

**WASHINGTON STATE BOUNDARY REVIEW BOARD  
FOR  
LEWIS COUNTY**

351 N.W. North St. Chehalis, WA 98532

**WASHINGTON STATE BOUNDARY REVIEW BOARD FOR LEWIS  
COUNTY NOTICE OF INTENTION**

Name of City, Town, or Special Purpose District: City of Chehalis

Action Sought: Urban Growth Area Annexation

Reason for seeking action: To align with the intent of the Growth Management Act

Briefly describe proposal: Annex the Entirety of the Urban Growth Area

Method used to initiate the proposed action: Annexation by interlocal agreement

State statute under which action is sought: RCW 35A.14.472

**Factors the Board Must Consider**

Please respond to the factors that the Board must consider as outlined in RCW 36.93.170.

**Population and Land Use**

1. Please provide the following information:

Characteristics of Existing Entity		Characteristics of Proposed Annexation Area	
Existing	20-year Projection	Existing	20-year Projection
People: 7,365	People: 10,944	People: 2,480	People: 12,056
Residences: 2,346	Residences: 3,497	Residences: 793	Residences: 3852

Businesses: 154	Businesses: 749
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2. What source is the basis for these projections?

Existing population is based on OFM 2022 estimations.

20-year projections are based on total housing allocations provided by Lewis County.

Total allocated housing units for Chehalis were not differentiated between current city and UGA Boundaries

20-year projections of existing entity were based on a 2%, year over year growth rate.

Projections of proposed annexation area are based off the remaining 20-year housing allocations provided by Lewis County.

Existing annexation area businesses pulled from Dunn & Bradstreet public records.

Existing annexation area businesses per capita were used to provide annexation area projection number.

3. Acres of the existing entity: 3,583 Acres of the proposed annexation area: 3,857

4. Assessed valuation of existing entity: \$1,419,415,505 of proposed annexation area: \$864,893,868

5. Existing land use of the proposed annexation area:

Uses within this area are varied, including industrial, commercial, residential, and agricultural. Please see attached zoning and land use map contained in Exhibit C.

6. Existing land use of the area surrounding the proposal:

Land uses surrounding this area, both within the city and in Lewis County are similar to those within the Urban Growth Area. Within the city, adjacent to the current annexation area border there is a variety of Industrial, Residential, Governmental and Commercial land uses. Land within the county is zoned for rural residential densities and agricultural use. Please see attached zoning and land use map contained in Exhibit C.

7. Existing Comprehensive Plan designation for the proposed annexation area:

Approximately half of the area is zoned industrial, followed by residential, commercial and government office use. Please see attached draft comprehensive plan and associated land use designation map.

8. Comprehensive Plan designation for the area surrounding the proposal:

Within the city the Comprehensive Plan designations of areas surrounding the annexation, are combinations of various residential densities, commercial, industrial, governmental and educational uses. Please see attached draft comprehensive plan and associated land use map.

9. Existing zoning designation for the proposed annexation area:

Existing zoning designation for the proposed annexation area are combination of various residential densities, commercial, industrial, mixed residential commercial, and government office uses. Please see attached zoning designation map.

10. Zoning designation for the area surrounding the proposal:

Zoning designations for areas surrounding the proposal are IL – Light Industrial, CG – Commercial General, R4 – High Density Residential, R1 – Low Density Residential, MRC – Mixed Residential Commercial, OSG – Open Space Government. Please see attached zoning designation map.

11. If the proposal is approved, will any changes to the zoning or the Comprehensive Plan designations be required within the next 18 months?

No zoning changes are anticipated or required within the next 18 months.

12. Has any portion of this area been previously reviewed by the Boundary Review Board? List BRB File Nos.

No portions of this area have been previously reviewed by the Boundary Review Board.

## **Municipal Services - Please provide the following information about the provision of services to the area.**

### **Water Service**

1. Existing provider of water:

City of Chehalis Water System ID# 12250P.

