

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

RESOLUTION NO. 25-300

AUTHORIZE THE COUNTY MANAGER TO ENTER INTO INTERLOCAL AGREEMENTS WITH THE CITIES OF CENTRALIA, MORTON, TOLEDO AND VADER AND THE TOWN OF PE ELL FOR THE CO-MANAGEMENT OF DEVELOPMENT WITHIN THE URBAN GROWTH AREAS

WHEREAS, consistent with RCW 36.70.070 the County is required to adopt and maintain a comprehensive plan that includes a map or maps and associated objectives, principles and standards that are consistent with the Growth Management Act; and

WHEREAS, consistent with RCW 36.70A.110 and the countywide planning policies the County designated an urban growth area (UGA) associated with the cities; and

WHEREAS, consistent with WAC 365-196-310(2)(c), the cities' UGA consists of unincorporated lands already characterized by urban growth and unincorporated lands that do not consist of urban growth but are adjacent and contiguous to areas that are characterized by urban growth; and

WHEREAS, consistent with RCW 35.13.010, 36.70.050 and 36.70a.040, until the cities annex the unincorporated UGA, the County has sole authority to apply comprehensive plan map designations and associated zoning designations within the unincorporated UGA; and

WHEREAS, consistent with 36.70B.030 and 36.43.010, until the cities annex the unincorporated UGA, the County has sole authority to issue land use and building permits, except as granted to a city pursuant to an interlocal agreement; and

WHEREAS, consistent with WAC 365-196-310(2)(f)(ii), the cities have existing public facilities and services to serve current urban development as well the capability to serve additional urban development within the UGAs as deemed necessary to accommodate the adopted population and housing allocations at urban densities; and

WHEREAS, the consistent application of the cities' development regulations will facilitate urban development within the UGA in accordance with the adopted comprehensive plans for each city; and

WHEREAS, the County recognizes that until annexation occurs, it is in the public interest for the County to administer specific development regulations within the UGA; and

WHEREAS, there is a need for clear procedures between the cities and the County to facilitate future city annexation of unincorporated UGA lands; and

WHEREAS, consistent with WAC 365-196-310(3)(g) and (4)(e)(iii)(A), it is appropriate for the cities and County to negotiate and establish an interlocal agreement to coordinate land use management, development and the provision of adequate public facilities (e.g., municipal drinking water and wastewater infrastructure) within the unincorporated UGA; and

WHEREAS, the cities of Centralia, Morton, Pe Ell, Toldeo and Vader and the County have agreed to administer the UGA through an interlocal agreement as allowed by Lewis County Code 17.15.020(2) and 17.15.040; and

WHEREAS, cooperative relationships between the cities and the County benefit both jurisdictions and the residents and businesses within the unincorporated UGA; and

WHEREAS, the County recognizes that a standard interlocal agreement with all cities will provide consistency.

NOW THEREFORE BE IT RESOLVED that the Lewis County Board of County Commissioners finds the Interlocal Agreements - shown in Exhibit A (Centralia), Exhibit B (Morton), Exhibit C (Pe Ell), Exhibit D (Toledo) and Exhibit E (Vader) - are consistent with the Lewis County Comprehensive Plan and Countywide Planning Policies and are in the public interest; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Lewis County Board of County Commissioners authorizes the County Manager to sign the Interlocal Agreements for co-management of the city urban growth areas per the terms of the agreements, as shown in Exhibit A through Exhibit E.

DONE IN OPEN SESSION this 28th day of October, 2025.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

David Bailey
By: David Bailey,
Chief Civil Deputy Prosecuting Attorney

Scott J. Brummer
Scott J. Brummer, Chair

ATTEST:



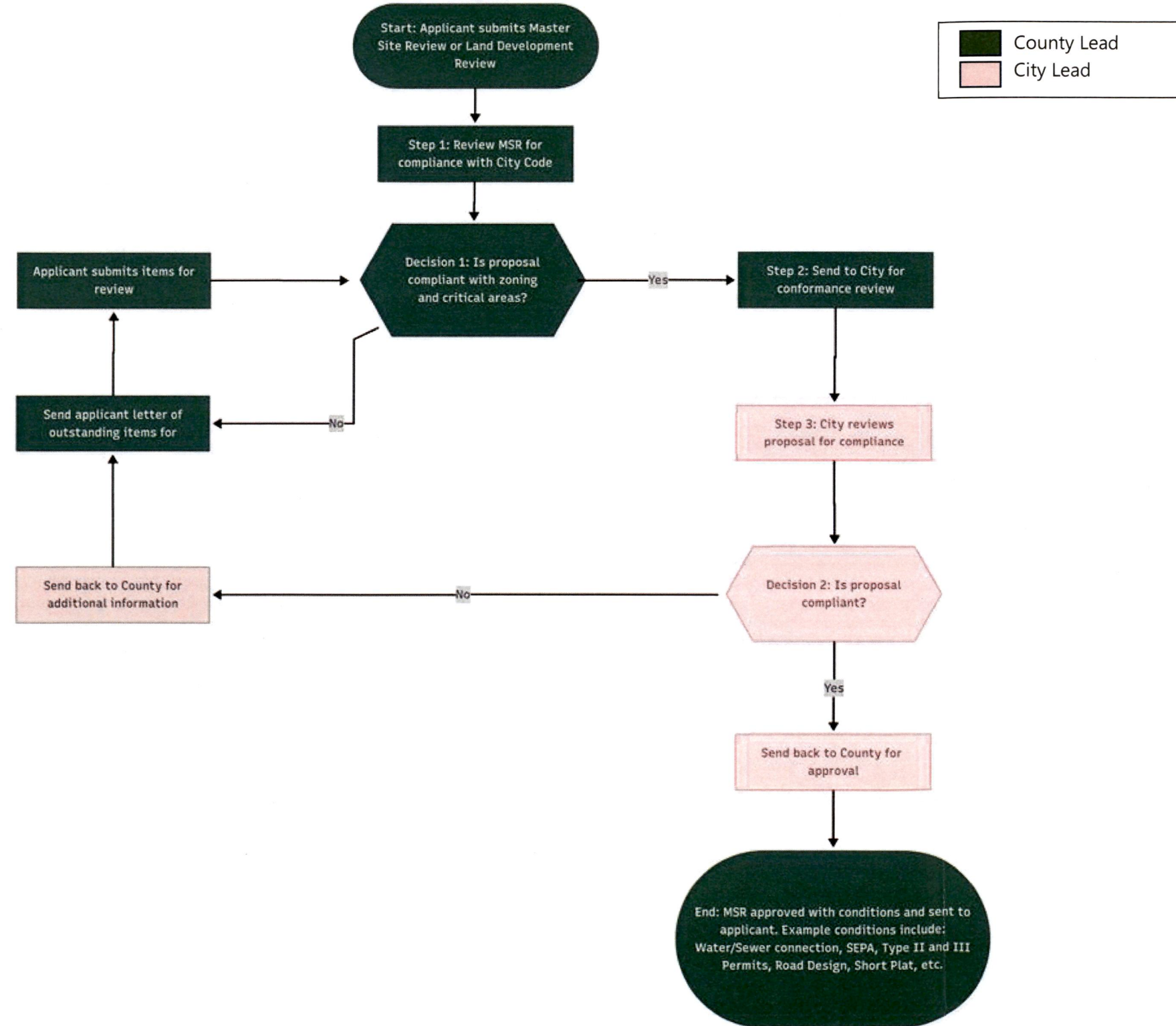
Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Vice Chair

Rieva Lester, CMC
Rieva Lester, CMC,
Clerk of the Lewis County Board of
County Commissioners

