

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

**AUTHORIZE THE COUNTY MANAGER TO ENTER INTO )           ORDINANCE 1378**  
**AN INTERLOCAL AGREEMENT WITH THE CITY OF VADER )**  
**FOR THE CITY TO ANNEX TERRITORY WITHIN THE CITY )**  
**OF VADER URBAN GROWTH AREA )**

**WHEREAS**, Lewis County designated an urban growth area for the City of Vader as required by the Growth Management Act (GMA) pursuant to RCW 36.70A; and

**WHEREAS**, RCW 36.70A.110(7) states, “An urban growth area designated in accordance with this section may include within its boundaries ... potential annexation areas designated for specific cities and towns in the county”; and

**WHEREAS**, the City of Vader is a non-charter code city incorporated under the Optional Municipal Code, pursuant to RCW 35A, and has authority under RCW 35A.14 to annex property within its urban growth area; and

**WHEREAS**, the City of Vader desires to annex the designated Vader Annexation Area as shown in Exhibit A, Interlocal Agreement, utilizing the annexation method provided in RCW 35A.14.296; and

**WHEREAS**, RCW 35A.14.296 allows the City of Vader and Lewis County to enter into an Interlocal Agreement for the City of Vader to annex territory within its urban growth, Exhibit A, and this Agreement does not create or authorize the creation of a separate legal or administrative entity but instead is an agreement for joint or cooperative action; and

**WHEREAS**, the Vader City Council passed Resolution 07-2025 on August 26, 2025, directing City staff to negotiate an Interlocal Agreement with Lewis County for the Annexation subject to this; and

**WHEREAS**, the Lewis County Board of Commissioners passed Resolution 25-252 on August 26, 2025, directing County staff to negotiate an Interlocal Agreement with the City of Vader for the Annexation subject to this; and

**WHEREAS**, the Annexation is exempt from compliance with the requirements of the State Environmental Policy Act pursuant to RCW 43.21C.222; and

**WHEREAS**, the City of Vader provided notice to Cowlitz-Lewis Fire District 20 (CLFD20) on April 24, 2026, of the Interlocal Agreement and the CLFD20 responded on April 28, 2026, declining to be party to the Interlocal Agreement; and

**WHEREAS**, there are no adjacent cities to the Vader Annexation Area that provide sole access or majority of ingress and egress for the territory to be annexed; and

**WHEREAS**, the Interlocal Agreement ensures that for a period of five years after the annexation any parcel zoned for residential development within the annexed area shall maintain a zoning designation that provides for residential development and not have its minimum gross residential density reduced below the density allowed for by the zoning designation for that parcel prior to annexation; and

**WHEREAS**, Lewis County published a notice of public hearing on May 19, May 26, June 2, and June 9, 2026, in the legal newspaper of record, as required by RCW 35A.14.296(3)(a); and

**WHEREAS**, both jurisdictions have provided for broad public dissemination of materials and information pertaining to the annexation through publication on each jurisdiction's website and as hard copy by request; and

**WHEREAS**, after effective notice was given, a public hearing was held on June 16, 2026, concerning the adoption of the Interlocal Agreement, Exhibit A, as required by RCW 35A.14.296 with the opportunity for written public comments and consideration and response to public comments; and

**WHEREAS**, the City of Vader and Lewis County have coordinated the transfer and maintenance of infrastructure in the annexation area, as well as evaluated the potential for revenue sharing agreements; and

**NOW THEREFORE BE IT RESOLVED** that the Lewis County Board of County Commissioners finds the Interlocal Agreement, Exhibit A, is consistent with the Lewis County Comprehensive Plan and Countywide Planning Policies and is 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 Agreement for annexation of the urban growth area per the terms of the agreement, as shown in Exhibit A.

PASSED IN REGULAR SESSION on this 7th day of July 2026 following a hearing publicized in the newspaper of record on May 19, May 26, June 2, and June 9, 2026.

APPROVED AS TO FORM:  
Jonathan Meyer, Prosecuting Attorney

By: David Bailey, Chief Civil Dep. Pros. Atty.

BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON

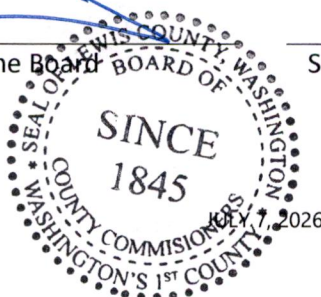
Lindsey R. Pollock, DVM, Chair

ATTEST:

Rieva Lester, CMC, Clerk of the Board

Scott J. Brummer, Vice Chair

Sean D. Swope, Commissioner



**INTERLOCAL AGREEMENT BETWEEN THE CITY OF VADER AND LEWIS  
COUNTY, RELATED TO THE ANNEXATION OF UNINCORPORATED TERRITORY  
IN THE URBAN GROWTH AREA OF THE CITY OF VADER**

**THIS INTERLOCAL AGREEMENT** (“Agreement”) is entered into pursuant to the authority of Chapter 39.34 RCW between the City of Vader, a municipal corporation (“City”) and Lewis County, a political subdivision of the State of Washington (“County”); collectively referred to herein as “Jurisdictions” and individually as “Jurisdiction.”

**Section 1. Annexation Area.**

The Jurisdictions agree that the City shall annex the unincorporated areas as legally described in **Exhibit A** and as depicted in **Exhibit B**, attached hereto and incorporated into this Agreement, in a single annexation process. The Jurisdictions agree that the boundaries of the City Annexation Area, here after referred to as “CAA”, shall be as described and depicted in **Exhibits A and B**. The CAA shall be annexed on the Effective Date (as defined herein).

**Section 2. Compliance with Previous Interlocal Agreements.**

For the portion of the Vader Urban Growth Area not annexed via this Agreement, the City and County will continue to abide by the following Interlocal Agreements (“ILA”), in addition to any other relevant ILAs that the City and County maintain at the time execution of this Agreement or hereinafter entered into:

- Urban Growth Area Co-Management Interlocal Agreement between the City of Vader and Lewis County dated November 19, 2025;
- Emergency Management Services Interlocal Agreement between the City of Vader and Lewis County dated April 1, 2025;
- Water System Meter Records Interlocal Agreement between the City of Vader and Lewis County.

To the extent that any prior ILA between the County and City has terms which conflict with this Agreement, the terms of this Agreement shall control.

**Section 3. Municipal Services.**

The City will become responsible for permitting, road maintenance, wastewater services, and stormwater services within and relating to the CAA from the Effective Date (as defined herein). The City will begin invoicing parcels within the CAA for these services, as applicable, from the Effective Date.

**Section 4. Infrastructure.**

From the Effective Date, the infrastructure within the CAA will be developed, owned, and maintained as follows:

<b>Infrastructure</b>	<b>Owned*</b>	<b>Developed</b>	<b>Maintained</b>
Gas	PSE	PSE	PSE
Electric	LCPUD	LCPUD	LCPUD
Stormwater	City	City	City
Water	LCPW**	LCPW**	LCPW**
Roads	City	City	City
Sewer	City	City	City
Waste Disposal	City***		

\* Where ownership is subject to a franchise agreement, this Agreement does not transfer ownership to a third party.

\*\* The City is in the process of seeking the return of the Vader-Enchanted Valley Water System.

\*\*\* The City is required under Vader Municipal Code 9.04.020 to provide for and establish a solid waste collection and disposal system for the citizens and occupants of residential, apartment, commercial, government, and industrial premises in the City. The City currently contracts with LeMay for waste collection and disposal services.

The infrastructure listed above is not intended to be exhaustive. To the extent that an item of infrastructure is not listed above, the intention is for the City to own, develop, and/or maintain said infrastructure unless otherwise agreed with the County or unless privately owned.

In addition to property that transfers on annexation as a matter of law (e.g., public rights of way), the County shall transfer or convey to the City ownership, maintenance, and operational responsibility for all County-owned facilities and properties within the CAA upon the Effective Date.

**Section 5. Public Works Projects.**

There are no current County public works projects ongoing or pending within the CAA. The County shall provide all information and records regarding past public works projects within the CAA.

**Section 6. Open Permits and Vested Development Rights.**

The County will compile and transfer to the City a list of ongoing permits within the CAA, including but not limited to land use and building permits. Upon the Effective Date of the Annexation, the City is responsible for processing and deciding all pending applications through review under applicable County regulations and code. This section shall

survive the completion or expiration of this Agreement or termination whether termination is by one or all Jurisdictions.

For properties within the CAA with vested development rights, including those rights granted pursuant to RCW 19.27.095 and RCW 58.17.033, approved land use actions, or completed applications under County zoning or subdivision regulations prior to the Effective Date, those rights and approvals shall be recognized and maintained by the City. Vested rights shall remain valid for the duration provided under state law and any corresponding permits or approvals and shall expire in accordance with such laws and permit terms. Nothing in the Agreement is intended to extend or shorten any vested right.

**Section 7. Unexpended SEPA Mitigation Fees.**

The County will compile a list of projects within the CAA with unspent SEPA mitigation fees, if any. Upon the Effective Date of annexation, such fees shall be transferred to the City, except for fees collected for other agencies and school districts. The City shall assume the responsibility for expending such fees to complete the mitigation appropriate to the project for which the fees were collected. These provisions shall not apply to other agency or school fees.

**Section 8. Development Bonds and Latecomer Agreements.**

The County will identify any development bonds, maintenance bonds, payment and performance bonds, landscape bonds, and any other bonds that are active within the CAA and provide copies of such bonds to the City, together with any other documentation and information necessary for the City to assume said bonds. The County will identify any other agreements or arrangements with developers or property owners and provide copies of such to the City.

**Section 9. Comprehensive Plan.**

The City's Comprehensive Plan, as amended from time to time, governs the zoning regulations, urban density requirements, and floodplain rules for the CAA. No changes to the City's Comprehensive Plan are contemplated as a result of this Agreement.

**Section 10. Zoning Transition Period.**

The Jurisdictions agree that all properties within the CAA shall be subject to a zoning transition period ("Transition Period") during which time existing lawful uses and activities permitted under County regulations as of the Effective Date shall be allowed to continue without being rendered nonconforming solely due to annexation. The Transition Period shall extend for a period of 5 years from the Effective Date unless otherwise required by state or federal law. During this period, the City shall not impose new zoning, land use, or operational restrictions that would prohibit or restrict an otherwise lawful use existing as of the Effective Date, unless such restriction is required by state or federal law or is necessary to address an immediate public safety concern. The

residential zoning shall be maintained during the transition period, and minimum gross residential density shall not be reduced below the allowed density prior to annexation.

Existing lawful activities, including outdoor recreational shooting or the discharge of firearms on private property where permitted under County regulations as of the Effective Date, may continue during the Transition Period, provided such activities do not expand in scope or intensity and comply with applicable state safety laws. Nothing in this section prevents a property owner in the CAA from voluntarily conforming to City zoning or development standards at any time during the Transition Period.

The Transition Period is independent of vested rights. Vested rights shall expire in accordance with state law and the applicable permit or approval terms, even if the Transition Period remains in effect. The Transition Period shall expire on its established end date, regardless of whether individual properties retain ongoing vested rights. Upon expiration of the Transition Period, all properties within the CAA shall be subject to the City's zoning and land-use regulations then in effect, except for any property that continues to hold valid vested rights under state law.

**Section 11. Public Outreach.**

The City and County shall assume responsibility for completing all required public notifications pursuant to RCW 35A.14.296. In addition, the City shall assume responsibility for holding any public meetings, open houses, public hearings, and drafting of Frequently Asked Question flyers, and other informational materials, unless such meetings are to be held jointly with the County, in which case the County shall participate and provide notice to the extent necessary to ensure such meetings are validly noticed, held, and conducted. The County shall attend the annexation meetings in support of Annexation unless circumstances arise which cause the County to withdraw support.

**Section 12. Effective Date of Annexation.**

The Jurisdictions mutually agree that the effective date of the Annexation (hereafter "Effective Date", as described and agreed to in this Agreement shall be 45 days following the later of the dates upon which the Jurisdictions approve their respective ordinances approving this Agreement

**Section 13. Term.**

The term of this Agreement shall be effective upon mutual execution until such time as all provisions of the Agreement are met or the Agreement is terminated under Section 17 of this Agreement.

**Section 14. Alternatives.**

The City and County have considered alternative options to the Annexation and concluded that there are no viable alternative options to the Annexation. Annexation is necessary to meet the needs

of population growth within the City and it is the County's intention for the Urban Growth Area to be annexed by the City under its Comprehensive Plan. If the Annexation does not proceed, residential development may be inhibited by Lewis County Code 17.15, UGA – Cities, which restricts large lot land divisions within the unincorporated urban growth area and therefore limits the ability of the City to meet future population and housing allocations.

**Section 15. Indemnification and Hold Harmless.**

- A. To the extent permitted by law, each Jurisdiction agrees to indemnify, defend, and hold harmless the other Jurisdiction, its officers, officials, employees, agents, and volunteers from and against any and all claims, demands, damages, losses, actions, liabilities, expenses, and judgments of any nature whatsoever, including without limitation, court and appeal costs and attorneys' fees, to or by any and all persons or entities, including without limitation, their respective agents, licensees, or representatives, caused by or arising out of any negligent act, errors, or omissions, of that Jurisdiction, its employees, agents, or volunteers or arising out of, in connection with, or incident to that Jurisdiction's performance or failure to perform any aspect of this Agreement.
- B. The Jurisdictions waive their immunity under the Washington State Industrial Insurance Act, Title 51 RCW, to the extent required by this indemnification and hold harmless provision. Provided, however, the foregoing waiver shall not in any way preclude a Jurisdiction from raising such immunity as a defense against any claim brought against a Jurisdiction by any of the Jurisdiction's respective employees. This waiver has been mutually negotiated by the Jurisdictions.
- C. The provisions of this section shall survive the completion or expiration of this Agreement or termination whether termination is by one or both Jurisdictions.
- D. The Jurisdictions agree to support each other in pursuing these purposes and responsibilities and operate in good faith and partnership in carrying them out. Risk and accountability shall be shared to the extent possible by the Jurisdictions.

**Section 16. Amendments.**

This Agreement may be amended as needed by mutual written agreement of the Jurisdictions as executed by each Jurisdiction's authorized governing authority as provided in Chapter 39.34 RCW.

**Section 17. Termination.**

This Agreement may only be terminated prior to the Annexation when the terminating Jurisdiction provides written notice to the other Jurisdiction at least ninety (90) days prior to its intended withdrawal from this Agreement. Following a termination, the Jurisdictions are mutually responsible for fulfilling any outstanding obligations under this Agreement incurred prior to the effective date of the amendment or termination.

**Section 18. Dispute Resolution.**

The Jurisdictions mutually agree to use a formal dispute resolution process such as mediation, through an agreed-upon mediator and process, if agreement cannot be reached regarding interpretation or implementation of any provision of this Agreement. All costs for mediation services would be divided equally between the Jurisdictions. Each Jurisdiction would be responsible for the costs of their own legal representation. The Jurisdictions must first seek a remedy under this section in good faith for a period of sixty (60) days prior to any legal action in court to enforce the terms of this Agreement.

**Section 19. Jurisdiction Representative.**

The following are designated as representatives of the respective Jurisdictions. Notice provided for in this Agreement shall be sent to the designated representatives by certified mail to the addresses set forth below. Notice will be deemed received three (3) business days following posting by the U.S. Postmaster, with a courtesy copy sent via email.

**City of Vader**, c/o Mayor, 317 8<sup>th</sup> Street, PO Box 189, Vader, WA 98593

**Email:** [mayor@vaderwa.org](mailto:mayor@vaderwa.org) with a copy to [cityclerk@vaderwa.org](mailto:cityclerk@vaderwa.org)

**Lewis County**, c/o County Manager, 351 NW. North St, Chehalis, WA, 98532

**Email:** [ryan.barrett@lewiscountywa.gov](mailto:ryan.barrett@lewiscountywa.gov)

**Section 20. Governing Law and Venue.**

This Agreement has been and shall be construed as having been made and delivered within the State of Washington and it is agreed by the Jurisdictions hereto that this Agreement shall be governed by the laws of the State of Washington both as to its interpretation and performance. Any action of lawsuit in equity, or judicial proceeding arising out of this Agreement, shall be instituted and maintained only in a court of competent jurisdiction in Lewis County, Washington or in the superior court of either of the two nearest judicial districts pursuant to RCW 36.01.050.