Some private group and individual wells exist within the UGA. These will be allowed to remain until such time the Lewis County Dept of Health determines condemnation, or that the owner wishes to connect to the Chehalis Water System.

{CMC17.03.090(A) – Any nonconforming use which was lawfully in existence on the date of adoption of the ordinance codified in this title may continue such existence; provided, that no identified public nuisance is created by such use}

2. Will the provider of water to the site change if the proposal is approved? No

3. If the provider of water is proposed to be changed, is the annexation area included within their capital facilities plan? N/A

4. Please describe the water source (i.e. water rights and wells) that will serve the annexation area.

The city has, and continues to draw surface water from either the North Fork Newaukum or the Chehalis river.

5. Will additional water rights be necessary to serve the area? Yes

At full build-out, additional water rights may become necessary to serve the annexation area. The city has secured a portion of the necessary rights with the purchase of Marwood Water Rights. Additionally, the city of Chehalis, in partnership with the city of Centralia is in negotiations for the purchase of a portion of Trans-Alta Water Rights.

6. Please describe the water mains that serve the property, including their location and diameter (attach a map if necessary).

Ductile Iron water mains varying in size from 6" to 12" serve the annexation area. Any extensions deemed necessary at the time of build-out are the responsibility of the developer. Please see attached Water System Plan for additional map clarification, if needed.

{CMC 13.04.520 – When a person desires to extend a city water main, that person must make a written request to the city and state on that request the location where the extension is desired, the purpose for extension, and give details and extent of any development he is considering, as well as any other factors as may be pertinent. The public works director shall evaluate all requests for main extensions, taking into consideration the availability of water in the existing mains, reservoir capacity, pressures in the area, and other local conditions. If the proposal is acceptable, specific conditions and requirements will be determined by the public works director.}

7. Will additional water line capacity be necessary to accommodate the proposed annexation? Yes

Additional water line capacity will be necessary to accommodate new development in areas where there is currently no water infrastructure. Because main extensions are driven by development, the responsibility to extend services will be that of the developer.

{CMC 13.04.520 – When a person desires to extend a city water main, that person must make a written request to the city and state on that request the location where the extension is desired, the purpose for extension, and give details and extent of any development he is considering, as well as any other factors as may be pertinent. The public works director shall evaluate all requests for main extensions, taking into consideration the availability of water in the existing mains, reservoir capacity, pressures in the area, and other local conditions. If the proposal is acceptable, specific conditions and requirements will be determined by the public works director.}

8. Will additional water pressure be necessary to serve the area? Yes

It is assumed that with additional water main construction, pressures may need to be supplemented with pump stations where necessary. Because water main extensions are driven by development, the means to create additional pressure, if warranted, is the responsibility of the developer and shall be detailed on civil plans associated with the development project.

{CMC 13.04.530 – The proposed main extension shall be designed by a licensed engineer and be approved by the public works director and appropriate governmental authorities. The design shall be in conformance with city standards as contained in the engineering development code of the city, and shall be designed by the use of a hydraulic analysis, considering pipe size, restrictions, peak demand, length of run, elevation differences, and other factors that may be pertinent.}

9. Please describe any reservoirs/water storage facilities that will serve the site.

- Chehalis Water Treatment Facility located at 405 SE Park Hill Drive
- Main Reservoir located at 405 SE Park Hill Drive
- Valley View Reservoir located at 690 SE Prospect St
- Kennicott Reservoir located at 0 Kennicott Rd, TPN 010813-004-000
- High Level Reservoir located at 400 SE Hilltop Drive
- Yates Road Reservoir located at 133 Yates Road

All reservoirs and storage facilities are networked to serve the entire Chehalis Water System Area.

The proposed annexation area is already served by the Chehalis water system. A system map is included in the Department of Ecology approved, adopted Water System Plan. Please refer to Exhibit C.

