

RESOLUTION 541

CITY OF LACEY

A RESOLUTION ADOPTING POLICIES OF THE CITY RELATING TO GROWTH AND ANNEXATION

WHEREAS, it is necessary in order to provide guidelines for future council action, city staff activities and citizen action that the city establish policies regarding future growth and annexation, and

WHEREAS, the city council wishes to encourage and support planned community growth through a comprehensive city development plan and planning efforts for the urban area surrounding the city, and

WHEREAS, the council has determined that it is necessary to consider the impact of any annexation or other growth of the city upon existing city residents and city services to assure that any proposed growth is consistent with the long range financial position of both the city and its residents and will not impose upon existing city residents a long-term financial burden without a corresponding benefit, now, therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, that those certain policies set forth in that document entitled Lacey Growth Policy and that certain document entitled Annexation Policies, both of which are attached hereto and made a part hereof

as though fully set forth are hereby adopted as the policies of the City of Lacey on growth and annexation which policies are to be incorporated in the comprehensive plan of the city when such plan is otherwise modified in the future.

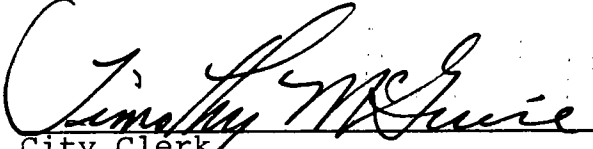
PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,  
this 13<sup>th</sup> day of January, 1983.

CITY COUNCIL

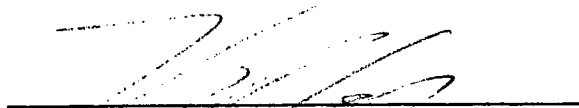
By: 

Mayor

Attest:

  
City Clerk

Approved as to Form:

  
City Attorney

## LACEY GROWTH POLICY

Moderate growth is expected to continue. Projections show 21,437 to 23,581 persons residing in Lacey and 165,600 to 166,550 in Thurston County by the year 1995. Additional land will be needed within the City limits to accommodate residential, commercial, industrial and public land uses. Present land use, topography, drainage, land costs and the economics of utility, road and service extensions must be recognized in planning for the future.

### GOAL

It is the goal of the City of Lacey to encourage and support planned community growth through a Comprehensive City Development Plan and planning efforts for the urban area surrounding the City.

### POLICIES

It is the policy of the City of Lacey:

1. To encourage orderly growth and development consistent with the City's ability to provide adequate and efficient public services and facilities and desire to maintain high quality service provision.
2. To encourage economic growth consistent with the long-range financial position of the City and its residents.
  - a. To promote a healthy mix of residential, recreational, commercial and industrial land uses.
  - b. To provide adequate commercial and industrial zoning inside existing City limits or through the annexation of contiguous areas.
  - c. To support a diversified economic base by locating light industrial and manufacturing activities within existing urban areas, while maintaining the environmental quality of the City.
3. To pursue an active annexation policy as a means of achieving the planned logical growth of the City, consistent with City policies and guidelines.

November 29, 1982

## ANNEXATION POLICIES

In considering annexation as a means of meeting community needs, it is first necessary to establish definitive objectives and policies as an official City position. These objectives and policies can then become the framework from which specific annexation requests can be reviewed and evaluated.