**Section 21. Severability.**

If any provision of this Agreement, or its application to any person or circumstance, is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such provision shall be severed from the Agreement, and the remainder of the Agreement shall continue in full force and effect. The invalid, illegal, or unenforceable provision shall not affect the validity or enforceability of the remaining provisions, which shall be interpreted and applied as if the severed provision had never been included.

**Section 22. Entire Agreement.**

The Jurisdictions agree that this Agreement is the complete expression of its terms and conditions. Any oral or written representations or understandings not incorporated in this Agreement are specifically excluded.

**Section 23. Non-Waiver of Rights.**

The Jurisdictions agree that failure to declare any breach or default immediately upon the occurrence thereof, delay in taking any action in connection with, or the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement.

**Section 24. Equal Opportunity to Draft.**

The Jurisdictions have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any Jurisdiction upon a claim that that Jurisdiction drafted the ambiguous language.

**Section 25. Third Party Beneficiaries.**

There are no third-party beneficiaries to this Agreement, and this Agreement shall not be interpreted to create any third-party beneficiary rights.

**Section 26. Cooperation and information sharing.**

The City and County shall work together in good faith to facilitate the open sharing of information and records for the smooth implementation of this Agreement.

**IN WITNESS WHEREOF**, the Jurisdictions hereto have caused this Agreement to be executed by the dates and signature herein under affixed. The persons signing this Agreement on behalf of the Jurisdictions represent that each has authority to execute this Agreement on behalf of the Jurisdiction entering into this Agreement.

**Lewis County**

**City of Vader**

  
\_\_\_\_\_  
Ryan Barrett, County Manager

\_\_\_\_\_  
Joe Schey, Mayor

7/8/20  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Approved as to form:

Approved as to form:

By: \_\_\_\_\_  
Deputy Prosecutting Attorney

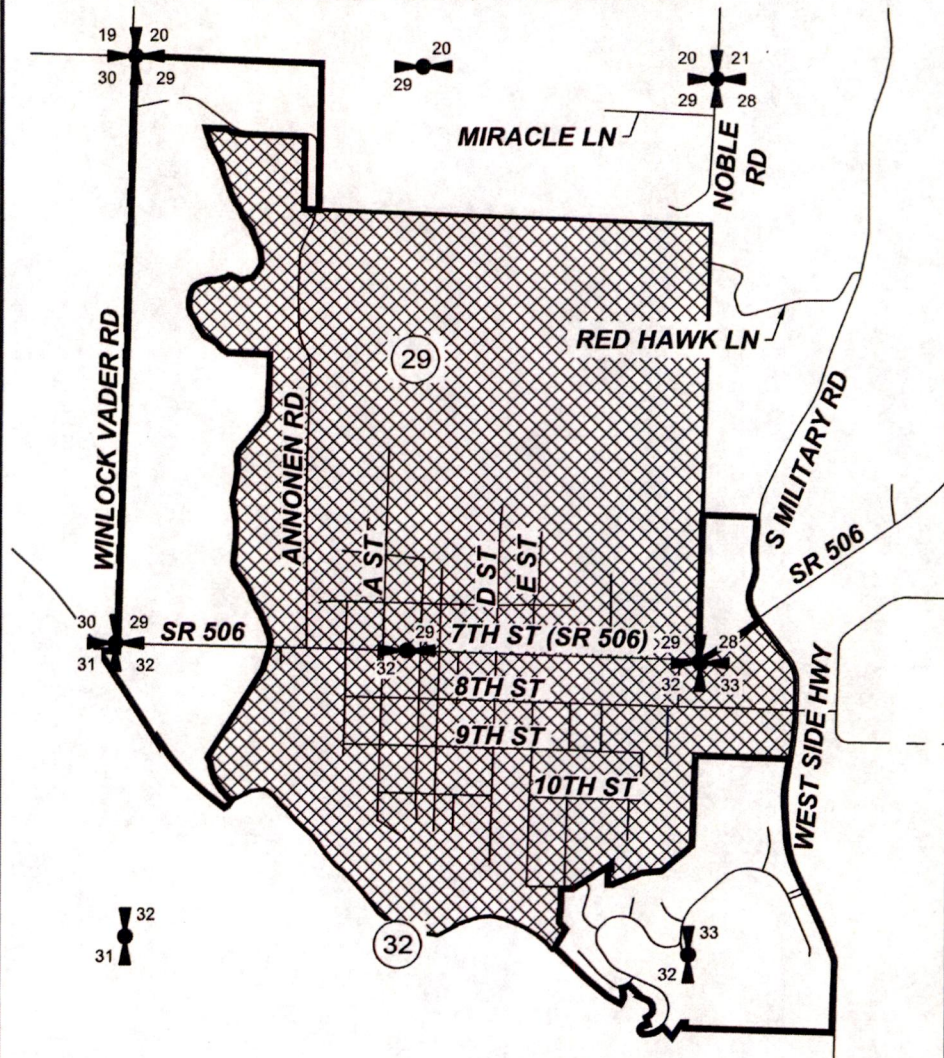
By: \_\_\_\_\_  
Jennifer Roberston, City Attorney

EXHIBIT A




LEGAL DESCRIPTION OF ANNEXATION AREA

EXHIBIT B  
ANNEXATION AREA

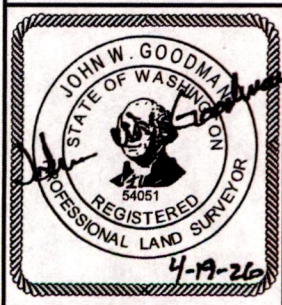
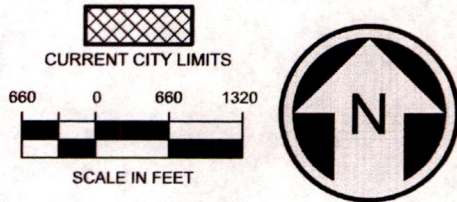
**EXHIBIT A**  
**CITY OF VADER ANNEXATION AREA**  
**LEWIS COUNTY, WASHINGTON**



**LEGEND**

 CURRENT CITY LIMITS  
 ANNEXATION LINE  
 CURRENT CITY LIMITS

**ANNEXATION AREA**  
 248.60 ACRES




**FORESIGHT**  
**SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 1583 N NATIONAL AVE  
 CHEHALIS, WA 98532 OFFICE: (360) 748-4000

**EXHIBIT A**  
 JOB NO: 5709 DATE: 04/13/2026  
 LEWIS COUNTY, WASHINGTON

# EXHIBIT B

## CITY OF VADER UGA ANNEXATION AREA:

**BEGINNING** AT THE INTERSECTION OF THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, AND THE EASTERLY MARGIN OF WINLOCK VADER ROAD;  
THENCE S87°48'55"E ALONG SAID NORTH LINE 1614.47 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID NORTH LINE AND THE CENTERLINE OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY;  
THENCE SOUTHERLY ALONG SAID CENTERLINE TO ITS INTERSECT WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION BEING A POINT ON THE CURRENT CITY LIMITS LINE;  
THENCE WESTERLY ALONG SAID SOUTH LINE AND CITY LIMITS LINE TO THE INTERSECT WITH THE WESTERLY MARGIN OF NORTHERN PACIFIC RAILWAY;  
THENCE NORTH ALONG SAID WESTERLY MARGIN AND CURRENT CITY LIMITS LINE TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED CONVEYED TO HENRY D. AND SUSAN C. GREENWALD ON MARCH 12, 2018, RECORDS OF LEWIS COUNTY WASHINGTON, RECORDED UNDER AUDITOR'S FILE NO. 3480745 AND THE SOUTHERLY MARGIN OF ANNONEN ROAD;  
THENCE TRAVELING WESTERLY ALONG THE NORTH LINE OF SAID TRACT AND CURRENT CITY LIMITS LINE TO THE CENTERLINE OF OLEQUA CREEK;  
THENCE TRAVELING SOUTH ALONG SAID CENTERLINE AND CURRENT CITY LIMITS LINE TO THE INTERSECT WITH THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 29 ALSO BEING THE NORTHWEST CORNER OF LOT 4 AS DEPICTED ON RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3066601, VOLUME 18 OF SURVEYS AT PAGE 159.  
THENCE S87°49'39"E ALONG SAID EAST-WEST CENTER SECTION LINE AND CURRENT CITY LIMITS LINE A DISTANCE OF 199.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
THENCE S01°33'28"W ALONG THE EAST LINE OF SAID SECTION SUBDIVISION AND CITY LIMITS TO THE INTERSECT WITH OLEQUA CREEK;  
THENCE SOUTHERLY, SOUTHWESTERLY, AND SOUTHEASTERLY ALONG SAID CREEK AND CURRENT CITY LIMITS TO THE INTERSECT WITH THE CENTERLINE OF STILLWATER CREEK AS DESCRIBED IN QUIT CLAIM DEED LAND CONVEYED TO TAMARA S. MILLER ON OCTOBER 30, 2019, RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3512350.  
THENCE SOUTHERLY AND SOUTHWESTERLY ALONG STILLWATER CREEK THE INTERSECT WITH THE NORTHEASTLY MARGIN OF THE LONGVIEW, PORTLAND, AND PACIFIC RAILROAD;  
THENCE NORTHWESTERLY ALONG SAID NORTHEASTLY MARGIN TO THE INTERSECT WITH THE SOUTHERLY MARGIN WITH WASHINGTON STATE HIGHWAY, KNOWN AS STATE ROUTE 506;  
THENCE EASTERLY ALONG THE SOUTHERLY MARGIN OF SAID STATE ROUTE TO THE INTERSECT WITH THE PROJECTION OF THE EASTERLY MARGIN OF WINLOCK VADER ROAD;  
THENCE NORTHERLY ALONG SAID EASTERLY MARGIN AND ITS PROJECTION THEREOF TO THE POINT OF BEGINNING.

**AND**

LOTS 1 AND 2 OF SIMPLE SEGREGATION SUBDIVISION NO. SS17-00011, RECORDED UNDER AUDITOR'S FILE NUMBER 3468799, VOLUME 2 OF LARGE LOTS AT PAGE 3, RECORDS OF LEWIS COUNTY, WASHINGTON.

**AND**

**BEGINNING** AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON.

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE WESTERLY MARGIN OF WESTSIDE HIGHWAY;

THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID WESTERLY MARGIN TO THE INTERSECT OF PROJECTED CENTERLINE OF NINTH STREET AND THE SOUTH LINE OF THE PLAT OF HOFFMANS FIRST ADDITION TO LITTLE FALLS RECORDED UNDER VOLUME 3 OF PLATS AT PAGE 89, RECORDS OF LEWIS COUNTY, STATE OF WASHINGTON AND AS DEPICTED ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 3349925, VOLUME 27 AT PAGE 290, RECORDS OF LEWIS COUNTY, WASHINGTON AND THE CURRENT CITY LIMITS LINE;

THENCE S88°25'12"W ALONG THE CURRENT CITY LIMITS LINE AND THE CENTERLINE OF NINTH STREET AND THE PROJECTION THEREOF TO ITS INTERSECT OF THE WEST LINE OF SAID SECTION 33;

THENCE S01°34'50"W ALONG SAID WEST LINE AND THE CURRENT CITY LIMITS LINE A DISTANCE OF 934.62 FEET;

THENCE CONTINUING ALONG SAID CURRENT CITY LIMITS LINE S51°15'48"W A DISTANCE OF 261.48 FEET;

THENCE CONTINUING ALONG SAID CURRENT CITY LIMITS LINE S84°24'48"W A DISTANCE OF 195.60 FEET;

THENCE CONTINUING ALONG SAID CURRENT CITY LIMITS LINE S68°29'48"W A DISTANCE OF 50.61 FEET TO THE SOUTHEAST CORNER OF TRACT A OF THE PLAT OF VADER HEIGHTS RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NUMBER 3027625, VOLUME 16 OF PLATS AT PAGE 182, RECORDS OF LEWIS COUNTY, STATE OF WASHINGTON;

THENCE CONTINUING S68°29'48"W ALONG SAID CURRENT CITY LIMITS LINE AND SOUTH LINE OF SAID PLAT OF VADER HEIGHTS A DISTANCE OF 194.69 FEET;

THENCE CONTINUING ALONG SAID CURRENT CITY LIMITS LINE AND SAID SOUTH LINE S85°29'48"W A DISTANCE OF 115.55 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF VADER HEIGHTS;

THENCE CONTINUING ALONG SAID CURRENT CITY LIMITS LINE AND THE WEST LINE OF SAID PLAT OF VADER HEIGHTS N01°34'48"E A DISTANCE OF 156.60 FEET;

THENCE CONTINUING ALONG SAID CURRENT CITY LIMITS LINE AND THE WEST LINE OF SAID PLAT OF VADER HEIGHTS S88°25'12"E A DISTANCE OF 30.00 FEET;

THENCE CONTINUING ALONG SAID CURRENT CITY LIMITS LINE AND THE WEST LINE OF SAID PLAT OF VADER HEIGHTS N01°34'48"E A DISTANCE OF 56.50 FEET TO THE SOUTHERLY MARGIN OF PARK ROAD;

THENCE S56°57'49"W ALONG SAID CURRENT CITY LIMITS LINE AND THE SOUTHERLY MARGIN A DISTANCE OF 402.23 FEET;

THENCE N88°25'12"W ALONG SAID CITY LIMITS AND SOUTHERLY MARGIN A DISTANCE OF 123.29 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO THE TOWN OF VADER ON JULY 14, 1976, RECORDED UNDER AUDITOR'S FILE NO. 818199, RECORDS OF LEWIS COUNTY, STATE OF WASHINGTON;

THENCE S02°17'04"W ALONG SAID CURRENT CITY LIMITS LINE AND THE EAST LINE OF SAID TRACT OF LAND A DISTANCE OF 99.13 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO THE TOWN OF VADER, RECORDED 08/26/1976, UNDER AUDITOR'S FILE NO. 819653, RECORDS OF LEWIS COUNTY, STATE OF WASHINGTON;

THENCE CONTINUING S02°17'04"W ALONG SAID CURRENT CITY LIMITS LINE AND THE EAST LINE OF SAID TRACT OF LAND A DISTANCE OF 116.16 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND;

THENCE S85°05'11"W ALONG THE SOUTH LINE OF SAID TRACT OF LAND A DISTANCE OF 11.9 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND;

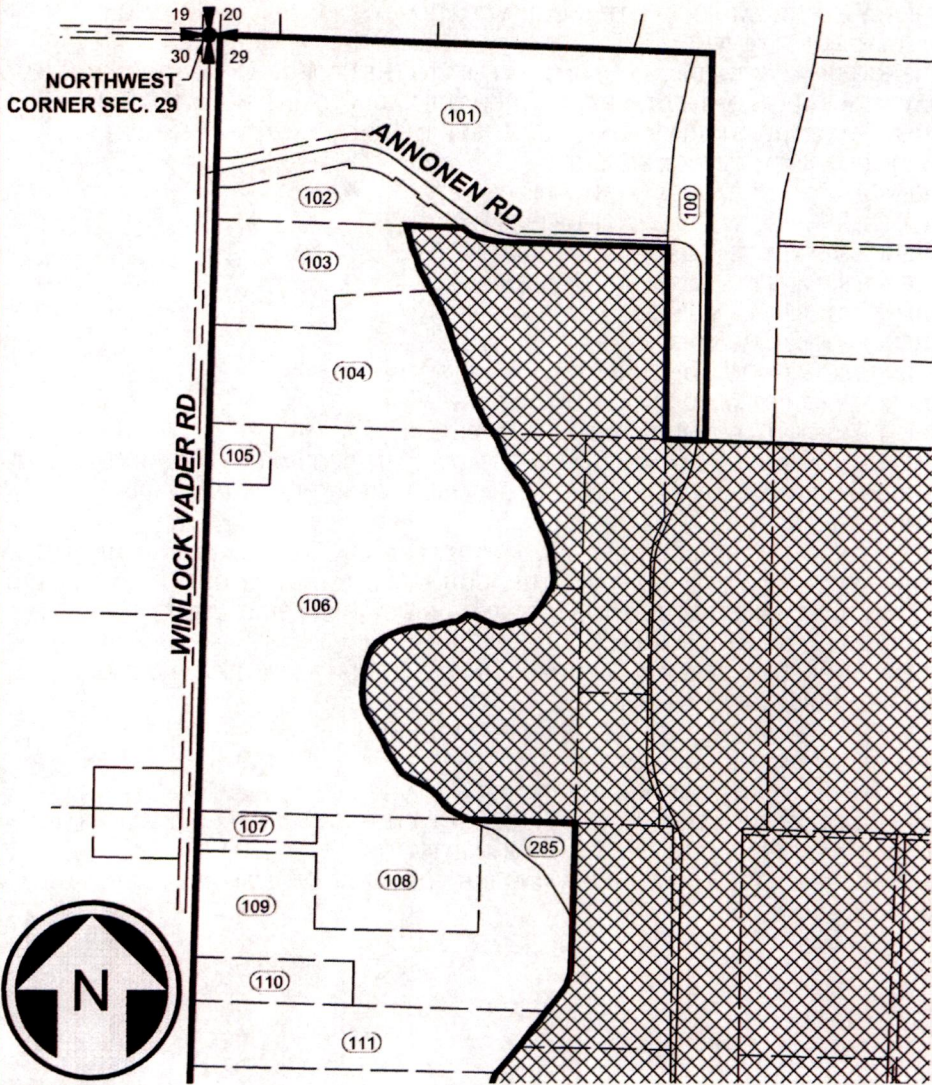
THENCE S02°19'10"W ALONG SAID CURRENT CITY LIMITS LINE AND THE WEST LINE OF THE PLAT OF ENCHANTED VALLEY FIRST ADDITION, RECORDED UNDER AUDITOR'S FILE NO. 2002617, VOLUME 6 AT PAGE 34, RECORD OF LEWIS COUNTY, STATE OF WASHINGTON A DISTANCE OF 92.15 FEET;