10. Will additional storage capacity be necessary to accommodate the proposed annexation? Yes

It is assumed that with additional water main construction and increased consumption, storage capacity will be necessary to accommodate future growth. The subject of storage capacity and plan for capacity expansion is addressed in the attached water system plan. Please refer to Exhibit C.

11. If additional capacity will be required to serve the annexation area (for water rights, water distribution, water storage, additional pressure, or other issues), please describe how and when these capacity increases will be provided.

At current buildout, additional capacity is not necessary. However, for future buildout, additional capacity may be needed. This will be determined on a case-by-case basis. System improvements are driven by development need and are the responsibility of the developer. Capacity increases, if necessary, will be detailed as part of the project development process.

*CMC 12.04.360- ...In designing and planning for any development, it is the developer's responsibility to determine that adequate water for both domestic use and fire protection is attainable. Proposed plans must show how water will be supplied and whether adequate water pressure and volume will be maintained in case of fire. An analysis of the system may be required if it appears that the system might be inadequate.?*

The city has secured Marwood water rights and is a co-applicant with the City of Centralia to acquire Trans-Alta water rights.

The northern annexation area was brought into the Chehalis UGA with the MPD zoning designation. MPD allows for flexibility in land use, to accommodate multiple zoning designations, including the creation of a secondary water treatment facility, to include booster stations where necessary, and associated main line infrastructure. The property owner is factoring potential needed system upgrades into the master plan for development.

For the southern annexation area, the city will provide engineered plans for the Market Street Pinch Point. This is a section of 8" transmission line that exists along S Market Boulevard between SW 11<sup>th</sup> Street and SW 21<sup>st</sup> Street. The capacity to serve the southern area exists, meaning the water treatment facility is able to treat, produce, and convey the necessary amount of water to serve the area. Transmission must be upgraded to maximize pressure, flow, and conveyance. A pump station on this line at SW 18<sup>th</sup> Street may receive some upgrades as part of this project as well. Construction of this line will be developer driven. The "South Market Pinch Point" is addressed in the water system plan attached as part of Exhibit C.

## **Sewer Service**

1. Existing provider of wastewater treatment?

Chehalis Regional Water Reclamation Facility

2. Will the provider of wastewater treatment for the annexation area change if the proposal is approved? PARTIALLY

Apart from Lewis County Sewer District 4, the Chehalis Urban Growth Area is served by city wastewater services. LCSD 4 has provided a letter of support to the annexation and has requested to be absorbed by the city after the annexation process is complete. Letter of Support attached for reference.

An agreement exists between LCSD 4 and the city for construction inspection and maintenance. This portion of the system, while under ownership of LCSD 4, is already maintained by city staff. LCSD 4 is part owner of the Chehalis Regional Wastewater Collection Facility and effluent from LCSD 4 is already treated by the city. A copy of the Interlocal with Lewis County Sewer District 4 is attached for reference.

3. If the provider of wastewater treatment is proposed to be changed, is the annexation area included within their capital facilities plan? Yes

4. Please describe the capacity of the existing wastewater treatment plant and the amount of wastewater anticipated to be generated by the annexation area (at present and at build out).

The annexation area is already served by the wastewater treatment plant, no immediate capacity increase is anticipated. The plant is currently running at 40% capacity and at full build-out of the annexation area, is not expected to exceed 70% capacity.

5. Will any additional wastewater treatment plant capacity be needed to accommodate the proposed annexation?

No

6. Please describe the wastewater treatment lines that serve the property, including the location and diameter (attach a map if necessary).

Wherever gravity lines are feasible, they exist within the wastewater infrastructure system. At times pressurized force-main lines must be installed to effectively transport effluent to the treatment facility. Gravity lines shall be PVC pipe conforming to ASTM P3034 SDR35, ASTM F794, or ASTM F79 Type 1. Joints and gaskets must conform to ASTM 3212 and ASTM F477. Pre-cast manholes will meet ASTM C479. Manholes shall be Type 1-48". Joints must be rubber gasketed conforming to ASTM C443 and grouted from inside. Lift holes grouted from the outside and inside of the manhole. Side sewers shall be ASTM D3034 SDR35 PVC with flexible gasketed joints.