**OBJECTIVE 1.** The City of Lacey should develop uniform criteria to use in evaluating annexations.

### Policies:

1. The City should evaluate all annexations on the basis of their short- and long-term community impact.
2. The City should, as a minimum, analyze and evaluate the condition and safety of all streets, the availability and condition of public utilities and the demand for emergency services (police, fire and medical). Public services and facilities to be analyzed may include:
  - a. Sidewalks, curbs and lighting;
  - b. Recreational services (parks and open space); and
  - c. Human services (health care, social services).
3. Annexation of land should be directly dependent upon the City's ability to provide, acquire, operate and maintain general services and utility services. Annexation will take place only after the City is satisfied that general services, utility resources and necessary utility plan capacity can be made available in a manner cost effective to the City.
4. In order to accomplish the above, the City of Lacey should adopt uniform annexation procedures including the following:
  - a. The City should designate City staff to perform the following:
    - (1) Receive and process annexation requests.
    - (2) Furnish the public and City officials with annexation information.
    - (3) Prepare technical studies and assessments on the impacts from annexation.
  - b. The City may require property owners within an annexing area to assume a prorata share of the City's bonded indebtedness existing at the time of annexation.
  - c. The City should cause a comprehensive plan and/or proposed zoning to be prepared for all annexations. Existing zoning of the area may be honored, provided it is consistent with the Comprehensive Plan. The zoning classification specified at the time of annexation should be in effect for a reasonable period

of time after annexation, before a change in classification is considered.

- d. Prior to any annexation, the City should confer with affected special districts and other jurisdictions to assess the impact of annexation.
- e. The City should require staff to prepare a report assessing the probable short- and long-term financial, economic, and social impact from annexations.
- f. The City should forward reports, plans, studies and agreements of areas requesting annexation to Thurston County and the Boundary Review Board with the request that they assist the City in their implementation.

**OBJECTIVE II.** The City of Lacey should consider annexations that best meet the growth goals and policies of the City.

**Policies:**

1. The City should participate with other units of general government and special districts in identifying logical urban service areas.
2. The City should follow the provisions of RCW chapters 35.13A, 35A.14.380 and 35A.14.400 regarding its relationship to water and fire districts when annexation takes place.
3. The City may, by Council approval, utilize the extension of utilities and services to encourage and guide needed and desirable urban growth, provided that:
  - a. The area served by water and/or sewer be subject to a contractual arrangement wherein it is agreed that all utility improvements meet City standards and that residents of the area agree to annex to the City at such time as the City deems appropriate.
  - b. The owners of lands to be served by such water and/or sewer service agree to participate, financially, to the extent and in the manner agreeable to the City, in capital improvements taking place, or projected to take place.
  - c. The owners of lands to be served by such water and/or sewer service provide, when requested, by Local Improvement District or other non-City funds, specified water and/or sewer supply, transmission, distribution and storage facilities, intertied with City systems. Ownership and control of such facilities shall be transferred to the City following construction, inspection and acceptance.
  - d. In those instances where extensions or improvements to City water and/or sewer service are provided, the City may waive all or any part of surcharges and/or utility charges which might otherwise be applicable.

**OBJECTIVE III.** The City of Lacey should consider annexations that preserve established neighborhoods and community identity.

**Policies:**

1. The City may support individual area identity and citizen participation within newly annexed areas by:
  - a. Adopting land use controls in newly annexed areas which favorably characterize that particular area.
  - b. Encouraging and providing opportunities for a maximum degree of citizen participation in governmental planning and decision-making processes.

**OBJECTIVE IV.** The City of Lacey should cooperate with Thurston County and other jurisdictions in addressing areawide comprehensive planning, zoning and service provision to areas outside its corporate limits that are likely to be annexed at a future date.

**Policies:**

1. When determined to be advantageous to the City, the City should assist in the creation of interlocal agreements to provide technical and financial support to planned urban areas within the City's sphere of influence for the extension and improvement of public services and facilities.
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**OBJECTIVE V.** The City should encourage the provision of more favorable urban annexation legislation to facilitate more orderly planning and growth of the City.

**Policies:**

1. The City should support state legislation which improves, simplifies, and gives cities more authority in the annexation process.
2. The City should support state legislation to simplify Boundary Review Board procedures and otherwise make annexations easier.
3. The City should participate with other municipalities in proposing improved state legislation on annexation policy and procedure.

## RESOLUTION

541

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WHEREAS, it is necessary in order to provide guidelines for future council action, city staff activities and citizen action that the city establish policies regarding future growth and annexation, and

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CITY COUNCIL

BY 

Mayor

Attest:

  
City Clerk

Approved as to Form:

  
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## APPENDIX B

January 31, 1983

### MEMORANDUM OF UNDERSTANDING ON URBAN GROWTH MANAGEMENT

#### I. PURPOSE OF THE MEMORANDUM

The purpose of this Memorandum is to set forth the agreements among Lacey, Olympia, Tumwater and Thurston County on Urban Growth Management. It is intended to provide a framework for the jurisdictions to follow in pursuing more detailed service plans and studies.