THENCE S40°47'43"E ALONG SAID CURRENT CITY LIMITS LINE AND THE WEST LINE OF THE PLAT OF ENCHANTED VALLEY SECOND ADDITION A DISTANCE OF 92.90 FEET;

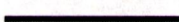
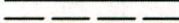

THENCE S35°46'32"W A DISTANCE OF 43.44 FEET;

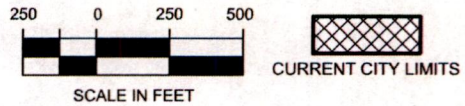
THENCE S31°21'43"W A DISTANCE OF 124.41 FEET;  
THENCE S42°32'39"E A DISTANCE OF 368.95 FEET;  
THENCE S50°25'43"E A DISTANCE OF 275.86 FEET;  
THENCE S62°54'49"E A DISTANCE OF 128.83 FEET;  
THENCE N27°05'11"E A DISTANCE OF 42.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 62.44 FEET;  
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°47'54" AN ARC DISTANCE OF 51.00 FEET;  
THENCE S19°42'43"E A DISTANCE OF 33.59 FEET TO THE CUSP OF A NON-TANGENT CURVE HAVING A RADIUS OF 107.00 FEET OF WHICH THE RADIAL POINT BEARS N03°39'00"W;  
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°23'36" A DISTANCE OF 82.90 FEET;  
THENCE S47°54'57"E A DISTANCE OF 105.58 FEET;  
THENCE S24°17'17"W A DISTANCE OF 15.00 FEET;  
THENCE S65°42'43"E A DISTANCE OF 70.00 FEET;  
THENCE S62°49'14"E A DISTANCE OF 54.51 FEET;  
THENCE S36°48'48"E A DISTANCE OF 42.40 FEET;  
THENCE S08°38'23"E A DISTANCE OF 40.72 FEET;  
THENCE S08°43'11"W A DISTANCE OF 24.99 FEET;  
THENCE S36°01'09"W A DISTANCE OF 31.98 FEET;  
THENCE S56°47'11"W A DISTANCE OF 40.72 FEET;  
THENCE S19°25'18"E A DISTANCE OF 96.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 45.00 FEET OF WHICH THE RADIAL POINT BEARS S59°48'50"E;  
THENCE NORTHWESTERLY, WESTERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 247°32'27" AN ARC DISTANCE OF 194.42 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 240.40 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°13'37" A DISTANCE OF 152.00 FEET;  
THENCE S42°34'04"E A DISTANCE OF 127.99 FEET;  
THENCE N41°06'57"E A DISTANCE OF 81.06 FEET;  
THENCE N36°44'14"E A DISTANCE OF 79.99 FEET;  
THENCE S88°22'29"E A DISTANCE OF 19.88 FEET TO THE SOUTHEAST CORNER OF SAID PLAT AND A POINT ON THE WEST LINE OF SAID SECTION;  
THENCE S01°37'31"W ALONG SAID WEST LINE A DISTANCE OF 45.90 FEET TO THE **POINT OF BEGINNING.**

**EXHIBIT C1**  
**CITY OF VADER ANNEXATION AREA**  
**LEWIS COUNTY, WASHINGTON**



**LEGEND**

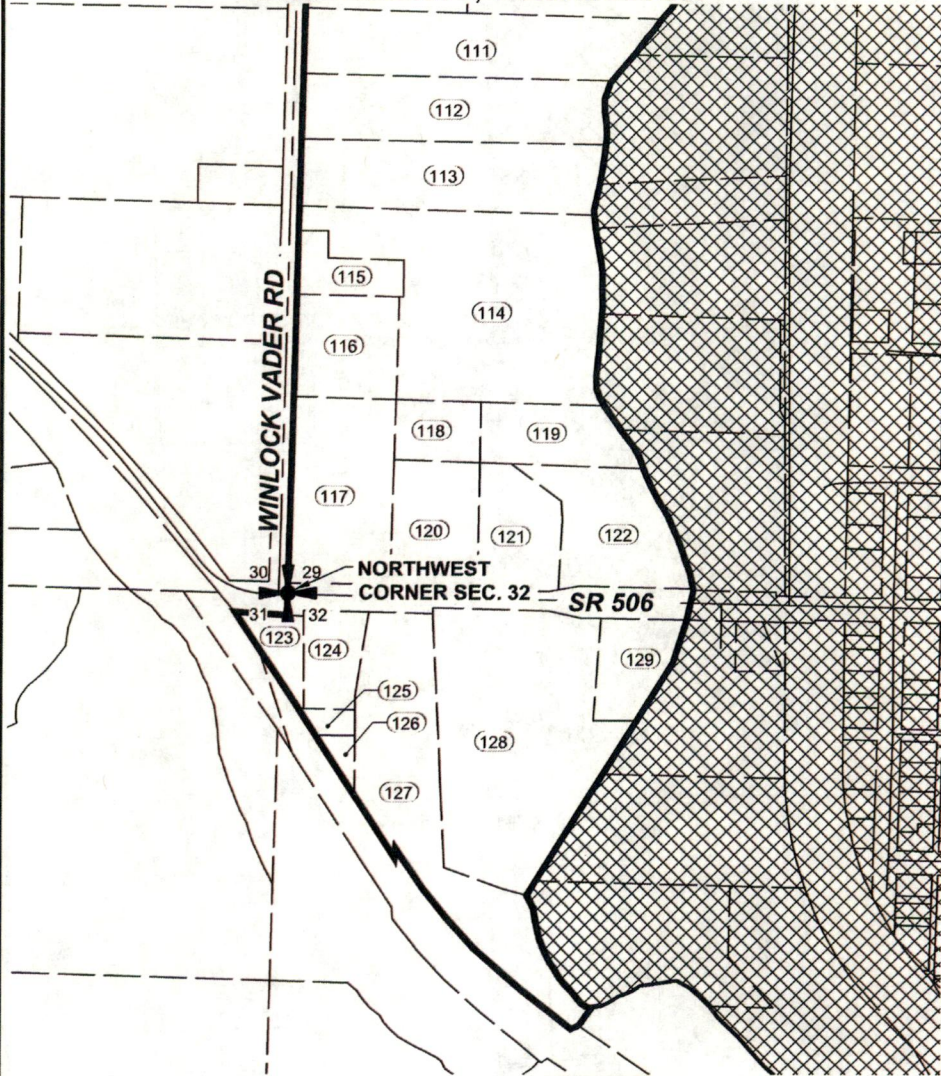
 ANNEXATION LINE  
 PARCEL LINE  
 CURRENT CITY LIMITS




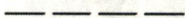


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 CHEHALIS, WA 98532 OFFICE: (360) 748-4000

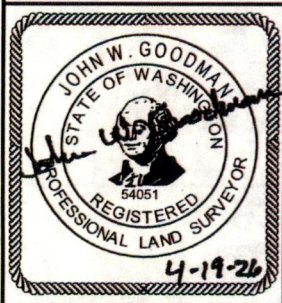
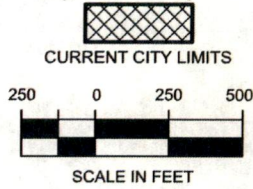
**EXHIBIT C1**  
 JOB NO: 5709 DATE: 04/13/2026  
 LEWIS COUNTY, WASHINGTON

**EXHIBIT C2**  
**CITY OF VADER ANNEXATION AREA**  
**LEWIS COUNTY, WASHINGTON**



**LEGEND**

-  ANNEXATION LINE
-  PARCEL LINE
-  CURRENT CITY LIMITS

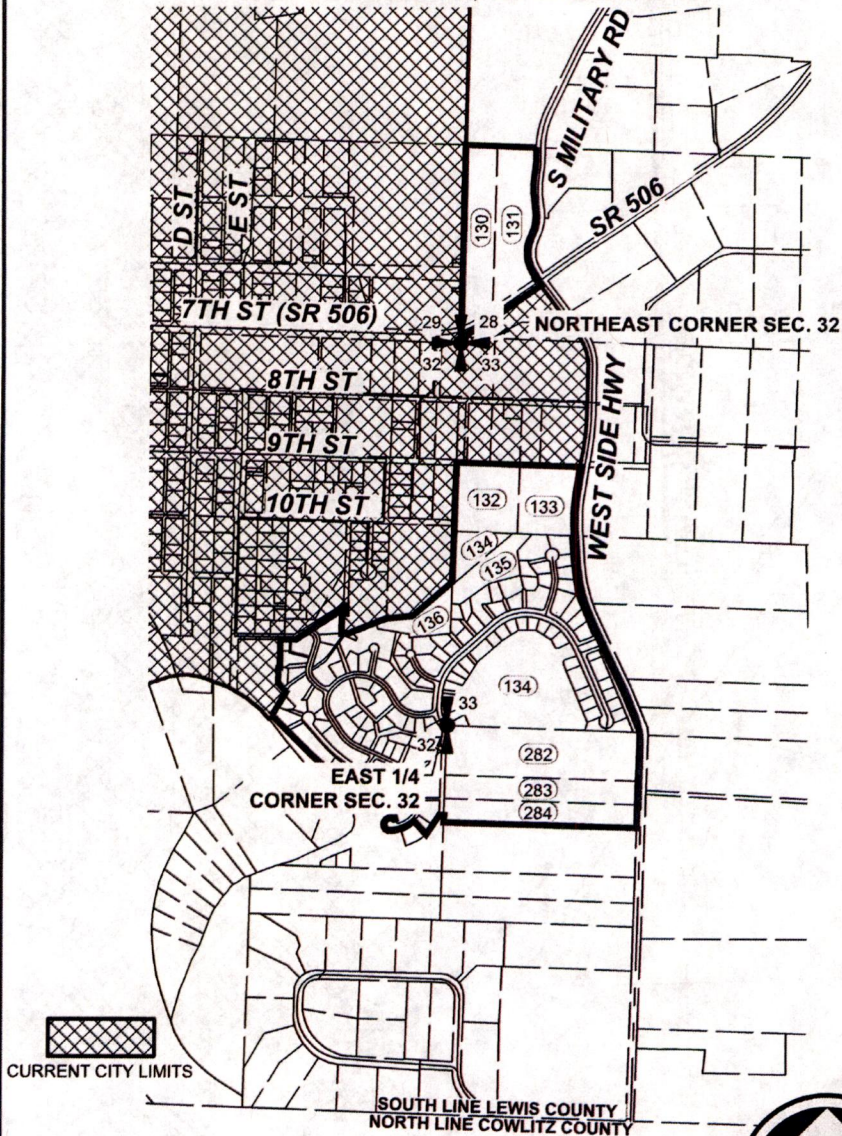


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**EXHIBIT C2**

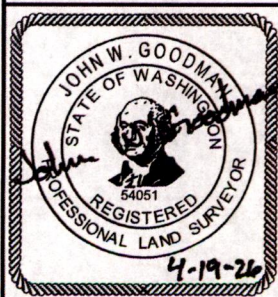
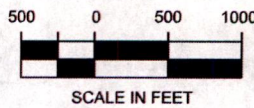
JOB NO: 5709 DATE: 04/13/2026  
 LEWIS COUNTY, WASHINGTON

**EXHIBIT C3**  
**CITY OF VADER ANNEXATION AREA**  
**LEWIS COUNTY, WASHINGTON**



**LEGEND**

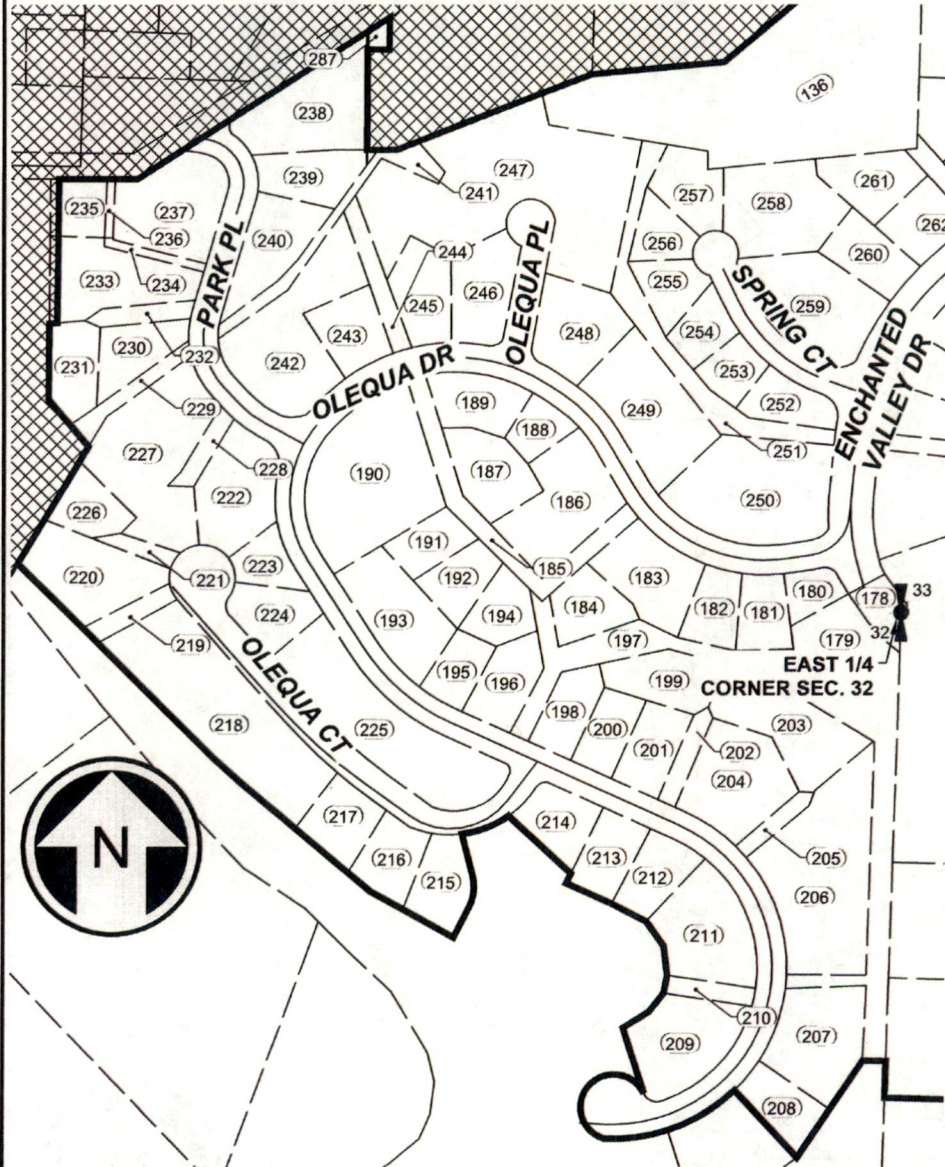
- ANNEXATION LINE
- PARCEL LINE
- CURRENT CITY LIMITS



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**EXHIBIT C3**  
 JOB NO: 5709 DATE: 04/13/2026  
 LEWIS COUNTY, WASHINGTON

