

5901 & 5917 Black Lake-Belmore Road SW Ten Percent Annexation Petitions (TUM-25-0453 and TUM-25-0454)



City Council, July 15, 2025

Intent

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



Background

- The owner of two properties on Black Lake-Belmore Road SW in Tumwater's urban growth area is requesting to be annexed
- A ten percent annexation petition applications were filed with the City on April 25, 2025, and were deemed complete on April 29, 2025, after payment of application review fees
- Because the property owner owns all the property included in the annexation area, they filed annexation petitions representing both ten percent and sixty percent of the value of the property proposed for annexation



Background

- The property owner has indicated their willingness to assume their fair share of the City's indebtedness and are willing to accept the land use designation and zone district for their property
- Staff is unaware of any pending development applications for the property
- Staff inadvertently left the petitions for the second parcel out of the May 14, 2025, General Government Committee packet and June 3, 2025, City Council packet, so this item contains the complete application package for both parcels



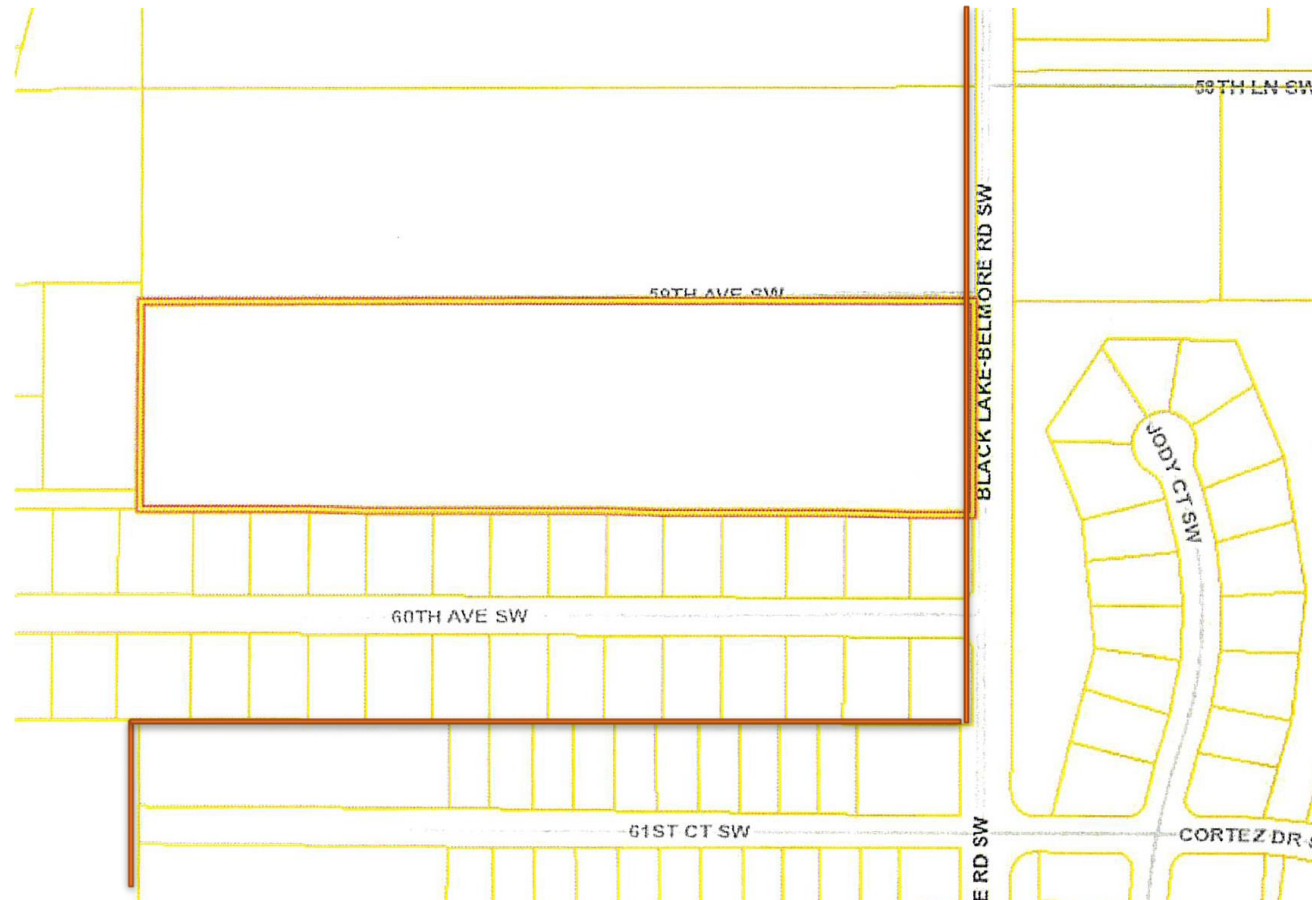
Proposed Annexation Area

- The two parcels in the proposed annexation area are located northwest of the intersection of Black Lake-Belmore Road SW and 60th Avenue SW and are 10.75 acres in size
- The proposed annexation area is west of the current city limit and has a Single Family Low Density Residential district designation