#### II. INTENT OF THE URBAN GROWTH MANAGEMENT STATEMENTS

- A. The Urban Growth Management statements recognize the need for interjurisdictional cooperation on urban growth and service provision issues, because of the significant relationship between land use and service provision.
- B. Although the statements address urban growth and service provision, they do not substitute for the land use planning of individual jurisdictions.

#### III. URBAN GROWTH MANAGEMENT STATEMENTS

##### A. Urban Growth Management Boundary(s)

1. The Urban Growth Management Planning (UGMP) Area shall include land designated two or more units per acre and adjacent industrially designated land.
2. The UGMP Area will be the area for planning and providing specific urban services. Jurisdictions will establish urban service areas by mutual agreement between contiguous jurisdictions.
3. An Agreement Area is established which defines the limits of the area to which this Memorandum applies.

This area constitutes the limits beyond which any party can foresee the extensions of municipal annexations or services.

4. The UGM Areas and Memorandum of Understanding are subject to review through the Thurston Regional Planning Council at any time, initiated by any party to the Memorandum. Review will take place at least once a year.

5. The UGMP Area shall change as a result of plan amendments or rezones of contiguous areas to two units per acre or more or urban industrial uses.
6. All jurisdictions shall be notified in writing when a plan amendment or rezone is considered that may potentially affect the UGIAP boundary.

##### B. Service Provision

1. Cities should be the primary utility providers in the UGMP Area. The County may provide utility service in that area on an interim basis, provided the development agrees to annex to the city when contiguous. It is preferable for the County to contract with a city for interim utility provision; however, there may be situations in which the County would need to provide the service itself or through a private contractor.
2. Municipal utilities shall not extend beyond the UGMP area, except to correct existing sewage treatment problems in already developed areas or to address emergency public health and safety problems outside the UGMP boundary but within the Agreement Area.

##### C. Design/Development Standards

1. Design standards for water, sewer facilities, and roads within the UGMP Area should be compatible and as uniform as possible. Innovative road design concepts should be given consideration where appropriate.

##### D. Annexation

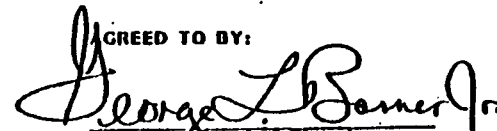
1. The County and cities should actively support annexation of urban areas to cities. Unincorporated islands should be discouraged.

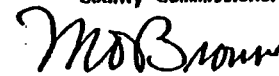
##### E. Development Incentives

1. The jurisdictions shall take every reasonable step to minimize incentives for urban growth outside the UGMP Area by creating positive incentives for urban development inside the UGMP Area, especially incorporated areas.

DATED: March 4, 1983

AGREED TO BY:

  
Chairman, Board of Thurston  
County Commissioners

  
Mayor, City of Lacey

  
Mayor, City of Olympia

## LACEY EXTRATERRITORIAL PLANNING ISSUES AND APPROACH

I. ISSUES AND CONCERNSA. Policy Issues

1. Need extraterritorial planning goals and policies to guide land use and service recommendations.
2. Need to address rural/urban boundary from the standpoint of land use designations and densities.
3. Need to address location and types of commercial uses and industrial uses.
4. Need to address guidelines for providing services (locations, types, levels).

B. Land Use Designation Issues

1. Are County land use designations consistent with Lacey's goals and policies?
2. Requests for change being considered by the County: along the bluff east of Meridian Road; and northwest of the planned communities and southwest of the planned communities.

C. Service Issues

1. Need for circulation planning in the area around the planned communities: proposed arterials and I-5 accesses, and how to finance improvements.
2. Consistency of County service standards to be applied to planned community master plans with Lacey standards.

D. Zoning Issues

Compatibility of County and City zoning designations for the extraterritorial planning area (including both standards and review procedures).