{Per CMC 12.04.570(I), CMC 12.04.580}

Wherever pressure lines are necessary The design will conform to city standards, the Department of Ecology's "Criteria of Sewerage Works Design" and any standards as set forth in the Chehalis Engineering Development Code. The layout shall provide for the future continuation of the existing system as determined by the city. In addition, main line extensions will be extended to and across the side of the affected property fronting the main.

{Per CMC 12.04.600}

Please see attached Wastewater field map book for specific pipe type, size, and locations. Included as part of Exhibit C.

7. Will additional wastewater treatment lines be necessary to accommodate the proposed annexation? Yes

Wastewater mainline extensions are development driven and will be extended by developers as part of site development.

{CMC 13.08.540 – The person requesting the main extension shall be responsible for all costs of installation. The person requesting the main extension shall also be charged a fee to pay the costs of the inspection performed by the public works department personnel and/or contracted engineer's inspector. The amount of the fee for inspections shall be determined after assessing the entire project. The extension shall be installed in accordance with the engineering development code.}

8. Will a lift station be required to serve the proposed annexation area? Yes

To be determined at the time of development, coincident with sanitary sewer line extension.

{CMC 13.08.530 – When a person desires to extend a city sewer main, that person must make a written request to the city and state on that request the location where the extension is desired, the purpose for extension and give details and extent of any development he is considering, as well as any other factors as may be pertinent. The public works director shall evaluate all requests for main extensions. If the extension is considered feasible, then the pipe diameter and other conditions shall be determined by the public works director.}

9. If additional capacity will be required to serve the annexation area (for wastewater treatment lines, plants or lift stations), please describe how and when these capacity increases will be provided.

As stated in #4 above, treatment plant capacity is not a concern. Wastewater treatment lines and lift stations, if necessary, will be required as part of the site plan development process. Main line extensions are development driven and are the responsibility of the developer.

{CMC 13.08.530 – When a person desires to extend a city sewer main, that person must make a written request to the city and state on that request the location where the extension is desired, the purpose for extension and give details and extent of any development he is considering, as well as any other factors as may be pertinent. The public works director shall evaluate all requests for main extensions. If the extension is considered feasible, then the pipe diameter and other conditions shall be determined by the public works director.}

## **Fire Service**

1. Existing provider of fire service:

Lewis County Fire Districts #5 & #6 currently serve the area to be annexed. Chehalis FD serves as a back-up.

2. Will the provider of fire service for the annexation area change if the proposal is approved? Yes

3. Please describe the nearest station that will serve the proposed annexation area (provide the station address).

Existing fire stations are located at 500 NW Sitka, 2123 Jackson Highway, and 105 2<sup>nd</sup> Ave NE in Napavine. South End Fire Station siting and plan development will begin January 2026, in the 2400-2500 block range of Jackson Highway. Additionally, the historic Front Street site will undergo remediation necessary for re-occupancy.

Chehalis FD has proposed negotiations with both LCFD 5 and LCFD 6 for the possibility of a functional merger and future consolidation. Negotiations have been ongoing throughout the annexation process.

In accordance with RCW 35A.14.488, impact reports on fire protection and emergency services have been prepared and are attached as part of the Addendum Exhibit for reference. These reports take a comprehensive look at current service conditions, impacts to fire and EMS services, and public safety impact mitigation.

A City of Chehalis Post Annexation Fire and EMS Service Plan for the Urban Growth Area has been prepared and is attached as part of the Addendum Exhibit for reference. This document details staffing and

personnel readiness, the development of a south end fire station, a strategic hiring schedule, daily staffing and response capabilities, apparatus assignments, potential partnership or merger impacts, water supply, rural firefighting readiness, a continuation of automatic mutual aid, and most importantly, a commitment to equal or enhanced service levels.