**EXHIBIT C4**  
**CITY OF VADER ANNEXATION AREA**  
**LEWIS COUNTY, WASHINGTON**



**LEGEND**

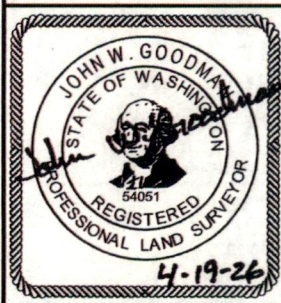
— ANNEXATION LINE  
 - - - - - PARCEL LINE



SCALE IN FEET



CURRENT CITY LIMITS

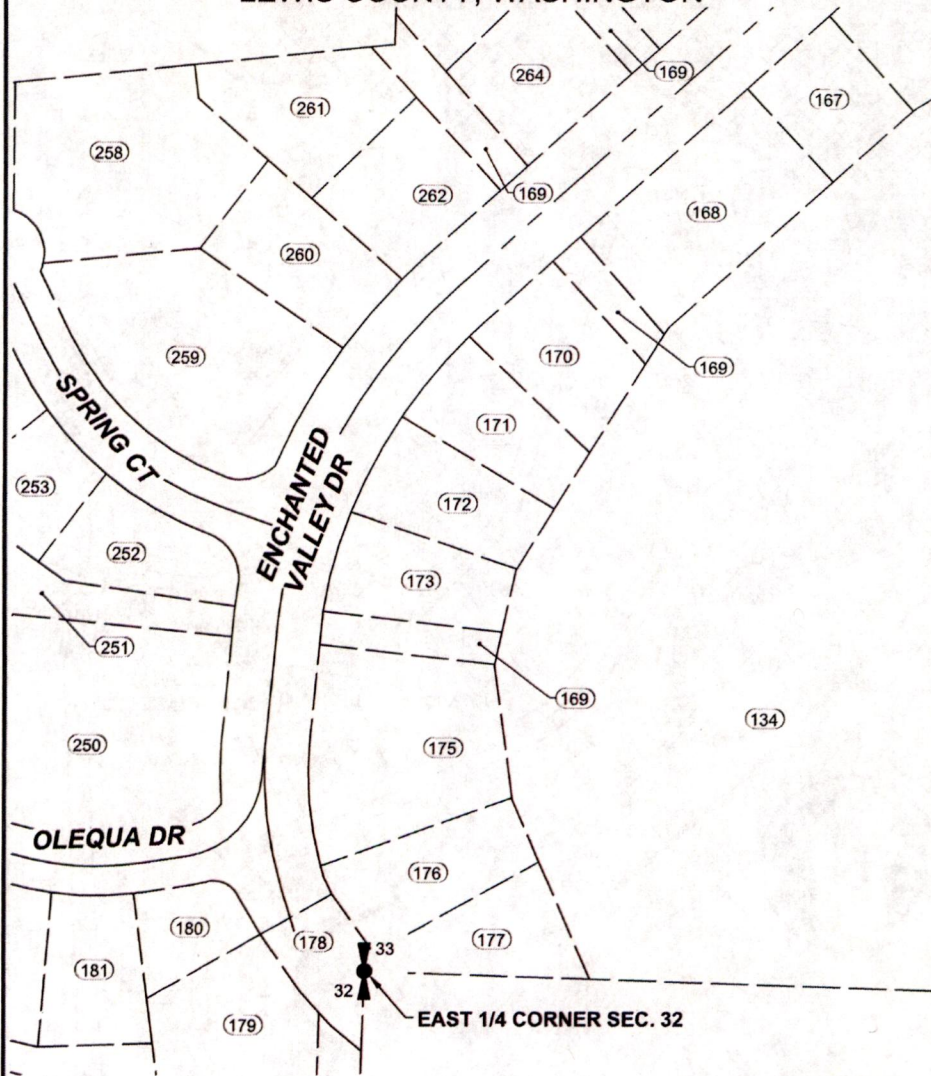


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**EXHIBIT C4**

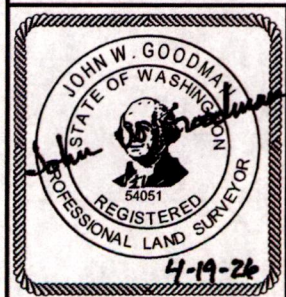
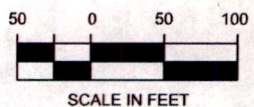
JOB NO: 5709 DATE: 04/13/2026  
 LEWIS COUNTY, WASHINGTON

EXHIBIT C5  
CITY OF VADER ANNEXATION AREA  
LEWIS COUNTY, WASHINGTON



LEGEND

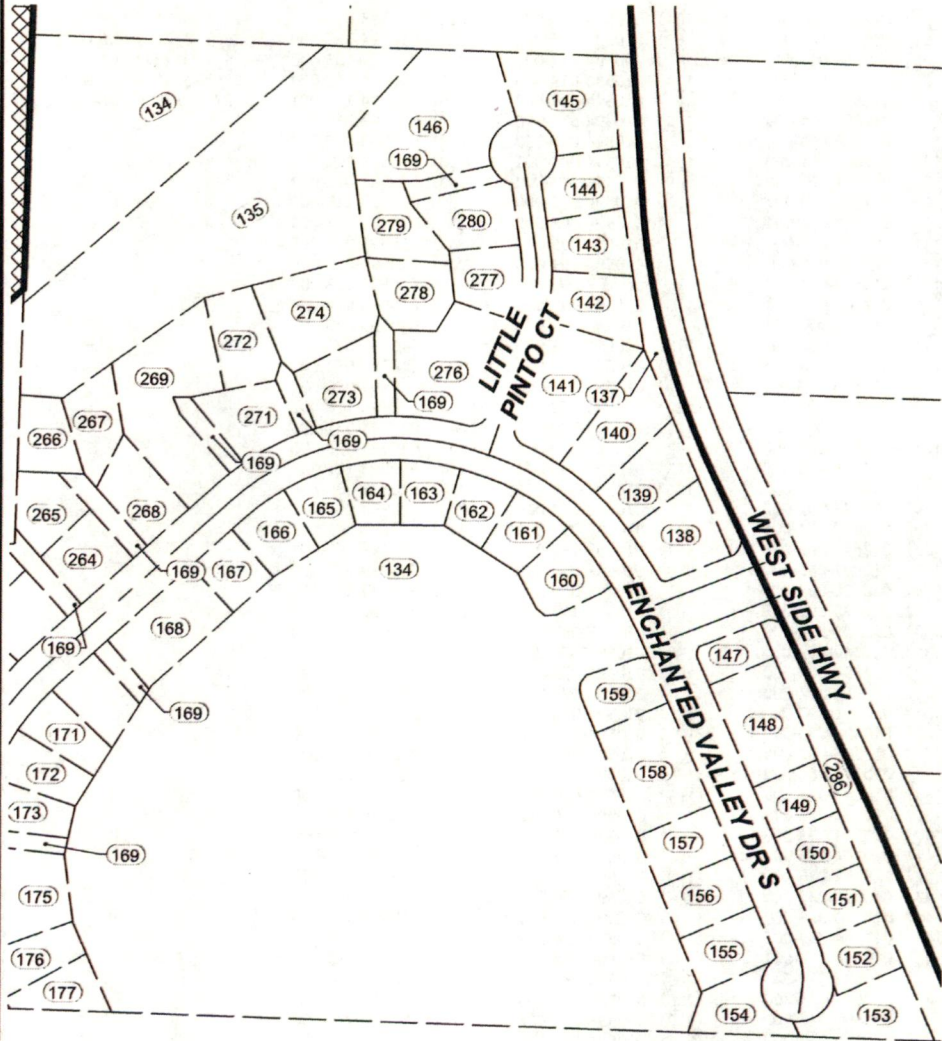
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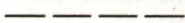

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EXHIBIT C5  
JOB NO: 5709 DATE: 04/13/2026  
LEWIS COUNTY, WASHINGTON

**EXHIBIT C6**  
**CITY OF VADER ANNEXATION AREA**  
**LEWIS COUNTY, WASHINGTON**

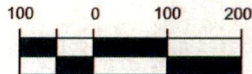


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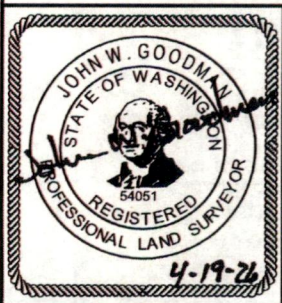
-  ANNEXATION LINE
-  PARCEL LINE
-  CURRENT CITY LIMITS



CURRENT CITY LIMITS



SCALE IN FEET



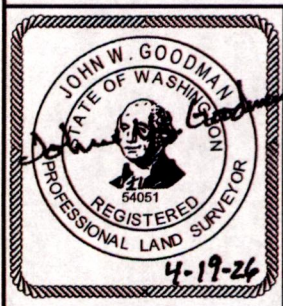
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**EXHIBIT C6**

JOB NO: 5709 DATE: 04/13/2026  
 LEWIS COUNTY, WASHINGTON

**EXHIBIT D1  
CITY OF VADER ANNEXATION AREA  
LEWIS COUNTY, WASHINGTON**

(100) PARCEL UNASSIGNED	(161) 010594-015-003	(222) 010593-068-001	(283) 012657-005-000
(101) 012558-001-002	(162) 010594-015-002	(223) 010593-065-000	(284) 012657-006-000
(102) 012558-001-001	(163) 010594-014-000	(224) 010594-103-000	(285) 012571-001-000
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(104) 012559-002-001	(165) 010594-012-000	(226) 010594-103-001	(287) PARCEL UNASSIGNED
(105) 012565-001-000	(166) 010594-011-000	(227) 010593-067-001	
(106) 012565-000-000	(167) 010594-010-000	(228) 010593-117-002	
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**EXHIBIT D1**  
JOB NO: 5709 DATE: 04/13/2026  
LEWIS COUNTY, WASHINGTON

EXHIBIT C

LEWIS COUNTY FINDINGS OF FACT

**Lewis County Further Findings of Fact  
June 16, 2026**

**Lewis County Comprehensive Plan**

**Goal UGA 2: Focus development in Urban Growth Areas with adequate public facilities and services.**

**Policy UGA 2.2: Coordinate with cities for annexation of the Urban Growth Area.**

Urban Growth Areas (UGAs) are designated around cities as location where urban density of development should occur and urban services, such as municipal water and sewer, should be provided. Urban services are typically provided by cities, not counties, which is the case within the Vader UGA. In addition, cities are the best suited to maintain urban scale transportation infrastructure, including curbs, sidewalks, intersection signals and engineered stormwater facilities, which are infrastructure improvements not typically found within rural areas of the county. It is appropriate for cities to annex territory within the UGA where they are already providing urban services or have identified through the city's Capital Facilities Plan to provide urban services. It is also appropriate for cities to annex territory within the UGA where urban density of development requires urban transportation infrastructure improvements.

Lewis County coordinates with cities through the Planned Growth Committee, which is a committee made up of the mayor of each city in Lewis County, or their designee, and the Chair of the Board of County Commissioners. The Planned Growth Committee hosts a monthly meeting, open to the public, where the jurisdictions coordinate on issues including population growth, housing, UGA boundaries and annexation. The City of Vader potential for annexation has been a topic of discussion at Planned Growth Committee 2025 meetings prior to the formal resolution to enter into negotiations for annexation through an Interlocal Agreement.

Therefore, Lewis County has met the goal and policy for coordinating annexation of the UGA with cities.

EXHIBIT D

CITY OF VADER FINDINGS OF FACT

**ORDINANCE NO: 2026-04**

**AN ORDINANCE OF THE CITY OF VADER, WASHINGTON, APPROVING ANNEXATION OF UNINCORPORATED TERRITORY IN THE URBAN GROWTH AREA AND AUTHORIZING THE CITY MAYOR TO ENTER INTO AN INTERLOCAL AGREEMENT WITH LEWIS COUNTY, ESTABLISHING AN EFFECTIVE DATE FOR THE ANNEXATION, PROVIDING FOR PUBLICATION AND CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE.**

---

WHEREAS, Lewis County designated an urban growth area for the City of Vader as required by the Growth Management Act (GMA) pursuant to RCW 36.70A; and

WHEREAS, RCW 36.70A.110(7) states, "An urban growth area designated in accordance with this section may include within its boundaries ... potential annexation areas designated for specific cities and towns in the county."; and

WHEREAS, the City of Vader is a non-charter code city incorporated under the Optional Municipal Code, pursuant to RCW 35A, and has authority under RCW 35A.14 to annex property within its urban growth area; and

WHEREAS, the City of Vader desires to annex (the "Annexation") the designated Vader Annexation Area (hereinafter referred to as "VAA") as shown in Exhibit A, Interlocal Agreement (the "Interlocal Agreement"), utilizing the annexation by interlocal agreement method provided in RCW 35A.14.296; and

WHEREAS, RCW 35A.14.296 allows the City of Vader and Lewis County to enter into the Interlocal Agreement to annex the VAA, and the Interlocal Agreement does not create or authorize the creation of a separate legal or administrative entity but instead is an agreement for joint or cooperative action; and

WHEREAS, the Annexation is exempt from compliance with the requirements of the State Environmental Policy Act pursuant to RCW 43.21 C.222; and

WHEREAS, the City Council of the City of Vader passed Resolution 07-2025 on August 20, 2025, directing City staff to negotiate the Interlocal Agreement with Lewis County for the Annexation; and

WHEREAS, the Lewis County Board of Commissioners passed Resolution 25-252 on August 26, 2025, directing County staff to negotiate the Interlocal Agreement with the City of Vader for the Annexation; and

WHEREAS, pursuant to RCW 35A.14.296(2), the City of Vader provided written notice (“Notice”) of the proposed Annexation and the draft Interlocal Agreement to Cowlitz-Lewis Fire Protection District No. 20, the fire protection district serving the VAA on April 24, 2026. Cowlitz-Lewis Fire Protection District No. 20 had thirty (30) days to provide written notice of its interest in being a party to the Interlocal Agreement. In response to the Notice, Cowlitz-Lewis Fire Protection District No. 20 confirmed on April 28, 2026 that it had no objection to the annexation and did not express a desire to be a party to the Interlocal Agreement. The time period for requesting to be a party to the Interlocal Agreement expired on May 24, 2026; and

WHEREAS, the City of Vader published notices of public hearing on May 13, May 20, May 27, and June 3, 2026, in the legal newspaper of record, as required by RCW 35A.14.296; and

WHEREAS, both the City of Vader and Lewis County have provided for broad public dissemination of materials and information pertaining to the Annexation through publication of the Interlocal Agreement on each jurisdiction's respective website for four consecutive weeks, with required notice in the legal newspaper of record, and as hard copy provided by request; and

WHEREAS, after effective notice was given, a public hearing was held by the City Council of the City of Vader legislative body on June 10, 2026 concerning the adoption of the Interlocal Agreement, as required by RCW 35A.14.296 (1), with the opportunity for written public comments and consideration and response to public comments; and

WHEREAS, the City Council of the City of Vader has approved the descriptions of the land to be annexed as required by law; and

WHEREAS, the City of Vader and Lewis County have coordinated the transfer and maintenance of infrastructure in the annexation area, as well as having evaluated the potential for revenue sharing agreements; and

WHEREAS, the City Council considered this matter at a special meeting called and noticed pursuant to RCW 42.30.080 on June 10, 2026 during which the City Council held a public hearing which was duly noticed in the legal newspaper of record on May 13, May 20, May 27, and June 3, 2026, as required by RCW 35A.14.296; and

WHEREAS, following the review of the Interlocal Agreement, consideration of the annexation, and following the public hearing, the City Council of the City of Vader finds the Interlocal Agreement, Exhibit A, is consistent with the City of Vader Comprehensive Plan and is in the public interest; **NOW, THEREFORE,**

**THE CITY COUNCIL OF THE CITY OF VADER, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1. Interlocal Agreement Authorized.** The Vader City Council desires to move forward with the annexation and hereby authorizes the Mayor to execute the Interlocal Agreement in substantially the form as is attached to this Ordinance as Exhibit A. By this action, the Vader City Council approves the annexation and the Interlocal Agreement.

**Section 2. Effective Date for Annexation.** Upon the Effective Date, as defined in the Interlocal Agreement, the VAA shall be, and the same hereby is, annexed to the corporate limits of the City of Vader, Washington.