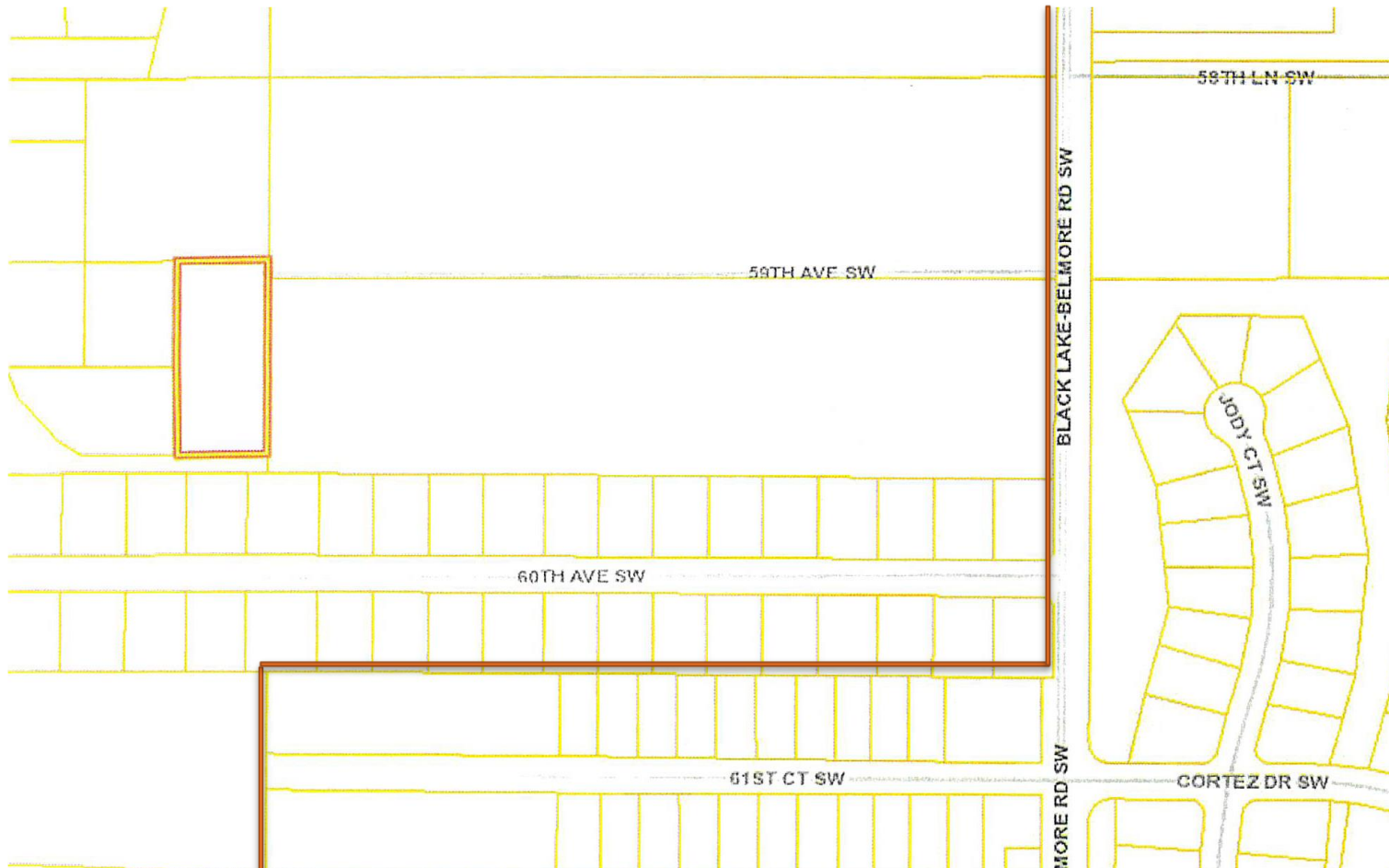
Proposed Annexation Area

- 5901 Black Lake-Belmore Road SW
- Owned by Terrence Hess
- Parcel #12705220200
- Approximately 9.72 acres