A City of Chehalis Strategic Plan for Tender Operation for Non-Hydranted Areas in the UGA has been prepared and is attached as part of the Addendum Exhibit for reference. This document was drafted to establish a reliable, efficient, and standardized water supply strategy for fire suppression operations within the annexed portions of the UGA that do not have hydrants or where existing hydrants have limited water flow. The plan will ensure adequate fire flow, coordinated tender operations, and clear tactical priorities to protect life and property. The plan consists of a strategic objective, operational overview, and pre-incident planning. The plan also addresses the assessment of roadway tender access, implementation of a tactical framework, establishing a water supply group structure, appointing critical tasks for personnel, strategic tender shuttle, dump site, and fill site operations all while considering communications, safety, and ongoing training.

4. Will the response time increase or decrease as a result of the proposed annexation?

Initially response time will remain unchanged as respective fire districts will maintain service throughout 2026. In the event a merger or consolidation does not occur, and after such time that the south end fire station is complete, response times will decrease. Please see attached operation plan, strategic tender plan, and impact report developed in anticipation of annexation, attached as part of the Addendum Exhibit.

5. Will the annexing agency require additional fire personnel or equipment to serve the proposed annexation area? Yes

6. If additional personnel or equipment will be required to deliver fire service, please describe how and when these capacity increases will be provided.

The city has proposed to hire six (6) additional fire fighters throughout calendar year 2026, in preparation for a fully staffed department when such time comes that the city takes over covering areas previously served by Fire Districts #5 & #6.

## **Police Service**

1. Existing provider of police service:

The existing provider of police service in the Chehalis UGA is the Lewis County Sheriff's Office.

2. Will the provider of police service for the annexation area change if the proposal is approved? Yes  
The proposed annexation area is currently served by the Lewis County Sheriff's Office.

3. Will the annexing agency require additional police personnel or equipment to serve the proposed annexation area? Yes.

4. If additional personnel or equipment will be required to provide police service, please describe how and when these capacity increases will be provided.

Recruitment efforts will go into effect immediately following annexation and will continue until fully staffed with the addition of at least two officers. At the time of annexation the police department will have approximately 1.8 officers per thousand population which is near the national average. After the second of

two new officers are hired the city will be over 2 officers per thousand, which is at or above national average, and well over the 0.78 per thousand that is currently received from the Sheriff's Department.

**Economic Impact - Please explain the financial impacts that are anticipated from the proposal (attach additional sheets and justification if necessary)**

The overall economic impact for the proposed annexation is anticipated to be very positive. Homeowners in the Urban Growth Area who are currently served by city services will see decreases in water service fees by 10% and decreases in sewer service fees by 30%. Those currently in Lewis County Sewer District 4 will remain unchanged in their sewer bill until such time that Sewer District Absorption Occurs. After this occurs, sewer rates will be assessed in the same manner existing services are assessed. Sewer bills are a byproduct of water consumption. Fees are assessed based on the amount of water that comes through the meter. In the summer months when water consumption is higher, to alleviate unnecessarily high sewer bills due to higher water usage, the sewer rate will be billed on winter averages. Currently LCSD 4 has two different billing rates, both are flat rate fees. Residents in LCSD 4 pay either \$35.00 or \$43.00 monthly.

The new residential sewer rate post annexation will be \$55.09 per month. For each 100 cubic feet of water consumed, a usage rate of \$6.62 is charged. In the summer months, sewer is based on winter average consumption. Winter averages are based on the first four billing cycles of the year (January through April). Winter averaging begins in July and ends in November. When on winter average, a customer will be billed for their entire water usage, but will only be billed the average used from the previous winter.

The Fire/EMS levy will decrease from \$1.48 in District 5 and \$1.21 in District 6 per \$1,000 assessed value, to \$0.35 per \$1,000.

