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To: Lewis County Boundary Review Board

From: City of Chehalis

RE: Satisfaction of requirements of RCW 36.93.170 & 180 pursuant to annexation of the City of Chehalis Urban Growth Area

## RCW 36.93.170

### Population and territory

The current estimated population of the proposed annexation area is 2,480. The territory to be annexed is the entire City of Chehalis Urban Growth Area (UGA).

### Population density

The proposed annexation area is 5.65 square miles, with a population of 2,480. Therefore, the population density is 439 persons per square mile. This compares to a population density of 1,326 per square mile within the Chehalis city limits.

### Land area and land uses

The total acreage of the proposed annexation area is 3,615 acres (5.65 square miles). The uses within this area are varied, including industrial, commercial, residential, and agricultural.

### Comprehensive Plans and zoning

The City of Chehalis maintains a Washington Department of Commerce approved Comprehensive Plan which includes analysis, goals, and policies that pertain to annexation of the UGA. At 1,823 acres, approximately half of the annexation area is zoned industrial, followed by 1,114 acres of residential, and 645 acres of commercial.

### Comprehensive Plans and development regulations

As mentioned in the previous section, the City of Chehalis has a Washington Department of Commerce approved Comprehensive Plan that complies with the Washington State Growth Management Act (RCW 36.70A). The City's development regulations are consistent with the Comprehensive Plan, and will apply within the annexation area.

### Applicable Service Agreements

The City of Chehalis and Lewis County currently have a service agreement wherein the City processes all building permits and conducts inspections in the UGA. Annexation will not affect this agreement, as the City will continue to perform these functions.

#### Applicable interlocal annexation agreements between a county and its cities

This annexation is being processed through an interlocal agreement between the City and Lewis County, as provided for under RCW 35A.14.472.

#### Per Capita Assessed Valuation

The total assessed value of the proposed annexation area is \$897,284,660, and the population is 2,480. Therefore, the per capita assessed value is \$373,869.

#### Topography, natural boundaries and drainage basins, proximity to other populated areas.

Owing to the large size of the proposed annexation area, the topography is varied. However, according to the Lewis County GIS mapping system, the annexation area is primarily flat, with occasional properties that may contain steep slopes.

The area is a component of the Chehalis River drainage system. The Newaukum River, which bisects the annexation area, is a tributary to the Chehalis River.

The proposed annexation is adjacent to two populated areas, the City of Chehalis, and the City of Napavine.

#### The existence and preservation of prime agricultural soils and productive agricultural uses

Quoting from the City of Chehalis Comprehensive Plan:

“It is estimated that agricultural land uses in the area to the south of the city include nearly 700 acres of land. It is important to note, however, that none of the land in this area is designated by Lewis County as having long-term commercial significance for agricultural use. Furthermore, none of this land is zoned by the city of Chehalis or by Lewis County as agricultural land. The existing agricultural uses are regarded as preexisting, non-conforming uses. These properties have a right to remain and continue to be used for agricultural purposes, but any future re-development of these properties will be required to conform to the higher intensities of land uses that will be determined by Lewis County to be permissible within the UGA.”

#### The likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years.

The proposed annexation area, which is the City’s entire UGA, is projected to grow at a much higher rate than the City itself over the next 20 years. The City’s Comprehensive Plan notes that the UGA has seen a growth rate of 6.57% over the last several years, as compared to a 1.25% growth rate within the City limits. Because there is limited room for growth within the City, the majority of the growth is expected to occur in the proposed annexation area. The nearby City of Napavine has seen a 21.35% population increase since 2020, and currently has a growth rate of 3.65%.

#### Location and most desirable location of community facilities

The need for, and location, of future community facilities has yet to be determined.

#### Need for municipal services

Municipal services, such as sewer and water, will be provided as needed, and will primarily be provided at the time of new development. Emergency services will continue to be provided by the annexing jurisdiction, fire districts, and through mutual aid agreements.

#### Effect of ordinances, governmental codes, regulations and resolutions on existing uses

There should be little to no effect to the proposed annexation area. Existing uses will still be allowed, and regulated under their current zoning.

#### Present cost and adequacy of governmental services and controls in the area

Present costs in the annexation area are funded through the existing tax base for emergency services, public works, and other municipal services. Upon annexation, those taxes will shift from the County to the City to provide the same level of service. Funding to provide these services has not been determined to be inadequate.

#### Probable future need for such services and controls

Upon annexation, the proposed annexation area will need the same municipal services it currently receives.

#### Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area

There will be no effect.

#### The effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units

The fire districts will see a decrease in property tax revenues from January 1, 2027, unless the City and the respective fire districts make alternative arrangements.

#### The effect of the proposal or alternative on adjacent areas, on mutual economic and social interest, and on the local governmental structure of the county

Annexation would have no effect on the governmental structure of the county. As development occurs within the proposed annexation area, it will result in increased property and sales tax revenues to the City, with sales tax revenues likely to increase in the nearby City of Napavine.

### **RCW 36.93.180**

#### Preservation of natural neighborhoods and communities

Annexation should have no adverse impact on natural neighborhoods and communities. Annexation would not result in allowed uses or patterns that are not already authorized in the UGA.

#### Use of physical boundaries, including but not limited to bodies of water, highways, and land contours

The primary physical boundaries of the proposed annexation area are Jackson Highway and Interstate 5, which bound the majority of it.

#### Creation and preservation of logical service areas

The proposed annexation would result in an improvement in logical boundaries by eliminating pockets of the County that are currently nearly surrounded by the City limits.

#### Prevention of abnormally irregular boundaries

The proposed annexation would not create irregular boundaries.

Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas

This does not apply to this proposal.

Dissolution of inactive special purpose districts

This does not apply to this proposal.

Adjustment of impractical boundaries

The proposed annexation will remedy some boundaries of the UGA that are currently nearly surrounded by the City. To the extent that impractical boundaries exist beyond annexation, the City will endeavor to work with the County to address such impractical boundaries.

Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character

This does not apply to this proposal.

Protection of agricultural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority

There are no such designated lands in the proposed annexation area.