**Section 3. Zoning Applicable to VAA.** Upon the Effective Date, as defined in the Interlocal Agreement, the City of Vader Zoning Ordinance, and the Official Zoning Map contained therein shall be, and the same hereby are, amended to include the VAA as presently zoned, consistent with the City's Comprehensive Plan.

**Section 4. Publication of Interlocal Agreement Required.** Following the execution of the Interlocal Agreement by the Mayor as authorized by Section 1 and by Lewis County, the City Clerk is directed to publish the fully signed and executed Interlocal Agreement as required by law.

**Section 5. Severability.** If any section, sentence, clause, or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

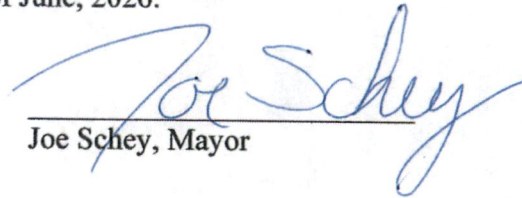
**Section 6. Corrections.** Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

**Section 7. Publication.** This Ordinance shall be published by an approved summary consisting of the title.

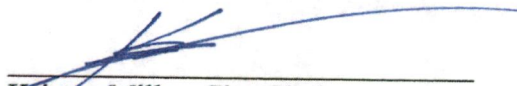
**Section 8. Effective Date.** This Ordinance shall be effective five days after publication as provided by law.

**ADOPTED** by the City Council of the City of Vader and attested by the City Clerk in authentication of such passage on this 12th day of June, 2026.

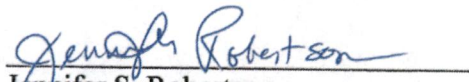
**APPROVED** by the Mayor this 12<sup>th</sup> day of June, 2026.

  
\_\_\_\_\_  
Joe Schey, Mayor

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
Kristyn Miller, City Clerk

APPROVED AS TO FORM:  
Office of the City Attorney

  
\_\_\_\_\_  
Jennifer S. Robertson

FILED WITH THE CITY CLERK: 6/12/26  
PASSED BY THE CITY COUNCIL: 6/12/26  
PUBLISHED: 6/17/26  
EFFECTIVE DATE: \_\_\_\_\_  
ORDINANCE NO: 2026-04

**Attachment:**

**Exhibit A - Interlocal Agreement for Annexation**



**City of Vader**  
317 8th Street, P.O. Box 189  
Vader, WA 98593-0189  
phone (360) 295-3222  
fax (360) 295-3012  
email [cityclerk@vaderwa.org](mailto:cityclerk@vaderwa.org)

**Joe Schey, Mayor**  
*John Hurt, Council Member Position 1*  
*Jason Dailey, Mayor Pro Tem Position 2*  
*Nicole Hansen, Council Member Position 3*  
*Mike Parsons, Council Member Position 4*  
*Sheri McKernan-Kindell, Council Member Position 5*

**MINUTES  
CITY COUNCIL MEETING**

---

Wednesday, June 10, 2026

6:45 PM

Vader City Hall

---

Meetings can be viewed on youtube at <https://www.youtube.com/vaderwa>

Mayor Schey called the meeting to order at 6:49 PM.

Roll Call by Kristyn Miller

In Attendance: Mayor Schey, Councilmember Parsons, Councilmember Hurt, and Councilmember McKernan-Kindell

Online: Councilmember Hansen

Absent: Councilmember Dailey

The Pledge of Allegiance was done collectively.

**Council Reports:** None

**Agenda Approval for June 10, 2026-**

**Action:** Councilmember Parsons moved to approve the agenda for June 10, 2026, seconded by Councilmember McKernan-Kindell. Motion passed 4-0.

**Public Hearing:** ILA with Lewis County to annex territory within the Urban Growth Area

Mayor Schey started the Public Hearing at 6:50pm

City Planner, James Eagor, went over his staff report and a timeline of the process. He also explained Lewis County was pushing the city to take the UGA. He explained that the ILA must be approved by Ordinance, there will be a Special Meeting to vote, and the County will have their own Public Hearing on the matter.

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-Jeremiah 813 A St: He wants to see the city help with development and not hurt businesses and says there is nothing good for Vader in this.

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### **City Business:**

**Public Comment (limit of 3 minutes):** Tim Lamb thanked the council for their time and for the opportunity to speak. Leann Horton stated anyone who wants to speak at the county Public Hearing meeting has to sign up online ahead of time or they won't have a chance to speak.

**Elected Official Comment-** Councilmember Hurt shared that he has lived through 2 annexations and people can reach out to him to discuss it if they want.

**Adjournment** – Mayor Schey adjourned the meeting at 7:53 PM to meet again on Friday, June 12, 2026.

Attest:

Approved by:

\_\_\_\_\_  
Kristyn Miller, Clerk/Treasurer

\_\_\_\_\_  
Joe Schey, Mayor

Vader 1LA

**PUBLIC COMMENT SIGN-IN SHEET**

Lewis County Courthouse, 351 N.W. North Street, Chehalis, Wash.

Meeting date: 4/7/2020

	NAME	PHONE	REPRESENTING	CITY / TOWN OF RESIDENCE
1	Jeremy "MO" McFarland	503 1028 9619	Enchanted Vly	Unincorp. L.C.
2	Jen Lai	971 230 8202	West of Olegua	Unincorp L.C.
3	Greg Cole	503.701.4461	Wael Cole F&W	Chehalis
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				

## Rieva Lester

---

**From:** Scott Brummer  
**Sent:** Monday, July 6, 2026 4:04 PM  
**To:** Rieva Lester  
**Subject:** Fw: Please distribute to BOCC - Vader Annexation Testimony  
**Attachments:** 2026-07-04\_Ord1378\_Testimony\_Wike.pdf; 2026-07-04\_Ord1378\_Testimony\_MWike.pdf; 2026-07-06\_Ord1378\_Testimony\_Murphy.pdf; 2025-05-23-CV Annexation FAQ Revised.pdf

Share

Scott Brummer  
Commissioner, Dist. 3  
351 NW North Street  
Chehalis, WA 98532  
360-740-1286  
Scott.brummer@lewiscountywa.gov

---

**From:** Joe Schey <mayor@vaderwa.org>  
**Sent:** Monday, 06 July 2026 15:22:08  
**To:** Scott Brummer <Scott.Brummer@lewiscountywa.gov>  
**Subject:** Fwd: FW: Please distribute to BOCC - Vader Annexation Testimony

Mr. Brummer,

We just received these extra three comments from your planning department. They represent two properties in the UGA, with one of those already counted in the numbers that I quoted to you overnight.

There's a comment about the city possibly charging for water coming from their existing well. This doesn't happen now and it's certainly not going to happen in the future.

There's a comment about increased property taxes. The city property taxes are lower than what they already pay in Lewis County.

There's a comment about very little having changed within the city since the '80s. We have over \$10 million in invoices in just over the last 5 years. We have over a quarter million dollars worth of road improvements projects going in next month alone.

There's a comment about protecting historical lands at the park. The city archaeologist is currently working with the state, including the tribes, on the McMurphy Park project. This will include monitoring and active science while any ground disturbance takes place.

I've included a document to this email that the city provided to concerned residents. We did this very early in the process and had printed copies at our public hearing. It looks similar to the one already included in your packet that answered the 14 questions, however it is a separate standalone "frequently asked questions" type of hand out. It addresses things like water and property taxes.

Again, I appreciate people's concerns. Most if not all of the concerns could be satisfied by reviewing the documentation that's been created. The city website includes all of these documents. It's been in the newspaper many times.

<https://www.vaderwa.org/news-upcoming-events/public-notices/2026-uga-annexation>

-Joe Schey

----- Forwarded message -----

From: **Mindy Brooks** <[Mindy.Brooks@lewiscountywa.gov](mailto:Mindy.Brooks@lewiscountywa.gov)>

Date: Mon, Jul 6, 2026, 2:57 PM

Subject: FW: Please distribute to BOCC - Vader Annexation Testimony

To: Vader City Clerk <[cityclerk@vaderwa.org](mailto:cityclerk@vaderwa.org)>, Vader Mayor <[mayor@vaderwa.org](mailto:mayor@vaderwa.org)>, City Planner <[planning@vaderwa.org](mailto:planning@vaderwa.org)>

Here is additional testimony received over the weekend. It has been distributed.

Tomorrow is the continued hearing at 10am.

~

**Mindy Brooks**

**360-740-2610**

---

**From:** Mindy Brooks

**Sent:** Monday, July 6, 2026 2:55 PM

**To:** Rieva Lester <[Rieva.Lester@lewiscountywa.gov](mailto:Rieva.Lester@lewiscountywa.gov)>

**Subject:** Please distribute to BOCC - Vader Annexation Testimony

The attached testimony came in over the weekend. This is in addition to the testimony we provided on July 2 as attachments to a read ahead.

~

**Mindy Brooks** (she/her)

Director, Community Development

Lewis County

(360) 740-2610

-Joe Schey

Mayor, City of Vader

Mobile: 360-562-0540

**External Email - Remember to think before you click!**

**This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.**

PAGE  
X

IN REGARD TO URBAN GROWTH AREA

MY NAME IS MICHAEL WIKE

MY WIFE BRENDA AND I LIVE AT 1675  
WINLOCK-VADER RD. WE ARE BOTH 77 YEARS OLD  
WE BOTH STILL WORK AT A PART TIME HOME  
BUSINESS. OUR PROPERTY IS MANAGED IN  
HARMONY WITH THE ENVIRONMENT ALONG OLEGVA  
CREEK. BALD EAGLES OFTEN ROOST IN OUR  
BACK YARD, ALSO WE HAVE A FAMILY OF OWLS  
IN OUR TREES THAT HAVE BEEN THERE FOR  
MANY YEARS. ALSO THOSE MAY <sup>BE</sup> ENDANGERED  
SPOTTED OWLS.

THE ~~AREA~~ OLEGVA CREEK BOTTOM IS THE  
HISTORICAL HOME OF THE COWLITZ & OLEGVA  
TRIBES. THE FALLS AT MCMURPHY PARK  
WAS A MAJOR FISHING SITE & CAMP GROUND.  
AS A YOUNG BOY MY FRIENDS AND I WOULD  
PICK-UP ARROW HEADS IN THAT LOCATION.  
ON OUR PROPERTY WE FOUND A MORTAR & PESTISRE  
WHILE PLANTING TREES.

WE SOLD OUR HOUSE IN VADER IN 1984 TO  
GET AWAY FROM ALL THE MESS THAT TOWN  
WAS. I JUST TOOK A DRIVE DOWN ALL THE  
BACK STREETS OF VADER AND SAW VERY LITTLE  
IMPROVEMENT, ONLY MORE HOUSES AND  
MORE UNMOTIVATED PEOPLE.

ANNEXATION ~~GATE~~ MEANS HIGHER TAXES, WITH  
THANK YOU NO BENEFIT



**City of Vader**

**317 8th Street, P.O. Box 189**

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Approved by:

---

Kristyn Miller, Clerk/Treasurer

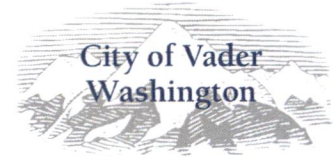
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Joe Schey, Mayor

# City of Vader Annexation

## Frequently Asked Questions & Answers

---



The City of Vader is moving to annex much of its Urban Growth Area (UGA) into the city limits. This document answers the questions we hear most often from residents. It is plain-language guidance only — the formal rules come from Washington State law, the Vader Municipal Code, and Lewis County code. For specific questions or more formal guidance, reach out to City staff.

### **1. What is annexation?**

Annexation is the process of bringing land that is currently in the City of Vader’s Urban Growth Area into the City of Vader. Prior to annexation, that land was taxed and governed by Lewis County. State law allows a city to annex only land that is (a) inside the city’s adopted Urban Growth Area, and (b) directly touching the current city limits. Land outside a UGA cannot be annexed.

Annexation lets the City plan for growth in a coordinated way, share the cost of services across a larger tax base, and give people who already live next to the city a vote in city elections.

### **2. What is the Urban Growth Area (UGA), and how long has my property been in it?**

The UGA is the area around Vader that has been set aside for the City’s growth since 2005. The boundary is drawn by Lewis County, not the City. If you bought your property after 2005, it was already within the UGA at the time. If you owned it before 2005, you would have been notified as part of the public process that led to the creation of the UGA.

Late in 2025, Lewis County adopted Vader’s zoning and building rules across the UGA under a Co-Management Interlocal Agreement (ILA) and update to the County’s code. That means Vader’s zoning code is already what controls land use in the UGA today, even though it is technically still taxed and administered as unincorporated county land.

### 3. How can an annexation happen?

Under Washington law, an annexation can be approved by any one of these methods:

- A petition signed by property owners in the area being annexed.
- A vote of the registered voters in the area being annexed.
- A combined petition of voters and property owners.
- An interlocal agreement (ILA) between the City and Lewis County.

All paths include public hearings before the Vader City Council and the Lewis County Commissioners.

The path the City is currently taking is an interlocal agreement between the City and County. A copy of the draft agreement can be retrieved on Vader's website here ([tinyurl.com/vader-anx26](http://tinyurl.com/vader-anx26)) or by contacting City Hall.

### 4. Why is the City annexing now?

- The State and County set population and housing growth targets for the City. The UGA is intended to help the City reach those targets. The City cannot grow anywhere else and is expected to annex the UGA as it grows.
- Parts of the UGA are already on the City's water system, and Vader's code already applies there under the Co-Management ILA. Annexation aligns the boundary on the map with how things work on the ground with utilities and zoning.
- Bringing the UGA into the City spreads costs across a larger tax base, helps keep tax and utility rates stable, and gives UGA residents a vote in city elections. It also ensures that local tax collection and spending can be better aligned.

### 5. Can I comment on annexation or direct a question to City officials?

The City Council of Vader is holding a public hearing on June 10th at 6:45 PM, and the Lewis County Board of County Commissioners (BoCC) is holding a hearing on June 16th at 10 AM. The Vader City Council will also accept public comment and questions on annexation at its June 3rd regular meeting at 6 PM. Find out more about the City meetings at [vaderwa.org](http://vaderwa.org) and the County meeting at [lewiscountywa.gov/offices/commissioners/agendas-calendar/](http://lewiscountywa.gov/offices/commissioners/agendas-calendar/). Written comment ahead of the meetings is also accepted and encouraged (email: [cityclerk@vaderwa.org](mailto:cityclerk@vaderwa.org)).

## 6. What are the benefits of being inside city limits?

Some of the benefits include:

- A direct vote in city elections and a closer relationship with elected officials.
- Property taxes stay local rather than going to Lewis County.
- A smaller, more responsive local government for code, permitting, and complaints.

## 7. What are people most worried about?

The concerns we hear most often are:

**Costs** — Will my taxes, utility bills, or fees go up?

**Land Use** — Will the rules for my property change?

**Farming and livestock** — Will I have to get rid of my animals or stop farming?

**Wells and septic** — Will I be forced to connect to city water or sewer?

Each is answered in more detail below.

## 8. Will my property taxes go up?

Not necessarily, and in most cases, your property tax bill will go down once you are inside the city. Based on the 2025 tax roll, the median real property in the City paid approximately \$8.13 per \$1,000 of assessed value, compared to a median of \$8.60 per \$1,000 paid by the properties currently proposed for annexation. For every \$100,000 in assessed property value, that amounts to nearly \$50 a year in savings by being in the City.

This is because County residents pay taxes that city residents do not:

- *Lewis County Roads Levy*: approximately \$1.24 per \$1,000 of assessed value
- *Timberland Library Levy*: approximately \$0.22 per \$1,000 of assessed value

City residents pay one tax that county residents do not:

- *City of Vader Levy*: \$0.992499867 per \$1,000 of assessed value

For most homes, the county charges add up to more than the city levy.

## 9. Will my utility costs change?

Your water and sewer rates will not change because of annexation.

- The water system is currently in the receivership process, where the City is regaining ownership of the system from the County. This is separate from the annexation process, but once complete, the City will set rates for the water system.
- The sewer system's rates are set by the City, but most properties proposed for annexation are not currently on the municipal sewer system.
- Electricity is still provided by the Lewis County Public Utility District (PUD); those rates are set by the PUD.
- LeMay will continue to provide trash collection, as it serves both the County and City.

## 10. I have a working well and septic system. Will I be forced to abandon them and hook up to city water or sewer?

No. You can keep using your well and septic system, as long as they continue to operate in good condition. Most of the properties proposed for annexation are not on the municipal sewer system, and some are not on the water system. There are no immediate plans to extend sewer and water service to these areas. Before any project extends those utilities, residents will be notified in advance of any hearings or opportunities to comment.

