

PETITION TO THE THURSTON BOARD OF COUNTY COMMISSIONERS REGARDING THE SPECIAL USE DISTRICT FOR BLACK LAKE

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

PREAMBLE

Black Lake is the most active recreational lake in Thurston County with three public use boat ramps, RV campgrounds and a private camp that serves thousands of guests per year. Three years ago, Black Lake homeowners became concerned that the growing presence of non-native invasive species, such as Water Milfoil, Yellow Flag Iris, as well as invasive native species such as Water-Nymph and Spatterdock, were having a negative impact on the water quality, aquatic habitat, and recreational uses of the lake.

At the first community meeting held in September, 2010, it was clear that many residents shared the concerns about the deteriorating water quality of the lake and the potentially declining property values.

Meetings with Thurston County officials, environmental consultants, and community members resulted in the formation of the Save Black Lake Coalition (SBLC) as a certified Washington Non-Profit Corporation and a 501(c)3 tax exempt organization. A Board of Directors was formed and they established a budget and financial guidelines. Thurston County, on behalf of SBLC, applied for and received two grants from Department of Ecology (DOE). In return the SBLC provided the required 25% match for both grants.

The first DOE grant in the amount of \$40,000 (of which \$10,000 was raised by SBLC) was used to develop the Integrated Aquatic Vegetation Management Plan (IAVMP). The second grant of \$50,000 (of which \$12,500 was raised by SBLC) was issued for the initial efforts to eradicate the invasive weeds.

A sub-committee, the Black Lake Management Committee, was formed to identify which organizational structure (Special Use District or Lake Management District) would best fit the long-term goals of improving water quality while providing the most flexibility for long term management of Black Lake. It was decided that a Special Use District best suited these goals.

PETITION

We, the undersigned Black Lake property owners, request that the Thurston Board of County Commissioners approve the Black Lake Special Use District (the District). Revenue raised under the District will be used to protect and enhance Black Lake in terms of plant management and water quality, as well as address emerging issues related to managing the lake in accordance with the IAVMP and best interests of the property owners within the district.

PURPOSE

- The purpose of the proposed Special Use District is to serve the public welfare by improving and maintaining the water quality of Black 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 that it may 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 Black Lake Special Use District. However, the governing board will add accountability measures to ensure ongoing viability by reviewing the effectiveness and results of the District every three years.
- 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 has a flexible rate structure to meet annual work programs. Rate increases would be limited to no more than 5% or the rate of inflation, whichever is less. Rates can also be decreased.
- 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.
 - A valid voter is a property owner within the district boundaries and is a registered voter in Washington State.
 - No property owner gets more than two votes regardless of number of parcels they own.

BOUNDARIES OF THE DISTRICT

- The Black Lake Special Use District boundaries include all parcels that have access to the lake. This boundary includes, but is not limited to, public and privately owned waterfront parcels and upland dwelling parcels that have access to the lake via community waterfront parcel or easement.

BUDGET \$150,000 per fiscal year (January 1 – December 31).

- The budget includes projected operational expenses (based upon information from other local lake management districts within Thurston County) and recommended treatment costs found within the IAVMP for Black Lake to effectively treat and manage the noxious and invasive weed growth and maintain water quality of Black Lake.

ASSESSMENT FEE STRUCTURE

- \$3.92 per Water Front Foot Access
- \$1.72 per Habitat Reserve Water Front
- \$39.00 per Dwelling Unit
- \$15.00 per Parcel for Vacant Property
- \$0.18 per user day for Swimming/Fishing Public Access
- \$1.27 per user day for Boat Launch Public Access

See attached Fee Structure Spreadsheet for Detailed Assessment Charges including Public Access Boat Launches and Fishing/Swimming areas.

Dwelling unit charge will apply to all dwellings on waterfront parcels and dwellings served by a commercial and/or private waterfront parcel (i.e. through a homeowners association, easement, community dock or trailer park).

According to Thurston County officials, Parcels within the District will receive a credit or discount on their existing stormwater assessment fee (up to a 50% reduction) reflected on their annual property tax statement. The typical stormwater fee for parcels within the District is approximately \$79 per year.

EXAMPLES OF FEE STRUCTURE:

• **Upland Dwelling in Lake Access Community:**

Waterfront	\$0
Habitat	\$0
Dwelling	<u>\$39</u>
Total Annual Fee	\$39
Stormwater Credit	-\$39 (50% of Stormwater assessment (\$78.98) or total SUD fee, whichever is less)
NET COST	\$0 per year

• **Lakefront Resident with 150' of Waterfront:**

Waterfront (100')	\$392
Habitat (50')	\$86
Dwelling	<u>\$39</u>
Total Annual Fee	\$517
Stormwater Credit	-\$40.67 (50% of Stormwater assessment (\$81.34) or total SUD fee, whichever is less)
NET COST:	\$476.33 per year

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 hear 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 Black Lake Special Use District.
3. This vote will determine whether or not the new SUD is established.

