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October 5, 2014

**Subject: Proposed Annexation of Eastside
Tumwater Urban Growth Area (UGA)**

Dear Property Owner/Resident:

The City of Tumwater will be hosting two open house style public meetings to discuss a proposal to annex an area east of the City limits. On the reverse side of this letter is a map that shows the proposed annexation area. According to our records, your property/residence is located within this region, which is currently in the Tumwater Urban Growth Area (UGA) of Thurston County. If the proposed annexation is completed, the area would become part of the City of Tumwater. We hope you will be able to attend one of these open house meetings to learn more about the annexation proposal.

OPEN HOUSE: Proposed Annexation of Eastside Tumwater Urban Growth Area (UGA)
DATES: Monday, October 20, 2014 and Wednesday, October 29, 2014
LOCATION: Peter G. Schmidt Elementary School, 225 Dennis Street SW, Tumwater
TIME: 6:30-8:30 p.m.

At these meetings, City staff representing Police, Fire, Public Works (streets and utilities), Finance, and Planning will be available to provide information and answer your questions about services. The venue will be informal so you may drop in at any time to discuss the annexation proposal and get answers to your questions.

Enclosed with this letter is "Some Facts about the Proposed Eastside UGA Annexation." We hope this addresses most of the common concerns about annexation, such as, "How will this affect our police protection?" Also enclosed is a property tax comparison case study which demonstrates that an average single family residence would see about a \$11 per year increase in property taxes — \$0.92 cents a month — following annexation.

More information about the annexation proposal can be found on the City of Tumwater's website, including details of the process, potential costs, and service benefits at: www.ci.tumwater.wa.us/annexations. You may also register for an "Annexations" email list on the City website to receive notices, updates and information about this annexation process.

If you have more specific questions about this proposal, please feel free to contact me by phone or email. I look forward to meeting with you at one of the upcoming public open house meetings.

Sincerely,

Gary Cooper
Senior Planner
(360)754-4180 x210
gcooper@ci.tumwater.wa.us

Enclosures: Frequently Asked Questions (FAQs) About Annexation and Property Tax Comparison Example



Frequently Asked Questions

What exactly is an “annexation”?

Annexation is the process of expanding the City limits to include properties currently outside the City, but located in the City’s Urban Growth Area (UGA).

The UGA has been discussed a lot over the years, what exactly is it?

The UGA is the area surrounding the City where urban development is planned to occur. The boundaries of the UGA were set in 1983 and reaffirmed in the early 1990s through a public process that involved the citizens and property owners of both Tumwater and Thurston County.

What about zoning?

Zoning stays the same with annexation. The County has already adopted the City’s zoning for the entire Urban Growth Area.

If an annexation is denied does that stop development?

No. Approval or denial of an annexation does not affect whether a development can be initiated or continued. In the event of a denial, a developer may be required to sign an annexation agreement for access to City water or sewer.

What about taxes and other costs?

The overall difference in taxes, fees, and insurance for the average homeowner will be much less than most people expect. Our estimate shows that for the average home in the area it will cost about \$20 more per month to live in the City of Tumwater than living in the County. For a detailed summary of potential savings and costs please visit the City’s webpage on annexations at: www.ci.tumwater.wa.us/annexations

What about schools?

There is no effect on schools. School district boundaries are independent of City boundaries.

What about voting? Can I still vote for County Commissioners?

After annexation, you still vote for the Thurston County Commissioners, and you will be also be allowed to vote in the elections for Tumwater City Council and Mayor.

Am I required to hook up to City water and sewer?

No. You may continue to use your well and septic system after annexation. Annexation does not trigger any hookup requirements. In the event your well or septic system fails, being part of the City may allow you to connect to City water or sewer as necessary.

Will the City pay the electric bill for the street lights in my neighborhood?

The City will take responsibility for the maintenance and electricity costs for County-owned streetlights and for those systems that are up to current standards. The City does not assume responsibility for streetlights owned by PSE, a homeowners/neighborhood association, or a private individual/business.

How would police services be different?

After annexation, primary response is provided by the Tumwater Police Department instead of the Thurston County Sheriff's Department. Tumwater nearly 2.5 times more officers per thousand residents than Thurston County. The City of Tumwater provides 1.42 commissioned officers per thousand residents. Thurston County provides 0.63 commissioned officers per thousand residents. (Source: Crime in Washington: 2013 Annual Report, Washington Association of Sheriffs and Police Chiefs)

How would fire services be different?