If your septic system fails, City code may require a connection to the city sewer if a sewer line is directly adjacent to your property or within a short distance of your home. This is the same approach Lewis County uses today.

## 11. Will I be forced to get rid of my livestock or stop farming?

No. Agriculture, including raising livestock, is allowed in the City of Vader.

[Vader Municipal Code 7.16](#) (Livestock) allows up to 2 livestock animals on the first 18,000 square feet of a property, plus one additional animal for every 6,000 square feet beyond that. For example, on a 4-acre parcel, that works out to 28 livestock animals allowed. VMC 7.16.010 lists examples of allowed livestock, and VMC 7.16.270–.300 lists which animals are prohibited.

Agriculture in general is a “conditional” use in Vader. For properties with existing agricultural uses, there is no change needed or process required to continue that use.

## 12. What zoning will apply to my property?

Vader's zoning already applies to your property, as of September 2025. Most of the UGA is zoned R-1. As part of Lewis County Ordinance 1367 and the UGA Co-Management Interlocal Agreement with the City, Lewis County adopted Vader's zoning for the entire UGA (See: [Lewis County Code 17.15.040](#)). Annexation will not by itself change your zoning designation.

Any existing use on your land will still be an allowed use in the City if it was already allowed in the County. Many of the current land uses in the UGA are already explicitly allowed as either a primary or conditional use, such as agriculture. If your property is currently a prohibited use in the City, it will effectively be "grandfathered in" and could remain the same under most circumstances. The only cases where it may need to change are if it goes unused or is redeveloped (See: [Vader Municipal Code 27.44](#)).

If you think you might have land with a prohibited use, or you are unsure or have specific questions, reach out to City staff, who can talk through the details of non-conforming uses in specific situations.

## 13. Will I be forced to build sidewalks? Will the City build sidewalks?

No. Sidewalks are required only when a property is developed—for example, when a subdivision is created. Existing homes do not have to add sidewalks because of annexation. The County will maintain ownership of the roads and also does not have plans to add sidewalks.

## 14. Can I still discharge firearms on my property?

Firearm regulations do not change because of annexation. The City of Vader does not regulate the discharge of firearms. State law ([RCW 9.41.230](#)) is what applies, and annexation does not change that. The City has not adopted its own rules on the discharge of firearms.

## 15. Can I still have outdoor fires?

Outdoor burning rules don't change because of annexation. Since 2007, outdoor burning has been banned inside both the Vader city limits and the UGA. Only small recreational fires (roughly 3 feet by 3 feet) are allowed. These rules are set by the Southwest Clean Air Agency, not by the City. Current status and informational flyers are available at [www.swcleanair.gov](http://www.swcleanair.gov).

## 16. The UGA cuts through the middle of my parcel. How can that be?

The UGA boundary was drawn by Lewis County over 20 years ago, not by the City. In some cases, the line was drawn along a feature that didn't follow parcel lines, and so a parcel ends up partly inside and partly outside the UGA. If that affects your property, the City can help you raise the issue with the County, which is the agency with authority to redraw the line.

## 17. Will Westside Highway and other roads change?

Westside Highway, Winlock Vader Road, and South Military Road are all part of the annexation boundaries. All three will remain Lewis County roads, and the County will continue to maintain them. There are no current plans to add sidewalks along these roads, and any plans to do so will come from the County at this time.

## 18. Where can I learn more?

### Public Hearings & Materials

- **Vader Council Public Hearing:** 6/10 at 6:45 PM — [tinyurl.com/vader-anx26](http://tinyurl.com/vader-anx26)
- **Lewis County BoCC Meeting:** 6/16 at 10 AM — [lewiscountywa.gov/offices/commissioners/agendas-calendar/](http://lewiscountywa.gov/offices/commissioners/agendas-calendar/)

### Other Resources

- Washington State Municipal Research and Services Center (MRSC) —
  - Annexation Overview: [mrsc.org/explore-topics/planning/annexation/annexation-methods](http://mrsc.org/explore-topics/planning/annexation/annexation-methods)
  - Annexation FAQs: [mrsc.org/explore-topics/planning/annexation/annexation-faqs](http://mrsc.org/explore-topics/planning/annexation/annexation-faqs)
- Vader Municipal Code: [library.municode.com/wa/vader](http://library.municode.com/wa/vader)
- Lewis County Code: [ecode360.com/LE4740](http://ecode360.com/LE4740)



## Community Development

125 NW Chehalis Avenue  
Chehalis WA 98532

Date: July 2, 2026

To: Lewis County Board of County Commissioners

From: Mindy Brooks, Director of Community Development

**RE: Ordinance 1378 Vader Annexation ILA - UPDATED**

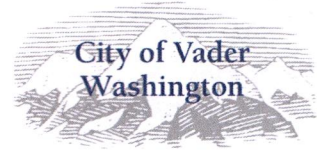
---

A public hearing was held on Ordinance 1378 on June 16, 2026 and continued the hearing to July 7, 2026. The written record remained open to receive further testimony; however, the oral record was closed.

Note – Written testimony submitted before and at the June 16 hearing was previously transmitted to the Board of County Commissioners and is not duplicated in this memo.

Please find the attached:

- City of Vader RE: Annexation Questions
- 2026-06-18\_Ord1378\_Testimony\_Orth
- 2026-06-18\_Ord1378\_Testimony\_Tilson
- 2026-06-18\_Ord1378\_Testimony\_Tilson\_Attachment
- 2026-06-22\_Ord1378\_Testimony\_Berg
- 2026-06-22\_Ord1378\_Testimony\_Buttolph
- 2026-06-22\_Ord1378\_Testimony\_Lai
- 2026-06-23\_Ord1378\_Testimony\_Sickles
- 2026-06-30\_Ord1378\_Testimony\_Sickles



## RE: Annexation Questions

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### Introduction

This document addresses the 14 questions submitted by Jen Lai, a resident of Vader's Urban Growth Area (UGA), to Lewis County. The questions were submitted as part of a written comment to the County for the public hearing on the possible Annexation of a substantial portion of Vader's UGA via an interlocal agreement (ILA). Many of the questions were partially or broadly addressed during the Vader City Council Public Hearing or in Vader's Annexation FAQ document. This document responds to each question individually and in greater detail. In general, the document reaffirms what was previously shared: agricultural uses are largely protected by the nonconforming use codes in Vader, and Washington's Right to Farm laws addresses nuisance concerns. Any additional questions should be directed to Vader staff, who may direct specifics to the City Planner, City Attorney, or other relevant experts on the City's municipal code and development regulations.

The City reaffirms its commitment to balancing the needs, wants, and opinions of current and future residents alongside the requirements of the State, County, and Regional authorities. Vader appreciates the agricultural activities in the City and UGA and does not intend to restrict lawful agricultural uses through this annexation.

The City maintains that annexation is key to addressing the City's long-term goals and is aligned with goals and policies adopted by the City's Comprehensive Plan in 2025, including the following:

Goals LU-4: Pursue annexation of Urban Growth Areas consistent with Lewis County Countywide Planning Policies.

Policy LU-4.1: Collaborate with Lewis County and other relevant stakeholders to pursue annexation of the existing Urban Growth Area.

Policy ED-3.2: Maintain UGA standards at lower densities until City services can connect and support higher-density urban development, including commercial and mixed-use.

Policy CF-2.2: Work with areas in the Vader urban growth area over a twenty-year period to provide services similar to those within the City upon request, subject to conditions of annexation.

Policy CF-2.3: Following any annexation(s), the City will work to establish capital facility services on par with those experienced in the existing incorporated City.

Responses to the questions follow, grouped by topic and addressed concurrently where appropriate.

## Responses

### Land Use

1. *Will existing farms, ranches, nurseries, gardens, livestock uses, greenhouses, and rural production activities be permitted outright, treated as conditional, treated as legal nonconforming, prohibited, or subject to enforcement after annexation?*

**Any legally established existing land use can continue under VMC 27.44.010:**

Any nonconforming use of land, buildings, or structures lawfully existing at the effective date of the ordinance from which this title is derived may be continued, subject to the provisions of this chapter.

Vader Municipal Code (VMC) [27.44](#) defines the City's legal nonconforming use code. Existing farms, ranches, nurseries, gardens, livestock uses, greenhouses, and rural production activities are legal nonconforming uses, provided that they were established legally. Similarly, any existing structures that were legally established are protected as existing nonconforming structures. Vader's zoning and development regulations took effect in the UGA in October 2025, per Lewis County Ordinance #1367. Provided that any relevant nonconforming uses and/or structures were legally established before the implementation of that Ordinance, such uses and structures are protected.

The only condition under which a legally established use may no longer continue is if the land has been unoccupied or unused for at least one year. In that case, under the existing code, permit applicants would have to go through the conditional use permit process in order to permit agricultural uses in the R-1 zone.

4. *Will fertilizing fields, spreading compost, manure management, livestock odors, and soil amendment use be protected as ordinary agricultural activity?*

**Yes, these activities are already protected.**

In Vader, agricultural use is defined as "the tilling of the soil, the raising of crops, horticulture, floriculture, small livestock farming, dairying, and animal husbandry, including all uses customarily incidental thereto, but not including hog farm, slaughterhouse, fertilizer works, bone yard, plant for the reduction of animal matter, or any other secondary processing of agricultural products" ([VMC 27.56.020](#)).

These uses are currently permitted conditionally in Vader's R-1 District ([VMC 27.08.220\(5\)](#)). This definition allows broad agricultural uses and those "customarily incidental thereto" — which covers typical supporting activities (e.g., fertilizing, soil amendment, equipment storage) that are a normal part of these operations. Concerns regarding nuisance provisions, which may be raised for activities that create noise and odor, are covered in a later section and raised explicitly by other questions.

6. *Will livestock, poultry, animal noise, manure, shelters, fencing, movement, loading, and ordinary animal husbandry be protected?*

**Yes, these activities are already protected.**

Livestock and activities typical of animal husbandry are explicitly allowed in Vader's code, with some restrictions on specific animals and the number of livestock allowed on a lot ([VMC 7.16](#)). The provision that raised concern at previous meetings was [VMC 7.20.070](#), which prohibits slaughtering animals for sale (slaughtering for personal use is allowed). If a lot was slaughtering animals for sale, as allowed under Lewis County's zoning prior to the adoption of Vader's zoning in the UGA (Lewis County Ord. #1367, 2025), that may continue as a legally established nonconforming use. This extends to plant sales, CSA pickup, and other commercial uses allowed and established under the previous zoning.

7. *Will the City distinguish industrial slaughterhouses from ordinary on-farm harvest, culling, poultry processing, and herd or flock management?*

Under the existing definition, agriculture allowed in Vader explicitly excludes slaughterhouses ([VMC 27.56.020](#)). However, if a slaughterhouse was legally established under Lewis County's Code, where they are a permitted accessory use in RDD zones ([LCC 17.42.020](#)), that use may continue. A slaughterhouse may meet the definitions in Vader's Industrial Use District ([VMC 27.16.020](#)), a zoning designation applied to 5 parcels in the City and none in the UGA. The distinction is not relevant to whether existing farms in the UGA may continue to slaughter livestock and sell it, or other topics associated with the annexation itself.

8. Will farm stands, roadside sales, nursery sales, egg sales, produce sales, plant sales, CSA pickup, and farm markets be protected as agricultural activity rather than treated as prohibited commercial use or home occupation?

**Yes, these activities are already protected under the same conditions as the ones discussed in question 1.**

As with the answer to Question 1, provided that these uses were established legally, they may continue under [VMC 27.44.010](#).

9. Will barns, sheds, coops, greenhouses, hoop houses, fencing, irrigation structures, ponds, drains, and farm roads be protected from residential accessory-structure limits?

11. Will farms be allowed to change crops, add livestock, add greenhouses, add farm stands, or shift from one agricultural activity to another without losing protection?

**Legally established existing structures are protected under VMC 27.44. However, expansion of nonconforming uses is not protected, but may be permitted as a conditional use.**

Questions 9 and 11 concern the interactions between both existing and possible additional structures and Vader's zoning code. As with above, any legally established existing structures or uses are protected under VMC 27.44. Buildings with nonconforming uses may be maintained and repaired, but may not be expanded or extended ([VMC 27.44.030](#)).

If an applicant wished to expand or enlarge the non-conforming use through something like a new greenhouse, a new farmstand, or by expanding the area currently established for agriculture, the applicant would need to go through the conditional use permitting process. If the greenhouse or farmstand is replacing an existing one, that would not be an expansion or enlargement of the use and is allowed. Similarly, changing crops and shifting from one agricultural activity to a different agricultural activity (as defined by VMC 27.56.020), with no expansion of the structures or the area of the lot dedicated to agricultural use, is allowed.

If a property wishes to add livestock beyond its existing count, it should refer to [Vader Municipal Code 7.16](#) (Livestock) and the limits therein. VMC 7.16 allows up to 2 livestock animals on the first 18,000 square feet of a property, plus one additional animal for every 6,000 square feet beyond that. For example, on a 4-acre parcel, that works out to 28 livestock animals allowed. VMC 7.16.010 lists examples of allowed livestock, and VMC 7.16.270-.300 lists which animals are prohibited.

## Nuisance

3. *Will compost piles, mulch, crop residue, manure bedding, plant trimmings, soil amendments, and nursery waste be protected from debris, nuisance, or junk enforcement?*
5. *Will tractors, trailers, irrigation supplies, fencing materials, pallets, pots, soil, compost, feed, and farm tools be protected from junk, nuisance, or outdoor-storage enforcement?*
10. *Will animal noise, machinery, irrigation pumps, greenhouse lighting, security lighting, deliveries, and seasonal farm work be protected from urban residential nuisance standards?*
12. *Which activities could result in warnings, fines, abatement, daily violations, permit revocation, misdemeanor enforcement, or other code-enforcement action?*

**In general, agricultural uses are protected from nuisance codes and enforcement under Washington's Right to Farm regulations.**

Under Washington State's Right to Farm code ([RCW 7.48.305\(1\)](#)), farms in Vader are protected from nuisance complaints provided that all of the following are true:

- Activities are occurring on agricultural land.
- Activities follow good practices.
- Agricultural use was established prior to the surrounding nonagricultural activity.
- There is no substantial adverse effect on public health and safety.

This applies to nearly all of the questions above and includes concerns like junk and debris, which in Vader are considered a public nuisance. Vader, like most jurisdictions, enforces development regulations and nuisance codes at the complaint level. Enforcement is not occurring through routine sweeps or property reviews. Upon receipt of any complaint associated with agricultural uses and their associated noise, odor, appurtenances, or other related impacts, the City will review the complaint against the Right to Farm conditions. Provided that the complaint is lodged against an agricultural lot that adheres to the Right to Farm code, there will be no code-enforcement action beyond the complaint-review stage.

If Question 12 is read broadly enough to include concerns like outdoor fires and firearms, which were raised at previous meetings, there are additional considerations. First, firearm regulations do not change because of annexation. The City of Vader does not regulate the discharge of firearms. State law ([RCW 9.41.230](#)) is what applies, and annexation does not change that. The City has not adopted its own rules on the discharge of firearms.

Similarly, outdoor burning rules don't change because of annexation. Since 2007, outdoor burning has been banned inside both the Vader city limits and the UGA. Only small recreational fires (roughly 3 feet by 3 feet) are allowed. These rules are set by the Southwest Clean Air Agency, not by the City. Current status and informational flyers are available at [www.swcleanair.gov](http://www.swcleanair.gov).

## Timeline & Transition

*2. Is the five-year transition period a permanent protection plan, or is it delayed compliance with city ordinances? What happens after five years?*

*14. Will the City adopt explicit written protections so lawful rural production is not criminalized or penalized simply because the city boundary moves?*

Question 2 refers to Section 10 of the proposed Interlocal Agreement (ILA), titled "Zoning Transition Period." This section states that, during the 5-year transition period, "existing lawful uses and activities permitted under County regulations as of the Effective Date shall be allowed to continue without being rendered nonconforming solely due to annexation". Additionally, during this period the City must...

- maintain residential zoning
- not reduce the minimum gross residential density (currently 1 unit per Acre if water & sewer services are available; no explicit minimum if municipal utilities are not available)
- not impose new regulations that prohibit or restrict existing lawful uses
- allow existing lawful activities, including outdoor recreational shooting or the discharge of firearms on private property where permitted under County regulations

To be clear, lawful rural production is not criminalized, nor will it be penalized. For it to be lawful rural production, it must have been legally established, comply with the Right to Farm provisions of the State, and comply with nonconforming use regulations to maintain its status as a lawful use.