2014 Assessment Rates for Black Lake

Category	Annual Charge Per Parcel	
1. Lake Front Property	\$ 3.92	Per Private Lakefront Foot / Recreational WF
	\$ 1.72	Per Habitat Reserve WF Foot
	\$ 3.92	Per Public Boat Launch Waterfront Foot
	\$ 3.92	Per Other Public Access Lake Front Foot
2. Parcel	\$ 39.00	Per Dwelling Unit
	\$ 15.00	Per parcel for Vacant Property
3. Public Access Fees	\$ 0.18	Per user day for swimming/fishing public access
	\$ 1.27	Per User Day for Boat Launch public access

TYPE OF PROPERTY	# or Lineal Feet or user Days	TAXES TO BLSUD	SUBTOTAL	% of TOTAL \$
Residential Property <i>(avg lakefront pays \$420/yr)</i>	24 Vacant	\$ 360.00		
	160 Dwellings	\$ 6,240.00		
	417 Upland Dwellings*	\$ 16,263.00		
	9,959 Habitat Reserve WF	\$ 17,129.03		
	12,737 Water Front Feet	\$ 49,927.82	\$ 89,919.86	56.81%
Guerin Park Thurston Co (Thurston Parks)	1 Vacant Parcels	\$ 15.00		
	1339.54 Habitat Reserve WF	\$ 2,304.01	\$ 2,319.01	1.47%
Columbus Park (Knights of Columbus)	0 Vacant Parcels	\$ -		
	36 Dwellings	\$ 1,404.00		
	874.4 Recreational WF F	\$ 3,427.65		
	218.6 Habitat Reserve WF	\$ 375.99		
	6,000 Swim/Fish Days	\$ 1,066.80	\$ 7,703.19	4.87%
Salmon Shores (Black Lake Properties)	0 Vacant Parcels	\$ -		
	5 Dwellings	\$ 195.00		
	425.7 Recreational WF F	\$ 1,668.74		
	47.3 Habitat Reserve WF	\$ 81.36		
	4,000 Swim/Fish Days	\$ 711.20	\$ 3,291.30	2.08%
Evergreen Shores (Evergreen Shores HOA)	1 Vacant Parcels	\$ 15.00		
	0 Dwellings	\$ -		
	637.7 Recreational WF F	\$ 2,499.78		
	273.3 Habitat Reserve WF	\$ 470.08	\$ 2,984.86	1.89%
Lakeland Manor	1 Vacant	\$ 15.00		
	0 Dwellings	\$ -		
	98 Recreational WF F	\$ 382.59		
	24.4 Habitat Reserve WF	\$ 41.97	\$ 439.56	0.28%
Black Lake Grocery	1 Vacant Parcels	\$ 15.00		
	0 Dwellings	\$ -		
	10 Recreational WF F	\$ 39.20		
	94 Habitat Reserve WF	\$ 161.68	\$ 660.38	0.42%
Black Lake Bible Camp	0 Vacant Parcels	\$ -		
	12 Dwellings	\$ 468.00		
	354 Recreational WF F	\$ 1,387.68		
	354 Habitat Reserve WF	\$ 608.88		
	16,000 Swim/Fish Days	\$ 2,844.80	\$ 5,309.36	3.35%
F&W Public Boat Launch	1 Vacant Parcels	\$ 15.00		
	135 Recreational WF F	\$ 529.20		
	0 Swim/Fish Days	\$ -		
	17,616 Boater Days	\$ 22,372.32	\$ 22,916.52	14.48%
Kenney Dell Park	1 Vacant	\$ 15.00		
	0 Dwellings	\$ -		
	325 Recreational WF F	\$ 1,272.43		
	1298.4 Habitat Reserve WF	\$ 2,233.25		
	45,100 Swim/Fish Days	\$ 8,018.78	\$ 11,539.46	7.29%
Lakeside Mobile Home Park	75 Dwellings	\$ 2,925.00		
	1120 Recreational WF F	\$ 4,390.40		
	- Habitat Reserve WF	\$ -	\$ 7,315.40	4.62%
Timberlane Estate (Moon Lake LLC)	59 Dwellings	\$ 2,301.00		
	403 Recreational WF F	\$ 1,579.76		
	- Habitat Reserve WF	\$ -	\$ 3,880.76	2.45%
TOTAL			\$ 158,279.66	100.00%

Expected Stormwater Credit

\$39-\$42/resident

none

\$379.04

\$95.39

none

none

\$133.91

\$508.49

\$249.43

\$290.11

\$923.91

\$710.70