

# PETITION TO THE THURSTON BOARD OF COUNTY COMMISSIONERS

## REGARDING A SPECIAL USE DISTRICT FOR SUMMIT LAKE

We request the Thurston Board of County Commissioners initiate the process to establish a Special Use District (SUD) for Summit Lake as follows:

### PREAMBLE

Summit Lake is an active recreational and residential lake in Thurston County with a public use boat ramps and a private camp that serves thousands of guests per year. More significantly a majority of homes within the lake drainage basin rely on the lake as their only source of potable water; these homes draw drinking water directly from the lake.

During the past year at community meetings of Summit Lake homeowners it has become clear there is great concern that the growing presence of toxic algae levels threatens their only source of potable water, is having a negative impact on the water quality, aquatic habitat, and recreational uses of the lake.

Community members formed Save our Summit (SOS) as a certified Washington State Nonprofit Corporation and a 501(c)(3) tax exempt organization. A Board of Directors was formed and they established a budget and financial guidelines. The directors identified the Special Use District as the best fit for the long-term goals of improving water quality while providing the most flexibility for long term water quality management of Summit Lake.

### PETITION

We, the undersigned Summit Lake property owners, request the Thurston Board of County Commissioners approve the Summit Lake Special District (the District). Revenue raised under the District will be used to protect and enhance Summit Lake in terms of water quality management as well as address emerging issues related to managing the lake.

### PURPOSE

- The purpose of the proposed Special Use District is to serve the public welfare by improving and maintaining the water quality of Summit Lake for local homeowners, those with lake access, visitors, fish, and wildlife. Our goal is to maintain a healthy and ecological balance in the lake so it may continue to provide potable water for local homeowners and be enjoyed by swimmers, boaters, fishermen, and campers.

### STRUCTURE AND DURATION

- The District is self-governed by an elected governing board. The County Auditor holds the board elections. After a district is formed, the County Commissioners appoint the initial governing board of three. Thereafter, the district property owners elect the governing board.
- There is no finite term to the Summit Lake Special District.
- The District governing board will manage the affairs of the District and ensure that District expenditures and contract administration comply with public laws.
- The District is formed by a vote of the property owners. The owner of land, who is a registered voter, shall receive two votes. In the case of community property then each spouse is entitled to one vote each, or one spouse may cast two votes. Each qualified voter who owns more than ten acres of land within the district shall be entitled to two additional votes for each ten acres or major fraction thereof located within the district, up to a

maximum total of forty votes for any voter, or in the case of community property, a maximum total of twenty votes per member of the marital community.

- A valid voter is a property owner within the district boundaries and is a registered voter in Washington State.
- The District scope of activities will be those of a flood control district (RCW 85.38.010(4)(f)) engaging in lake or river restoration, aquatic plant control and water quality enhancement activities, and in activities authorized under RCW 36.61.020 for lake or beach management districts. RCW 85.38.180(3), RCW 86.09.151(2).

### BOUNDARIES OF THE DISTRICT

- The Summit Lake Special Use District boundaries include all parcels that drain into the lake. This boundary includes, but is not limited to, public and privately owned waterfront parcels and upland parcels that drain to the lake.

BUDGET ESTIMATE \$134,600.00 per fiscal year (January 1 – December 31).

- The budget includes a comprehensive lake study, lake and septic testing, and grant match funds.
- The budget includes projected operational expenses (based upon information from other local lake management districts within Thurston County).

### RATES AND CHARGES STRUCTURE

- \$2.00 per Waterfront Foot per year
- \$100.00 per Dwelling Unit per year
- \$20.00 per acre for up to the first 10 acres
- \$3.00 per acre for acreage over the first 10 acres
- \$1.25 per user day for Boat Launch Public Access

See attached Rate Structure Spreadsheet for rates and charges estimates including Public Access Boat Launches.

Parcels within the District will receive a credit or discount on their existing stormwater fee (up to a 50% reduction) reflected on their annual property tax statement. The typical stormwater fee for parcels within the District is approximately \$65.00 per year, though can vary significantly.

### EXAMPLES OF RATE STRUCTURE:

- **Lakefront Dwelling with 50' of Waterfront and .25 acres:**

|                          |   |
|--------------------------|---|
| Waterfront (50')         | \$100.00  |
| Acreage                  | \$5.00  |
| Dwelling                 | \$100.00  |
| <b>Total Annual Rate</b> | <b>\$205.00</b>   |
| <b>Stormwater Credit</b> | <b>-\$32.40</b> (50% of Stormwater fee (\$64.80) or total SUD fee, whichever is less) |
| <b>NET COST:</b>         | <b>\$172.60 per year</b>  |

- **Upland 1 Acre with Dwelling:**

|            |         |
|------------|---------|
| Waterfront | \$0.00  |
| Acreage    | \$20.00 |

|                          |   |
|--------------------------|---|
| <u>Dwelling</u>          | <u>\$100.00</u>   |
| <b>Total Annual Rate</b> | <b>\$120.00</b>   |
| Stormwater Credit        | <u>-\$32.40</u> (50% of Stormwater fee (\$64.80) or total SUD fee, whichever is less) |
| <b>NET COST:</b>         | <b>\$87.60 per year</b>   |

- **Upland 5 Acres with no Dwelling:**

|                          |   |
|--------------------------|---|
| Waterfront               | \$0.00  |
| Acreage                  | \$100.00  |
| <u>Dwelling</u>          | <u>\$0.00</u>   |
| <b>Total Annual Rate</b> | <b>\$100.00</b>   |
| Stormwater Credit        | <u>-\$1.25</u> (50% of Stormwater fee (\$2.50) or total SUD fee, whichever is less) |
| <b>NET COST</b>          | <b>\$98.75 per year</b>   |

**IMPORTANT:**

Signing the petition DOES NOT mean a new Special Use District is automatically in place. The petition asks the County Commissioners to begin the necessary steps to form a new district.

1. They will hold a public hearing to listen to YOUR comments on this proposal.
2. They may then mail a ballot to all property owners within the district, which will allow you to vote YES or NO on forming the Summit Lake Special District; this vote will determine whether or not the new Special Use District is established.



**Property Owner:**

|                         |                    |               |
|-------------------------|--------------------|---------------|
| _____<br>Name (Printed) | _____<br>Signature | _____<br>Date |
|-------------------------|--------------------|---------------|

\_\_\_\_\_  
Full Address (Street, City, State, ZIP)

\_\_\_\_\_  
Email (Optional)

**Property Owner:**

|                         |                    |               |
|-------------------------|--------------------|---------------|
| _____<br>Name (Printed) | _____<br>Signature | _____<br>Date |
|-------------------------|--------------------|---------------|

\_\_\_\_\_  
Full Address (Street, City, State, ZIP)

\_\_\_\_\_  
Email (Optional)

Please return completed petitions to a  
Save Our Summit volunteer or mail to:

Save Our Summit  
120 State Avenue NE, #303  
Olympia, WA 98501