If you reside in Fire District #15, the City of Tumwater is already your first responder for fire and medical emergencies. If you live in Fire District #6, following annexation the City of Tumwater Fire Department would be your first responder for fire and medical emergencies after a transition period.

What about garbage pick-up?

The City of Tumwater does not have City-operated garbage/recycling services. Your current provider – Pacific Disposal - will continue to serve your area.

What about my livestock?

The City of Tumwater allows some livestock and other urban agriculture land uses. Visit the City's annexations web page for a link to the rules regarding livestock and pets.

Can I burn my tree limbs and yard debris if I am annexed?

No. The current restrictions on outdoor burning will continue. Outdoor burning is regulated by the Olympic Region Clean Air Agency. Per their regulations, burning is not allowed in urban growth areas or the cities in Thurston County.

More Questions?

Please visit the City's web page at: www.ci.tumwater.wa.us/annexations

Or Contact: Gary Cooper, Senior Planner

City of Tumwater Department of Community Development

Phone: (360) 754-4180 x210 Email: gcooper@ci.tumwater.wa.us

Property Taxes Comparison Table for Proposed Tumwater Eastside UGA Annexation

- Your property taxes would increase very slightly after annexation.
- The following tax rates comparison shows that for a \$217,000 property taxes would increase by about \$11 a year.

<i>PROPERTY TAX*</i> Rates are per \$1000 Total Tax Assessed Value	<i>Current Tax Rates (TCA 451 & 465)**</i>	<i>Current Taxes for \$217,000 home</i>	<i>Tax Rate after annexation to Tumwater (TCA 440)**</i>	<i>Taxes for \$217,000 home after Annexation</i>
County Road Tax	1.6505	\$358.16	----	\$0
Fire District #06/#15	1.5000	\$325.50	----	\$0
City of Tumwater General Tax	----	\$0	3.0997	\$672.63
<i>City of Tumwater Excess Levy</i>	----	\$0	0.1038	\$22.52
Public Utility District #1	0.0101	\$2.19	0.0101	\$2.19
Port of Olympia	0.1957	\$42.46	0.1957	\$42.46
Timberland Library	0.4157	\$90.21	0.4157	\$90.21
<i>Tumwater School District #33 Excess Levy</i>	5.8392	\$1,267.11	5.8392	\$1267.11
State	2.3844	\$517.41	2.3844	\$517.41
County	1.4408	\$312.65	1.4408	\$312.65
Medic One	0.3855	\$83.65	0.3855	\$83.65
Total	13.8219	\$2,999.34	13.8749	\$3,010.83

**Property Tax Rates and totals for properties before and after annexation to City of Tumwater (As of September 2014). This comparison is based on what taxes would be for a \$217,000 home (the median assessed value of 922 developed residential parcels for this area) both before and after annexation, based on taxes payable in 2014.*

***TCA =Tax Code Area.*

Cost Differences Scenario

NOTE: *The best way to predict the impact of annexation is to use the table above and apply the percentage changes to your own average bills. This scenario is provided simply to give an example of the differences in costs based on assumed costs for each of the utilities or services that will be affected by this annexation.*

For a \$217,000 home in the proposed annexation area with the following typical bills, the difference in costs to the property owner would be....

<i>Cost Item</i>	<i>Before</i>	<i>After</i>	<i>Annual Difference</i>	<i>Monthly Difference</i>
Property tax	\$2999/yr.	\$3,010/yr.	+\$11	+92 cents
Telephone	\$100/mo.	\$106/mo.	+\$72	+6
Stormwater	\$80/yr.	\$85/yr.	+\$5	+42 cents
Electricity or Natural Gas	\$150/mo.	\$159/mo	+\$108	+\$9
Vehicle Licensing	\$75	\$95	+20	+1.67
Garbage/recycling	\$25/mo.	\$26.50/mo.	+18	+1.50
<i>TOTAL</i>			+\$234	+\$19.51

NOTE: Residences receiving water from the City who have not signed an Annexation Agreement will no longer pay a monthly surcharge on water bills, which amounts to a 40 savings per month.