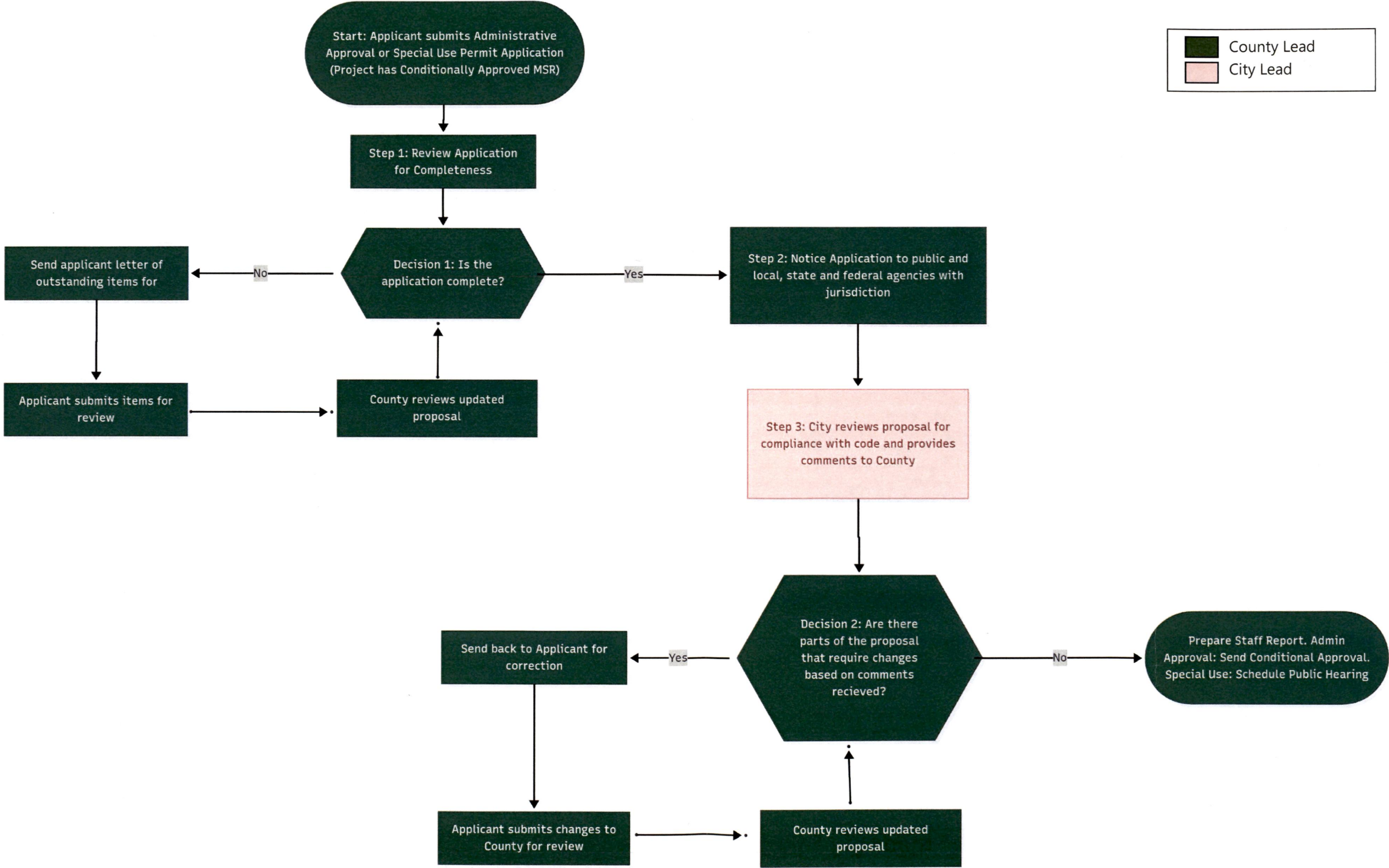
Sean D. Swope
Sean D. Swope, Commissioner

**INTERLOCAL AGREEMENT
FOR CO-MANAGEMENT WITHIN THE UNINCORPORATED
URBAN GROWTH AREAS
ATTACHMENT D: Permit Process Flow Charts**

Master Site Review & Land Development Review Process



Administrative Approval or Special Use Permit (aka Conditional Use Permit)



BOCC AGENDA ITEM SUMMARY

Resolution:

BOCC Meeting Date: Oct. 28, 2025

Suggested Wording for Agenda Item:

Agenda Type: Deliberation

Authorize the County Manager to enter into an interlocal agreements with the City of Centralia, City of Morton, City of Pe Ell, City of Toledo and City of Vader for the co-management of development within the urban growth areas

Contact: Mindy Brooks

Phone: 3607402610

Department: CD - Community Development

Description:

Authorize the County Manager to enter into an interlocal agreements with the City of Centralia, City of Morton, City of Pe Ell, City of Toledo and City of Vader for the co-management of development within the urban growth areas

Approvals:

User	Status
PA's Office	Pending

Publication Requirements:

Publications:

Additional Copies:

Cover Letter To: