

RESOLUTION NO. 16564

RESOLUTION OF INTENTION FOR
THURSTON COUNTY
LAKE LAWRENCE LAKE MANAGEMENT DISTRICT NO. 26

A RESOLUTION declaring the Thurston County Board of Commissioners' intent to establish Lake Lawrence Lake Management District (LLLMD) No. 26 for Lake Lawrence, under RCW Chapter 36.61; and setting the public hearing for its formation.

The Board of Thurston County Commissioners makes the following findings of fact:

1. Lake Lawrence property owners created Washington State's first Lake Management District (LMD) in 1986 and have consistently renewed its status for the past 40 years.
2. Lake Lawrence property owners have demonstrated support for forming LLLMD No. 26, evidenced by 205 petition signatures, representing approximately 38% of the total acreage within the existing LLLMD.
3. Forming a new LLLMD will protect Lake Lawrence's water quality and beneficial uses, serving the public and property owners' best interest. The integrated Aquatic Vegetation Management Plan (IAVMP), the Lake Lawrence Phosphorus Control Strategy, the Lake Lawrence Integrated Phosphorus Management Plan, and the Aquatic Nuisance Weed Control Prescription (approved via the County Integrated Pest Management Policy) will continue to guide extended and annual work plans. These plans prioritize the lake's restoration and maintenance to support continued human use and enjoyment while protecting fish and wildlife habitats.
4. The beneficial uses of Lake Lawrence's are highly dependent on water quality. Lake Lawrence support significant public recreational activities, including swimming, water skiing and boating. The LLLMD funded lake management program aims to protect all beneficial uses, including wildlife. It is a popular fishing destination and home to several warmwater fisheries. Other wildlife, such as bald eagles, beaver, and other important species, also use the lake.
5. The proposed annual charges for each property category within the LLLMD are related to factors like property use, services provided, and benefits received. The proposed LLLMD includes the following property categories:
 - a. Private Residential Lakefront Property: Primarily used for single-family residences. Shoreline and lake access are secondary uses that significantly enhance these properties' value. Protecting water quality by controlling nutrient loading will preserve lake enjoyment and use. Aquatic weed control will ensure the lake remains suitable for boating and other recreation by shoreline property owners. The proposed LLLMD will employ appropriate manual, mechanical, and chemical techniques to remove noxious aquatic plants such as Eurasian Watermilfoil, Curly Pondweed and Fragrant Waterlilies. This proposed LLLMD work program offers substantial value to private residential property owners.
 - b. Private Canal Front Property: Primarily used for single family residences. Lake access through canals or sloughs is a secondary use that adds value to these properties. However, their restricted access to the lake means the benefit is less than that of residential parcels with direct lake frontage.
 - c. Private Upland Property with Community Lake Access: Primarily intended residential use. While lacking direct private lake frontage, these parcels share common ownership with one or more community parcels with lake access. Through this shared ownership,

upland properties benefit from the proposed LLLMD program to control nutrient loading and aquatic plants. The benefit is less than that of residential parcels with direct lake frontage and access.

- d. Improved Public Boat Launch Property: Primarily used for public access to the lake and lakeshore for recreational activities like boating, fishing, water skiing, and swimming. The existing handicap public access site, provided by the Washington Department of Fish and Wildlife, offers boat launches, dock, handicap bathrooms, and a shoreline for fishing.

The intended use of this property is highly dependent on lake water quality. Blue-green algae blooms occur annually and are potentially toxic to humans and animals. These blooms are becoming more frequent and will increase without effective action to control phosphorus and other nutrient loading. Declining water quality will reduce all beneficial uses of the lake, including public access. Public health and safety concerns will increase due to limited lake visibility and potentially toxic algae blooms.

The proposed LLLMD will provide aquatic weed control, supporting mixed recreational uses. Navigation area will be maintained for all boaters, and habitat areas will be preserved for fish and wildlife.

Higher charges for public access properties are appropriate compared to residential lakefront parcels, given the much larger number of people accessing the lake through these sites, and the increased potential for introducing invasive aquatic plant species.

- e. Other Public Access: Primarily used for low-intensity recreation activities and habitat preservation. However, this property, over 14 acres with 1,500 linear feet of shoreline, offers open public access for hiking, picnics, fishing, swimming, and other passive activities. Higher charges for year-round public access are appropriate compared to residential lakefront parcels, given the high number of people accessing the lake through this Thurston County Parks owned site.
- f. Exempt Property: Exemptions are appropriate for properties exclusively used for private roads, utilities, or designated as Agricultural or Forestry use. Community open space or lake access areas are also reasonably exempt, as the benefited property owners are already subject to an LLLMD assessment. Lake bottom property is exempt from rate and charges pursuant to RCW 36.61.010.