Proposed Annexation Area

- 5917 Black Lake-Belmore Road SW
- Owned by Terrence Hess
- Parcel #12706110201
- Approximately 1.03 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 petitions for a meeting with the property owner 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

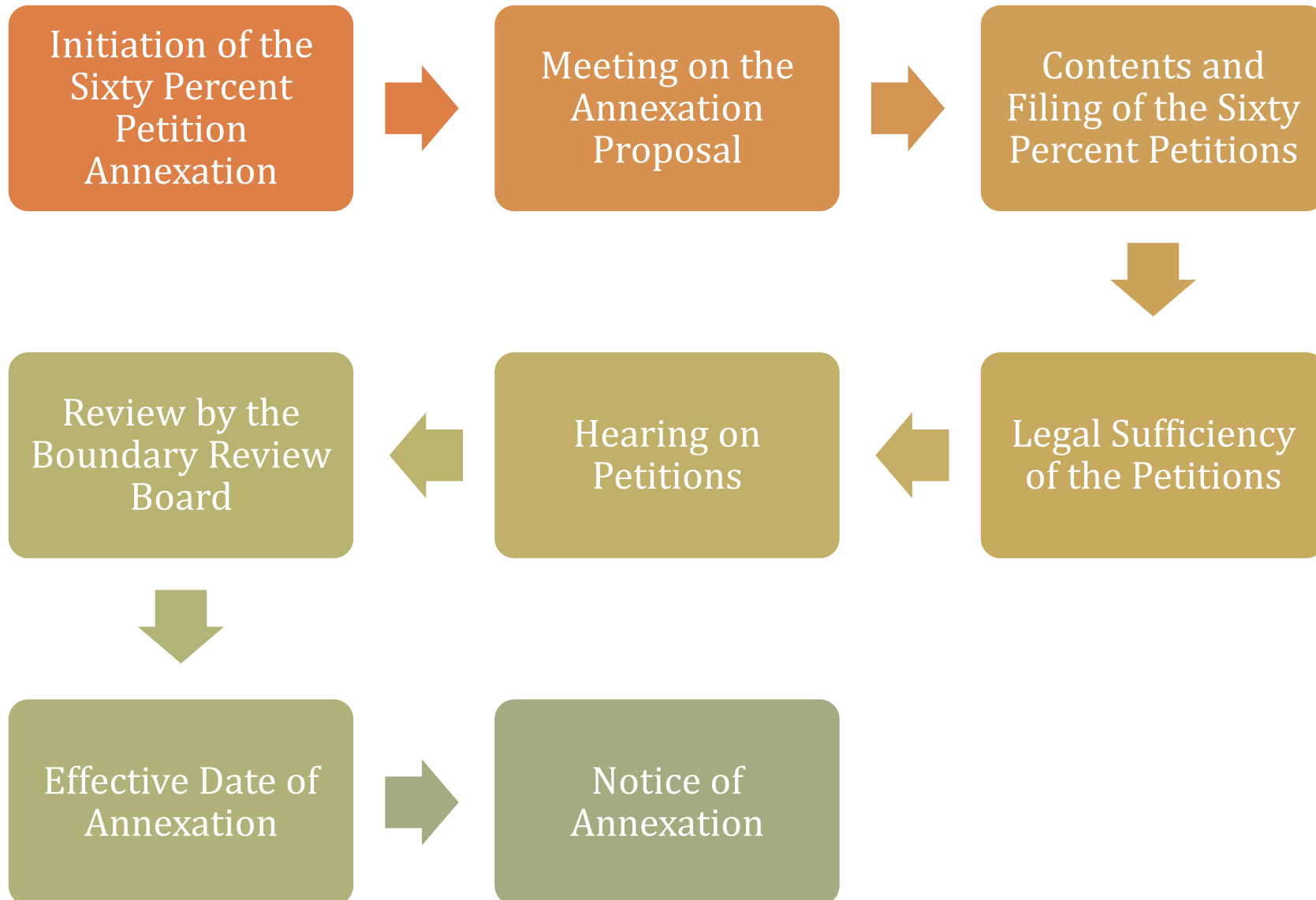


Assumption Indebtedness

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 petitions with the applicants and decide whether to move consideration of the proposed annexation petitions forward

Future Steps

- If the Council decides to accept the annexation proposal – either as proposed or modified – then a sixty percent petitions will be drafted and circulated to the affected property owners
- Approval by property owners representing sixty 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