County road tax, whose levy rate is calculated based on taxing code(TCA), will be eliminated.

Stormwater fees will be assessed in the amount of \$11.00 per 3,000 square feet of impervious surface area.

PUD will implement a 6% utility tax for service inside the city limits.

Transportation Benefit District Assessment at one tenth of one percent (0.10%) of assessed property value.

**For the agency proposing annexation. What are some of the revenue and cost implications anticipated from the annexation (i.e. additional tax revenues, added police service to serve area, etc.)?**

Additional tax revenues will be received by the city for the properties being annexed at a rate of \$1.26 per \$1,000 assessed value.

Sales tax revenues will be captured for all point-of-sale businesses.

There is no cost to take over county roads, as there has been no work greater than road maintenance in the Chehalis UGA for at least ten (10) years.

There will be an added expense for Fire, Police, and Street Department personnel, which will be factored into the city's overall budget.

**Local Review**

1. Describe the environmental review process completed for the proposed action. Attach a copy of the SEPA checklist and determination if complete.

RCW 36.93.170 Factors to be considered by board – Incorporation proceedings exempt from state environmental policy act, therefore SEPA was not performed.

2. Describe how the proposal is consistent with the Growth Management Act (RCW 36.70A) (attach additional sheets if necessary).

Goals outlined in the GMA

1. Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner
  - a. The city currently serves the annexation area with both water and sewer utilities. Where small mainline extensions are required for development infill, this will be the responsibility of the developer.
  - b. The urban growth area contains existing zoning and future land used designations consistent with urban density requirements.

2. Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
  - a. All zoning designations with residential uses incorporated address lot sizing and density minimums at an urban development level. Any properties exceeding the zoning density maximum will be allowed to remain as such until an application for development or re-development is received. At that time, the property must move from non-conforming to conforming.
3. Transportation. Encourage efficient multi-modal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.
  - a. Any commercial/industrial/residential development proposing an occupant load of 50 or more, is required to incorporate ADA compliant transit stops within 300 feet of all ingress/egress points.
  - b. Existing sidewalks and bicycle lanes can be extended beyond the current city limits. City code provides for developer funded sidewalks in appropriate situations.
  - c. A regional hydrogen fueling facility is under construction in the area to be annexed. This fueling facility will ensure that recently acquired hydrogen powered transit busses have local access to fuel.
  - d. All commercial and multi-family residential parking lots are mandated to provide 10% of allotted parking stalls as EV charging stations. (WAC 51-50-0429)
4. Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
  - a. A variety of residential densities, and mixed residential/commercial zoning designations already exist within the Chehalis UGA.
  - b. Continued development of these areas will be reviewed to align with the city's adopted comprehensive plan.
5. Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
  - a. The city will continue its efforts with both the Economic Alliance of Lewis County, the Centralia Chehalis Chamber of Commerce, and the Port of Chehalis, to continue fostering and promoting strong economic growth and development in the proposed annexation area.
6. Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
  - a. The city does not anticipate taking property for public use without just compensation from any property owner within the proposed annexation area.
7. Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
  - a. Permit applications within the proposed annexation area will follow the same process as those permits submitted within existing city limits.
8. Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
  - a. Existing natural resource tax codes, as assigned by Lewis County, shall remain in effect until their existing expiration dates. No parcel owners will be required to take any lands out of conservancy as a result of annexation.
9. Open space and recreation. Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
  - a. All development is required to provide for open and green space as appropriate.
  - b. All environmentally sensitive areas, fish, wildlife, and other natural resource lands will be evaluated using best available science as guided by the Department of Ecology.
10. Environment. Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