- 6. The LLLMD formation process provides many opportunities for property owners, resource agencies and the County to consider whether to form an LLLMD, as well as appropriate purposes, rates and charges, boundaries, and other details.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, STATE OF WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Pursuant to RCW 36.61.030, the Board of Thurston County Commissioners hereby designates proposed Thurston County Lake Lawrence Lake Management District No. 26.

Section 2. The proposed Lake Management District's purpose is to protect Lake Lawrence's water quality, fish and wildlife habitat, recreation, and aesthetic values through implementing appropriate lake management activities including:

- a. Maintaining a Steering Committee of neighborhood representative to Thurston County responsible for directing LLLMD work plans and budgets.

- b. Maintaining Lake Health and Balance: Fund activities that ensure ecological balance for both humans and wildlife.
- c. Implement Vital Management Plans: Implementing the IAVMP and Cyanobacteria Management Plan (CMP) [also referred to as a phosphorus management plan]. These plans are essential for the lake's long-term health.
- d. Controlling Invasive Species: Monitoring and controlling noxious and invasive aquatic plants and vegetation.
- e. Optimizing Plant Management: Monitoring and managing submerged aquatic plants for recreation, aesthetic, and habitat.
- f. Enhancing Water Quality: Improving and maintaining water quality.
- g. Proactive Problem Solving: Funding studies to investigate and resolve lake quality problems.
- h. Ensuring Lake Safety: Monitoring and addressing safety issues on the lake, creating a safer environment for recreation.
- i. Empowering Lake Stewardship: Educating members on effective lake management practices.
- j. Efficient and Effective Administration: Managing and funding essential administrative, engineering, testing, legal, and operational costs, including the initial expenses of establishing the lake management district.

Section 3. The proposed duration of the LLLMD is thirty-five (35) years, from January 1, 2027 through December 31, 2061.

Section 4. Annual special assessments will increase from the 2025 and 2026 levels and include a 10% increase in 2027 for private upland and public property, and a 130% increase for all lake and canal front properties.

For purposes of this resolution, a "parcel" refers to a legally recognized lot under applicable land use law.

- A. Private Lakefront Property: \$765.97 per parcel
- B. Private Canal Front Property: \$378.51 per parcel
- C. Private Upland Property with Community Lake Access: \$91.25 per parcel
- D. Improved WDFW Public Boat Launch Property: \$22, 456.57
- E. Other Public Access (Thurston County Park): \$11,403.74
- F. Exempt Property:
 - Lake bottom property
 - Land designated as Agricultural or Forestry Use
 - Parcels used exclusively for private roads or utilities; and
 - Community owned space.

Section 5. The funds raised from property owners' annual special assessments for the first year (2027) are estimated to be \$192,558. and will not exceed \$200,845. Annual assessments may increase each year to adjust for inflation, with a maximum annual escalation of 5% if approved by the LLLMD Steering Committee and the Board of County Commissioners. However, the total funds raised in any single year will not exceed the maximum allowed in RCW 36.61.170. These limits may be amended, if allowed, pursuant to any legislative changes to RCW 36.61 that take effect during the 35-year duration of the district.

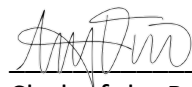
Section 6. The LLLMD boundary encompasses all property with lakefront, canal front or community lake access on Lake Lawrence, as depicted on the map maintained by the Environmental Health Division of the Public Health & Social Services Department.

Section 7. If LLLMD No.26 is formed, the Lake Lawrence Lake Management District Steering Committee, a non-paid volunteers committee of LLLMD property owners, will continue to partner with the Environmental Health Division on managing the LLLMD. This partnership will follow the Thurston County Lake Management District Standard Operating Procedures (June 13, 2024) and any modifications during LLLMD No. 26's 35-year duration.

Section 8. A public hearing on the formation of proposed LLLMD No.26 will be held on January 20, 2026 at 3000 Pacific Avenue SE, Olympia, WA 98501, Room #110, to consider establishing the proposed Lake Lawrence Lake Management District No.26 in Thurston County, Washington. The Board authorizes the Clerk of the Board to adjust the hearing date and time as needed.

ADOPTED: November 4, 2025

ATTEST:



Clerk of the Board

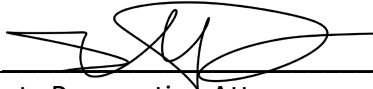
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THURSTON COUNTY, WASHINGTON




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