It is also worth noting that the City is currently weighing code revisions for all zones as part of its Comprehensive Plan Implementation and general municipal code housekeeping. Among these is a discussion of potentially allowing agricultural uses as a fully permitted (not conditional) use in areas not yet served by City utilities (such as West of Olequa Creek) or clarifying the conditional use permit process to establish objective criteria for agricultural uses, rather than leaving the decision-making on conditions imposed to the Hearing Examiner.

*13. Will the City provide a side-by-side comparison of Washington right-to-farm protections, Lewis County rules, and Vader ordinances before annexation is approved?*

The Right to Farm Act only addresses how nuisance code applies to agricultural lands in Washington and is covered in the answer to the nuisance-related questions in this document. Lewis County zoning and development regulations do not apply in the UGA as of October 2025 (per Ord. #1367), so do not offer an operative baseline to compare by. A side-by-side comparison does not appear to be an appropriate analysis. Each concern raised is instead addressed directly in this document, with citations to the specific RCW, VMC, or LCC provision that governs it. If there are specific code sections residents want compared directly, the City can address those individually on request.

That said, these questions generally concern how agricultural land is treated under Vader's regulations. In general, the operative difference between Lewis County RDD zoning and Vader's R-1 zoning is that agriculture is a conditional use in Vader, and the definitions differ slightly between the County and the City. However, most of the concerns raised apply to existing land uses, which are protected by Vader's nonconforming use code.

The City is committed to balancing the priorities of agricultural lands at the outskirts of the City with the long-term growth and development of land needed to house residents and support local businesses. As the City continues to revise zoning and development regulations, we welcome additional input and comments from residents regarding their opinions and vision for the community's development.

## Conclusion

The protections described in this document are not new commitments created by annexation — they exist independently, predominantly under Vader's Municipal Code and Washington's Right to Farm Act. These provisions will continue to apply to legally established agricultural uses in the annexed area, regardless of jurisdiction, and will protect these valued agricultural lands by preserving their existing legal use and shielding compliant farmland from nuisance-based enforcement action. The City will continue to explore additional protections that are aligned with the City's Comprehensive Plan, considerate of the community's vision, and appropriate for the issue at hand.

Residents with additional questions or specific code sections they would like addressed individually are encouraged to contact Vader staff, who can route inquiries as relevant to subject-matter experts.

The City of Vader maintains that it is prepared to annex these properties, protect their existing uses, and gradually expand City services when appropriate, in line with the City's long-term goals.

**From:** [Hanna Orth](#)  
**To:** [BOCC](#)  
**Subject:** Vader Annexation  
**Date:** Thursday, June 18, 2026 9:06:48 PM

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Dear Board Of Commissioners,

Hello, my name is Hanna Orth. I live at 160 Westside Highway Vader, Washington. My property is inside of the urban growth area. I oppose being annexed into the city of Vader. I farm horses, cattle, ducks, chickens and garden produce. It is my understanding that there is a five-year sunset on those activities. So, in five years I will no longer be able to use my property for those purposes thereby rendering my property into nothing more than an 8-acre yard.

The mayor has told us we can just develop our property. We do not want to develop our property; we wish to continue farming. Not only that, but there also aren't any city services available at our property. I attended the city council meeting on June 10<sup>th</sup> and the mayor was asked how much it would cost to extend city sewer to my property and he stated that it would cost ME \$60 to \$80 thousand dollars and that there are no current or near future plans for the city to extend sewer service to any of the urban growth area. Frankly, this seems a lot like the cart in front of the horse.

The city has no intention of expanding any services into the urban growth area. Instead of improving the streets within the city limits, mitigating property flooding during the wet season, installing proper sidewalks and streetlights etc. the city wants to build 3 new parks and a multi-million-dollar community center for a population of less than 700. Putting parks and recreation ahead of badly needed infrastructure seems like a flagrant dereliction.

There is no upside to those of us that wish to continue living a rural lifestyle. The city has made it clear they will not be providing those of us within the urban growth area with anything except more strict city codes that will prohibit our rights on property use. I am respectfully asking you to vote no on the ILA annexation agreement. I believe that the city of Vader should have a clear, written, reasonable plan for providing services to the properties they wish to force into the city limits with a reasonable time frame. Again, I'm asking you to vote no on the annexation. Thank you for your time.

Sincerely,

Hanna Orth

**From:** [Elina Tilson](#)  
**To:** [BOCC](#)  
**Subject:** Vader Annexation  
**Date:** Thursday, June 18, 2026 5:08:26 PM

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Dear BOCC,

My name is Elina Tilson. My husband and I live at 160 Westside Highway Vader, Washington on the property owned by our daughter and son-in-law Hanna and Kyle Orth. We live on 8 acres here. We farm cattle, horses, various farm birds and grow produce. We do not want to be annexed into the city of Vader. Plainly put, the city has absolutely nothing to offer us beyond a five-year sunset on being able to farm this property. My husband and I attended last week's city council meeting. I spoke and asked the council if they planned on extending ANY city infrastructure to our property and they said no, they have no plans to extend services to ANY property in the UGA. This is a classic case of Urban Sprawl. We started to go door to door in Enchanted Valley which is also in the UGA recently. Every person that was home signed our petition against the proposed annexation. Not one person was for the annexation. Not one! Unfortunately, it took four hours to get those 11 signatures because it takes quite a while to talk to the owners about the planned annexation. Most of them didn't even know what was happening. I am attaching a copy of the petition. I have read the Comprehensive Plan that the city of Vader submitted to the county. It is painfully clear that the city's priorities are parks. And more parks. No comprehensive planning for expanding infrastructure or fixing myriads of problems inside the city limits. This is not a well thought out plan. The city has nothing to offer those of us in the UGA and they don't intend to offer anything. They expect the property owners to pay to extend city services to their properties, should they wish to develop. That's absurd. The citizens don't exist to support the city. The city exists to support the citizens. I am asking you to please vote no on the proposed annexation.

Thank you, Elina M. Tilson

# Request for Written Plans Before Annexation of Properties ~~West of Olequa Creek~~

## Vader Urban Growth Area — Exhibits C1/C2

We, the undersigned citizens, property owners, parcel owners, and impacted community members, respectfully request that the City of Vader and Lewis County **not approve annexation of the properties ~~west of Olequa Creek~~ within the Vader Urban Growth Area until written plans are provided to the public.**

Before annexation, we request:

- 1. A Plan for Provision of Urban Services**, including sewer, water, stormwater, roads, police, fire, EMS, code enforcement, capital facilities, financing, phasing, and ecological/engineering review.
- 2. A Plan for Protection of Existing Rural Uses**, including a comparison of Lewis County and Vader rules, a written determination of how existing farms/ranches/nurseries/gardens/livestock uses will be treated, and explicit protections so lawful rural production is not penalized or criminalized by annexation.

*We support responsible planning, protection of critical areas, reduction of urban sprawl, and preservation of existing rural rights and lawful agricultural uses.*

Print Name	Signature	Parcel Number	Community Supporter
LRS MAURIN	[Signature]	151-152 153-286	From Enchanted Valley All of these are
Joe Crear	[Signature]	150	
Eric Brown	[Signature]	150	
Marica D Villalobos Granados	[Signature]	158	
John Tese	[Signature]	140	
Tara Hiner	[Signature]	143	
Shane Peters	[Signature]	145	
Bill K STONER	[Signature]	146	
HOPE LYNDIA	[Signature]	280	
Iris Backstrom	[Signature]	276	
MICHAEL ALBLINGER	[Signature]	130 RAVENHURST DR. VADER	
HANNA TILSON ORTH	[Signature]	160 Westside Hwy. Vader, WA.	

**From:** [thomas von berg](#)  
**To:** [BOCC](#)  
**Subject:** Vader Annexation Public Comment  
**Date:** Thursday, June 18, 2026 11:11:22 PM

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We feel that the city of Vader has not planned sufficiently for the provision of urban services. My wife and I think it is unfair to impose restraints on rural properties without an exchange of services. We value the community that the farms around us have provided--from produce to knowledge to assistance--for these last 21+ years that we've lived here at 1607 Winlock Vader Rd., Winlock, WA. Sincerely, Thomas Vonberg

[Yahoo Mail: Search, Organize, Conquer](#)

**From:** [Linda Buttolph](#)  
**To:** [BOCC](#)  
**Subject:** Public Comment re: Vader annexation public testimony  
**Date:** Saturday, June 20, 2026 5:32:37 PM  
**Attachments:** [Letter to Lewis County Commissioners.pdf](#)

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You don't often get email from stonyridge@gmail.com. [Learn why this is important](#)

Please see attached letter addressing our concerns for preserving local farms when discussing the city of Vader's annexation efforts.

Thank You.

Linda Buttolph

**From:** [Jen Lai](#)  
**To:** [BOCC](#)  
**Subject:** Vader Annexation Public Testimony - Jen Lai  
**Date:** Sunday, June 21, 2026 7:29:23 PM

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You don't often get email from jenpaige80@gmail.com. [Learn why this is important](#)

To the Lewis County Board of County Commissioners, the Vader Mayor, and the Vader City Council:

Hello again, my name is Jen, and I farm along the west bank of Olequa Creek at 1633 Winlock-Vader Road.

First, I want to thank the County Commissioners for hearing our concerns and allowing time to finally receive answers to questions we have been asking for so long. Your support for Lewis County farmers is deeply appreciated. We feel blessed to have the opportunity to steward this land, it is our love for it and our community that continues to drive us to protect it.

In prior testimony, I raised two central concerns for the properties west of Olequa Creek: first, the need for a written Plan for Provision of Urban Services, and second, the need for a written Plan for Protection of our right-to-farm.

Regarding the Plan for Provision of Urban Services, the City has had more than twenty years to begin planning for this portion of the UGA, it wasn't a priority then and it isn't a priority now. Many of the building constraints the mayor states that limit growth on the east side of the Olequa also exist on the west. These fields are soggy much of the year, with hydric soils, seasonal flooding, old Vader clay tile drainage lines, sinkholes where those lines have failed, and water movement that supports our fields, creates wetlands, feeds the nursery, and helps recharge Olequa Creek. The western bank of the Olequa also includes steep slopes and cliffs, with high liquefaction susceptibility and severe erosion hazard areas along its shoreline environment.

I am not an urban planner or natural-resource expert, but living and farming here has shown me this land deserves serious review before anyone assumes it is stable, available, or appropriate for increased housing density. That review belongs inside the Plan for Provision of Urban Services (Question 7). Before increasing density on these aquifers, the City and County should know how sewer, stormwater, roads, drainage, slope stability, wetlands, liquefaction risk, and the relationship to Olequa Creek will be protected. The creek should not be asked to absorb the consequences of urban growth before that planning is done.

Regarding the Plan for Protection of our right-to-farm, I appreciate the Mayor's statement that they are making sure all current uses will be allowed, but again, the concern is not whether farms and nurseries are allowed in name. The concern is whether the daily work of farming is protected in practice. Being informed by the city council that complaints on disturbances or nuisances, for issues like the smells from fertilizing our fields, is no concern as the time to comply would exceed the time it would take for the smell to subside is not responsible planning. Managing our woodlots would not be possible without the ability to store "junk" like old trash wood, especially when restricted by city burn limitations. Composting for our soil's health would not be possible without collection of "litter" and "refuse" like discarded material, food, animal and vegetable matter. A farm or nursery cannot survive on permission to exist if the work required to operate it is penalized or criminalized.

The tax revenue gained from annexing a few rural parcels may be small, but the cost of extending sewer across Olequa Creek, disrupting drainage and aquifers, and regulating working farms and nurseries as urban land without

these plans could be much larger – financially, environmentally, and culturally. We are not asking to stop growth everywhere. We are asking for wise growth, growth that respects personal property, rural livelihoods, public resources, and the land itself. This land already serves the community. It provides hay for Winlock-Vader ranchers, supports nursery production, stores and moves water, supports habitat and creek health, and contributes to local food security.

So again, I respectfully ask the Commissioners to protect county agriculture, Olequa Creek, and the natural resources west of the Olequa from urban regulation and increased density that does not yet understand the land it is trying to absorb, remove exhibits C1/C2 from the ILA/UGA. Thank you for considering my reasons for opposing the proposal.

*(On a personal note, speaking of our field drainage systems, if council or commissioners have any experience or knowledge of anyone in the county we can contact that has knowledge of how repair and maintain old subterranean Vader clay pipe drainage lines we would greatly appreciate learning.)*

**From:** [Mary Sickles](#)  
**To:** [BOCC](#)  
**Subject:** Vader Annexation  
**Date:** Monday, June 22, 2026 7:02:29 PM  
**Attachments:** [Formal Objection to Annexation Karl and Mary Sickles.pdf](#)

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You don't often get email from [marysickles04@gmail.com](mailto:marysickles04@gmail.com). [Learn why this is important](#)

JUN 30 2020

## Formal Objection to the Proposed Annexation of 1617 Winlock Vader Road, Winlock, WA 98596

To the Honorable Members of the City Council, Cowlitz County Boundary Review Board, and Other Interested Officials,

I am writing to formally and unequivocally oppose the proposed annexation of my property located at 1617 Winlock Vader Road, Winlock, Washington 98596.

I purchased my home and land with the understanding and expectation that it would remain outside city limits and subject to county governance. My decision to live in this area was intentional. I chose this property because of its rural character, lower tax burden, fewer regulations, and the independence afforded to residents living outside municipal boundaries. Annexation would fundamentally alter those conditions and impose obligations and restrictions that I neither requested nor support.

I currently receive adequate services through county agencies and have experienced no deficiencies that warrant annexation. There has been no demonstration that annexation is necessary to protect public health, safety, or welfare. Adding another layer of government would create additional costs and regulations without providing benefits sufficient to justify those burdens.

Annexation has the potential to increase property taxes, utility taxes, permit fees, and other assessments while subjecting property owners to additional ordinances, zoning requirements, and restrictions on land use. Property owners should not be compelled to assume additional financial obligations and regulatory oversight when existing county services are already sufficient.

Washington State's Boundary Review Board Act identifies the preservation of natural neighborhoods and communities, the protection of agricultural and rural lands, and the prevention of impractical boundary changes as important objectives in evaluating annexation proposals. Annexation should occur only when it promotes orderly growth and clearly benefits affected residents—not merely to expand a municipality's tax base or jurisdiction.

My property and surrounding area have historically maintained a rural character. The ability to use and enjoy my land with reasonable freedom was a major factor in my investment. Annexation would increase development pressures and could ultimately diminish the very qualities that make this community desirable.

Private property rights are among the most fundamental rights enjoyed by citizens. Homeownership represents years of hard work and financial commitment. Government actions that significantly alter the rights, obligations, and costs associated with private property should occur only with clear necessity and with the support of the affected residents.

For these reasons, I strongly urge you to reject any proposal that would annex my property located at 1617 Winlock Vader Road into city limits. I respectfully ask that my home remain under county jurisdiction and that the wishes of existing property owners be afforded substantial weight throughout this process.

Thank you for your time and consideration.

Karl & Mary Hickey  
1617 Winlock Vader Rd  
Winlock, WA. 98596

PAGE  
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## IN REGARD TO URBAN GROWTH AREA

MY NAME IS MICHAEL WIKE

MY WIFE BRENDA AND I LIVE AT 1675 WINLOCK-VADER RD. WE ARE BOTH 77 YEARS OLD WE BOTH STILL WORK AT A PART TIME HOME BUSINESS. OUR PROPERTY IS MANAGED IN HARMONY WITH THE ENVIRONMENT ALONG OLEVA CREEK. BALD EAGLES OFTEN ROOST IN OUR BACK YARD, ALSO WE HAVE A FAMILY OF OWLS IN OUR TREES THAT HAVE BEEN THERE FOR MANY YEARS. ALSO THOSE MAY <sup>BE</sup> ENDANGERED SPOTTED OWLS.

THE ~~AREA~~ OLEVA CREEK BOTTOM IS THE HISTORICAL HOME OF THE COWLITZ & OLEVA TRIBES. THE FALLS AT MCMURPHY PARK WAS A MAJOR FISHING SITE & CAMP GROUND. AS A YOUNG BOY MY FRIENDS AND I WOULD PICK-UP ARROW HEADS IN THAT LOCATION. ON OUR PROPERTY WE FOUND A MORTAR & PESTLE WHILE PLANTING TREES.