- a. All projects triggering city established SEPA requirements will go through the process to determine the probability of impacts to the natural environment. Mitigation measures will be placed to preserve and enhance the natural environment to the greatest extent practicable, per code.
11. Citizen participation and coordination. Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.
  - a. Any project that triggers public notification will be publicized in the paper of record, at City Hall, Community Development, and the post office. The project site will be posted as well for at least the time mandated by statute.
12. Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
  - a. This standard is reviewed with each and every new development project received. The same level of review and minimum code standard will be maintained for projects within the proposed annexation area.
13. Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
  - a. The tribes and the DAHP are consulted on any project whose scope mandates such.
14. Climate change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.
  - a. All development will follow the guidelines for climate change as outlined in the city's Periodic Comprehensive Plan Update. The update has been attached as part of the Addendum Exhibit for reference.
15. Shorelines of the state. For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.
  - a. All development will follow the guidelines set forth in RCW 90.58.020, and as outlined in the City of Chehalis Shoreline Master Program.

3. Describe the outreach conducted with affected jurisdictions. Please provide a copy of any notices to the jurisdictions.

Notices are included as part of the Addendum Exhibit.

4. Describe the effect of the proposal on adjacent areas.

The effect of the proposal on adjacent areas will be minimal. The proposed annexation area has been a part of the Chehalis UGA for more than 30 years. With the development interlocal agreements that have been in effect for at least 10 years, the UGA has been developing at urban densities for quite some time. No zoning or land use designations are proposed as part of the annexation process, therefore all lands within the proposal area will continue to develop largely as they have for at least the last decade.

**Objective of the Boundary Review Board - Please describe how the proposed annexation meets (or does not meet) the objectives of RCW 36.93.180 (attach additional sheets if necessary).**

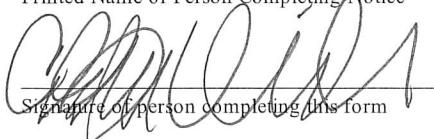
1. Preservation of natural neighborhoods and communities.
  - a. No changes to existing zoning and land use designations are proposed as part of this process. Therefore, no neighborhoods or communities will be altered as an immediate result of annexation.

2. Use of physical boundaries, including but not limited to bodies of water, highways and land contours.
  - a. The annexation proposal uses the existing physical boundaries of the UGA. No partial parcel or irregular boundary line is proposed as part of this annexation process.
3. Creation and preservation of logical service areas.
  - a. Existing service areas will be preserved to the greatest extent possible.
4. Prevention of abnormally irregular boundaries.
  - a. Existing abnormalities and irregularities have been mitigated through this process. Any abnormal or irregular lines bisecting parcels have been removed and adjusted to run along the adjacent right-of-way. It is anticipated that partial parcels will be removed from the UGA and reverted back to county jurisdiction through a separate process.
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas.
  - a. Chehalis is the only jurisdiction expanding in the incorporation area. No other cities or towns are proposed to be incorporated in the annexation area. Although the final result will not exceed ten thousand population, the urban population is expected to exceed this amount within the next 5 years.
6. Dissolution of inactive special purpose districts.
  - a. This is being addressed as part of the annexation process. The city has the opportunity to absorb Lewis County Sewer District 4, and has a letter of support from the district for such action. The letter of support is attached in the Addendum Exhibits
7. Adjustment of impractical boundaries.
  - a. No impractical boundaries are proposed as part of this annexation. As stated above, abnormalities and irregularities have been corrected through this process.
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character.
  - a. The Chehalis Urban Growth Area has been developed with urban densities for at least the last 10 years. This proposal will bring those urban densities inside city limits in an effort to maintain urban development within the city jurisdiction and rural development within County Jurisdiction.
9. Protection of agricultural and rural lands which are designated for long-term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.
  - a. No land under long-term agricultural or resource use, as designated by the county, will be required to remove such conservancy as part of this annexation proposal.

I certify that the above is true and accurate and that I am an official or employee of the governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.

Celest Wilder

Printed Name of Person Completing Notice



Signature of person completing this form

Community Development  
Title Director

December 8-2025  
Date

360-345-2229  
Telephone