with the Tumwater Comprehensive Plan.

Section 4. The Aquifer Protection Overlay Zone shall be applied to the properties described in Section 1 above.

Section 5. Upon the Thurston County Boundary Review Board's approval of this annexation, the city attorney is directed to prepare an ordinance for council consideration annexing said properties to the City of Tumwater.

Section 6. Severability. The provisions of this Resolution are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Resolution or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the Resolution, or the validity of its application to other persons or circumstances.

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption and signature as provided by law.

RESOLVED this ___ day of _____, 20____.

CITY OF TUMWATER

Leatta Dalhoff, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

Exhibit "A"

Property #1

5901 Black Lake-Belmore Road SW, Tumwater, WA
Thurston County Assessor Number: 12705220200
Approximate Number of Acres: 9.72 (10.75 total annexation area)

LEGAL DESCRIPTION

The South half of the North half of the Northwest quarter of the Northwest quarter of Section 5, Township 17 North, Range 2 West, W.M.; Except the East 30 feet for county road known as Belmore-Black Lake Road, as conveyed to Thurston County by deed recorded April 10, 1953 under Auditor's file No. 522295;

TOGETHER WITH an easement for ingress and egress over the South 30 feet of the East 239 feet of the South half of the North half of Government Lot 8 and over the South 20 feet of the West 652.51 feet of the East 932.51 feet of the South half of the North half of Government Lot 8 in Section 6, Township 17 North, Range 2 West, W.M.

EXCEPTING any portion thereof lying South of an agreed boundary established as the South line thereof which is described as follows:

Commencing at a concrete Monument marking the Northwest corner of Section 5, Township 17 North, Range 2 West, W.M.; thence South 00° 00' 37" East along the Section line between said Section 5 and Section 6 for a distance of 651.38 feet; thence North 89° 39' 41" East for a distance of 1276.90 feet, more or less, to the West right of way line of the Belmore-Black Lake County Road and the Eastern terminus and point of beginning of this description; thence South 89° 38' 41" West to and extending through the shorelands lying in front of, adjacent to, and abutting upon Government Lot 8, Section 6, Township 17 North, Range 2 West, W.M.

EXCEPTING ALSO that portion thereof (if any) lying North of the following described line:

Commencing at a concrete Monument marking the Northwest corner of Section 5, Township 17 North, Range 2 West, W.M.; thence South 00° 00' 37" East along the section line between said Section 5 and Section 6 for a distance of 325.38 feet; thence North 89° 39' 41" East for a distance of 1276.90 feet, more or less, to the West right of way line of the Belmore-Black Lake County Road and the Eastern terminus and point of beginning of this description; thence South 89-38-41 West to and extending through the shorelands lying in front of, adjacent to, and abutting upon Government Lot 8, Section 6, Township 17 North, Range 2 West, W.M., ALSO Resolution No. R2026-004 – Page 4 of 6

EXCEPTING county road known as Belmore-Black Lake Road along the East line of the Northwest quarter of the Northwest quarter of Section 5.

In Thurston County, Washington

Property #2

5917 Black Lake-Belmore Road SW, Tumwater, WA
Thurston County Assessor Number: 12706110201
Approximate Number of Acres: 1.03 (10.75 total annexation area)

LEGAL DESCRIPTION

That portion of Government Lot 8, Section 6, Township 12 North, Range 2 West, W.M., Described as follows:

Commencing at the Northeast Corner of said Section 6, Thence South 00°00'37" East 651.38 feet to a point East Line of Said Government Lot 8 Which is the true point of Beginning: Thence South 89° 38'41": West 150 feet; Thence North 00°00'37" West 326 feet; Thence North 89° 38'41" East 150 feet to the East line of Said Government Lot 8; Thence South 00°00'37 East 326 feet to the true point of Beginning; Except The South 30 feet.

Exhibit "B"