WE SOLD OUR HOUSE IN VADER IN 1984 TO GET AWAY FROM ALL THE MESS THAT TOWN WAS. I JUST TOOK A DRIVE DOWN ALL THE BACK STREETS OF VADER AND SAW VERY LITTLE IMPROVEMENT, ONLY MORE HOUSES AND MORE UNMOTIVATED PEOPLE.

ANNEXATION ~~GIVE~~ MEANS HIGHER TAXES, WITH  
THANK YOU NO BENEFIT

Brenda Wike

1675 Winlock - Vader Rd. (Physical address)

Winlock, Wa. 98596

P.O. Box 125

Vader, Wa. 98593 (mailing address)

Home # 1-360-295-3722

Cell # 1-360-749-2986

Hello,

Please allow me to introduce myself;  
Christian, Wife, Mother, Grandmother,  
Senior Citizen and small business owner -  
Wike's Greenhouse

The latter one is the one I would  
like to discuss with you.

I got my first business license  
in 1985. I do these projects a year -  
Mother's Day Hanging Baskets, wreaths for  
Christmas and sell a few Christmas trees -

I use a lot of water for the hanging  
baskets. We have a 130' well and lots of  
water. If a water fee (Vader city water  
bill) is placed on my business, I will  
lose my business. Please, do not do this!  
We, the people do not want it!

Thanks for your time,  
Brenda Wike

~~Main~~ body:

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Theodore & Patricia Murphy  
1671 Winlock-Vader Rd Winlock  
WA, 98596  
360-295-3348

July 1, 2026

City Council of Vader  
ATTN: City Clerk  
City Hall  
Vader, WA

**SUBJECT: Formal Protest and  
Opposition to the Proposed  
Annexation of 1671 Winlock-  
Vader Rd. Winlock, WA 98596**

Dear City Council Members,

I am writing to formally register my opposition to the proposed annexation of my property, located at 1671 Winlock-Vader Rd, into the City of Vader.

I have lived outside of city limits at this address for over 50 years, and I strongly oppose this annexation for the following reasons:

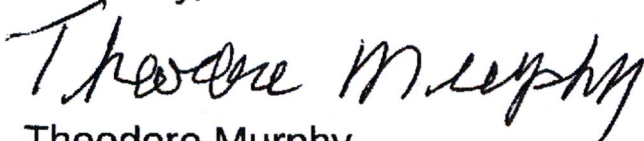
- **Financial Burden:** Annexation will subject my property to additional city property taxes and municipal fees without any perceived benefit to my household.
- **Preservation of Rural Character:** My property

functions well under county zoning and regulations, and I wish to maintain our unincorporated status.

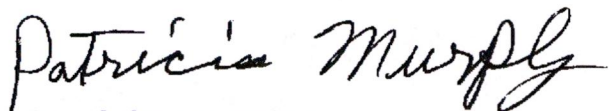
- **Zoning conflicts:** Restrictive city ordinances that limit or prohibit standard agricultural practices.
- **Increased tax burdens:** Unreasonable tax increases that make farming financially unviable.
- **Lack of Need:** I do not require or desire city services (e.g., water, sewer, or police) and am fully satisfied with my current county services.

I respectfully request that the City Council exclude my property from the proposed annexation area. Please keep me informed of any future public hearings, actions, or resolutions regarding this boundary change.

Sincerely,



Theodore Murphy



Patricia Murphy

# BEFORE ANNEXATION, THE PUBLIC DESERVES ANSWERS

Washington's Growth Management Act requires growth that is planned, served, financed, and environmentally responsible and that **REDUCES SPRAWL**

## WE ARE ASKING FOR **TWO** WRITTEN PLANS:



### 1. PLAN FOR PROVISION OF URBAN SERVICES

1



**Complete Urban-Services Plan** for sewer, water, stormwater, roads, police, fire, EMS, and code enforcement.

2



**Capital Facilities & Financing Plan** showing costs, funding sources, phasing, and what happens if funding is not available.

3



**Ecological & Engineering Analysis** for sewer extension, pump or lift-station needs, creek crossings, wetlands, aquifer impacts, shoreline impacts and critical areas



Show how services will be provided, paid for, and protect our environment--**BEFORE ANNEXATION.**



### 2. PLAN FOR PROTECTION OF EXISTING RURAL USES

1



**Side-by-Side Comparison** of current Lewis County rules and proposed Vader city ordinances for animals, livestock, animal noise, nuisance, odors, manure, carcasses, slaughter, fences, lights, signs, farm equipment, greenhouses, sheds, barns, farm stands, nursery sales, garden production, and licensing.

2



**Written Determination** of whether each existing farm, ranch, nursery, livestock, garden, and rural production activity will be permitted outright, treated as legal non-conforming, prohibited, or subject to enforcement after annexation.

3



**Explicit Protections** for existing farms, ranches, gardens, nurseries, livestock uses, agricultural structures, and farm-adjacent activities so that annexation does not criminalize or penalize lawful rural production.



Protect the rights and livelihoods of rural families, farms, ranches and local food production



**Annexation of properties west of the Olequa should not proceed on aspiration alone.**

If the city cannot show how it will provide urban services, pay for them, protect critical areas, and preserve existing rural and agricultural uses **THEN THE ANNEXATION IS PREMATURE**



**PLAN FIRST. PROTECT OUR COMMUNITY. PREVENT URBAN SPRAWL.**

*Good planning today. Strong community tomorrow.*

## Plan for provision of urban services west of the Olequa (exhibit c1/c2)

The City is proposing urban regulation without showing a complete plan for urban services. If the City does not plan to extend sewer or water, has not shown the cost or funding, has not identified routes or pump/lift-station needs, and has not analyzed impacts to Olequa Creek and critical areas, then annexation is premature. *Annexation should not create urban regulation without urban services.*

Washington planning requirement/expectation	What appears missing for west-of-Olequa parcels	What should be shown before annexation
<p><b>RCW 36.70A.020 (1,2)</b></p> <ul style="list-style-type: none"> <li>Urban growth should occur where adequate public facilities and services exist or can be provided efficiently.</li> <li>Planning should reduce urban sprawl.</li> </ul>	<ul style="list-style-type: none"> <li>The City states there are no immediate plans to extend sewer or water service.</li> <li>No clear explanation of how this annexation reduces sprawl or creates efficient urban growth.</li> </ul>	<ul style="list-style-type: none"> <li>Written explanation of how urban services will be provided efficiently to the annexed area.</li> <li>Explanation of how annexing a small remaining pocket of rural agricultural parcels reduces sprawl rather than expanding urban regulation without urban services.</li> </ul>
<p><b>RCW 36.70A.030 (47)</b></p> <ul style="list-style-type: none"> <li>Defines urban services as sewer, water, fire/police, public transit, street cleaning, and other city-level utilities.</li> </ul> <p><b>WAC 365-196-320 (d)</b></p> <ul style="list-style-type: none"> <li>States at minimum, adequate public facilities include sanitary sewer systems and public water service.</li> </ul>	<ul style="list-style-type: none"> <li>No written service plan showing when, how, or whether these urban services/facilities will ever be provided to the west-of-Olequa parcels.</li> <li>No sewer-extension plan, water-service plan, pump/lift-station analysis, or route plan has been shown for extending services west of Olequa Creek.</li> </ul>	<ul style="list-style-type: none"> <li>Plan for sanitary sewer, stormwater, domestic water, fire and police protection, street cleaning, public transit, and other city-level services.</li> <li>Sewer-extension plan, water-service plan, pump or lift-station analysis, route analysis, capacity analysis, and connection strategy.</li> </ul>
<p><b>RCW 36.70A.070 (3.a-e)</b></p> <ul style="list-style-type: none"> <li>Capital facilities planning is required.</li> <li>Funding must be identified.</li> </ul> <p><b>WAC 365-196-320 (4.a-f)</b></p> <ul style="list-style-type: none"> <li>Any amendment to an urban growth area must be accompanied by an analysis of what capital facilities investments are necessary</li> </ul>	<ul style="list-style-type: none"> <li>No annexation-specific capital facilities update showing costs, locations, capacities, funding sources, or six-year financing for these parcels.</li> <li>No cost estimate, funding source, phasing plan, or explanation of who pays if funding falls short.</li> </ul>	<ul style="list-style-type: none"> <li>Inventory of existing facilities, forecast of future needs, proposed improvements, locations and capacities, funding sources, and a six-year financing plan.</li> <li>Cost estimates, funding sources, phasing, and explanation of what happens if funding is not available.</li> </ul>
<p><b>RCW 43.21C.030</b></p> <ul style="list-style-type: none"> <li>SEPA requires agencies to consider environmental values and impacts in governmental decisions.</li> </ul>	<ul style="list-style-type: none"> <li>No ecological review has been shown for extending services over or under Olequa Creek or through adjacent wetlands, aquifers, shorelines, and critical areas.</li> </ul>	<ul style="list-style-type: none"> <li>Feasibility of extending sewer over or under Olequa Creek, wetlands, aquifers, shorelines, flood areas, and critical areas.</li> </ul>

### ***Requested Written Plan***

Before annexation, the City and County should provide a Plan for Provision of Urban Services that includes:

1. Sewer, water, stormwater, roads, fire, EMS, police, code enforcement, and other city services.
2. Existing facilities and future service needs.
3. Proposed infrastructure, locations, capacities, and routes.
4. Pump or lift-station needs and creek-crossing analysis.
5. Costs, funding sources, phasing, and a six-year financing plan.
6. A clear explanation of who pays if funding is not available.
7. Ecological review for Olequa Creek, wetlands, aquifers, shorelines, and critical areas.

## Plan to protect the citizens right-to-farm

Washington and Lewis County law treat agricultural impacts as protected or expected rural production activities. Vader's ordinances appear to treat agriculture in residential zones as conditional, compatibility-based, and subject to urban enforcement. The City should provide a written matrix stating which activities will be permitted outright, conditional, legal nonconforming, prohibited, or subject to enforcement after annexation.

Washington/Lewis County	Vader ordinance or issue	Conflict
<b>Agriculture</b>		
<p><b>RCW 7.48.305.</b> Protects agricultural activities from nuisance claims when conducted on farmland and consistent with good agricultural practices.</p> <p><b>LCC 17.40.040.</b> States agricultural activities, operations, facilities, and appurtenances shall not become a nuisance because of changes in surrounding land use or zoning.</p>	<p>Vader R-1 does <b>not</b> list agriculture as an outright permitted use. Agriculture is listed as a <b>conditional use</b> requiring review and approval, with conditions to ensure compatibility. <b>VMC 27.08.210, 27.08.220.</b></p>	<p>County/state law treats agriculture as protected rural activity; Vader treats agriculture as conditional and compatibility-based. The City should state whether existing and future agricultural activity is protected outright, conditional, nonconforming, or subject to enforcement.</p>
<b>Noise, odors, dust, fumes</b>		
<p><b>RCW 7.48.310 (1)</b> Defines agricultural activity to include "noise," "odors," "dust," "fumes," machinery, irrigation pumps, fertilizer application, and livestock movement.</p>	<p>Vader penalizes and criminalizes public disturbance noises including repetitive or continuous sounds in connection with operating machinery. <b>VMC 9.12.010 (a.2)</b> Vader residential districts are designed to protect against "hazards" and "objectionable influences." <b>VMC 27.08.190, 27.08.200.</b></p>	<p>Ordinary farm noise, odors, dust, fertilizer smell, manure smell, livestock sound, pumps, and machinery could be treated as urban residential nuisances unless expressly protected.</p>
<b>Composting, mulch, crop residue, manure bedding, nursery waste</b>		
<p><b>RCW 7.48.305 (1)</b> States agricultural activities conducted on farmland, if consistent with good agricultural practices and established before surrounding nonagricultural activities, are presumed reasonable and shall not be found a nuisance unless they substantially affect public health and safety.</p>	<p><b>VMC 9.08.020</b> treats keeping "junk, refuse, or litter" as maintaining a nuisance.</p> <p><b>VMC 9.08.010</b> defines:  <i>Litter</i> means and includes all other waste, paper and discarded material.  <i>Refuse</i> means and includes all trash, garbage, discarded food, feces, animal and vegetable matter, and cans.</p>	<p>Compost piles, mulch piles, crop residue, manure bedding, spoiled hay, plant trimmings, nursery waste, leaves, wood chips, and soil amendments are commonly stored outdoors as part of farming, ranching, gardening, livestock care, and nursery production. Without an agricultural exemption, these materials could be treated as "refuse" or "litter," turning normal composting and soil-building practices into a nuisance violation.</p>
<b>Farm equipment, trailers, irrigation supplies, fencing materials, pots, pallets, soil, compost, feed</b>		
<p><b>RCW 7.48.310 (1)</b> Includes machinery, irrigation pumps, and plant protection products.</p>	<p>Vader's junk rule and residential compatibility standards could reach visible equipment, parts, materials, or storage <b>VMC 27.28.020.</b> R-1 purpose provisions emphasize protection from objectionable influences and congestion. <b>VMC 27.08.190--200.</b></p>	<p>Farm storage should not be treated like abandoned junk. The City should distinguish active agricultural equipment/materials from nuisance junk.</p>

Washington/Lewis County	Vader ordinance or issue	Conflict
<b>Fencing for livestock, deer exclusion, nursery screening, and farm security</b>		
<p><b>RCW 7.48.310 (1)</b> Includes construction and maintenance of fences, protection from damage by wildlife and similar agricultural features.</p>	<p>Vader generally limits fences/walls/hedges along property lines to <b>six feet</b>, and sight-obscuring front/side fences to <b>four feet</b>, with an exception for open wire-mesh fences only for playgrounds, public utilities, and similar public-safety hazards. <b>VMC 27.28.030</b>.</p>	<p>Livestock fencing, predator fencing, deer fencing, nursery screening, and farm security fencing may need agricultural exemptions beyond residential fence limits.</p>
<b>Farm buildings, barns, sheds, greenhouses, coops, hoop houses</b>		
<p><b>RCW 7.48.310 (1)</b> Includes construction and maintenance of buildings, fences, and similar features.</p>	<p>Vader R-1 has residential lot coverage, setback, height, and yard standards. <b>VMC 27.08.240–.260</b>. Nonconforming structures may be repaired or altered only if they do not increase nonconformity. <b>VMC 27.44.020</b>.</p>	<p>The City should state whether barns, greenhouses, coops, sheds, farm shelters, and hoop houses are protected agricultural structures or subject to residential accessory-structure restrictions.</p>
<b>Farm stands, roadside sales, nursery sales, egg sales, produce sales, plant sales, signage</b>		
<p><b>RCW 7.48.310 (1)</b> expressly includes commercial production of farm products and marketed produce at roadside stands or farm markets.</p>	<p>Vader R-1 prohibits commercial and industrial uses other than authorized home occupations. <b>VMC 27.08.230</b>. Home occupations listed in <b>VMC 27.28.070</b> do not expressly include farm stands, nursery sales, egg sales, produce sales, or plant sales. Vader limits signs in any use district, including on-premises product/use signs, and prohibits billboards. <b>VMC 27.28.090</b>.</p>	<p>The City should clarify whether farm stands and nursery sales are protected agricultural activity or treated as prohibited commercial uses/home occupations. The City should clarify whether small agricultural signs for eggs, produce, plant starts, nursery stock, and farm stands will be permitted as part of rural production.</p>
<b>Livestock, livestock movement, animal husbandry</b>		
<p><b>RCW 7.48.310 (1)</b> includes livestock and roadway movement of livestock</p>	<p><b>VMC 7.16</b> allows livestock by acreage, but Vader’s zoning definition of agriculture is narrower and agriculture remains conditional in R-1. <b>VMC 27.08.220</b>; <b>VMC 27.56.020</b> definition of agriculture.</p>	<p>Livestock may be allowed numerically, but the full incidents of animal husbandry—noise, manure, fencing, shelters, movement, culling, harvest—need explicit written protection.</p>
<b>On-farm harvest, slaughter, culling, flock/herd management</b>		
<p><b>RCW 7.48.310</b> does not specifically immunize every slaughter/processing activity from all regulations.</p>	<p>Vader criminalizes slaughter of livestock intended to be sold. <b>VMC 7.20.070</b> Vader’s agriculture definition includes animal husbandry but excludes “slaughterhouse,” “plant for the reduction of animal matter,” and “secondary processing of agricultural products.” <b>VMC 27.56.020</b>.</p>	<p>The City should distinguish industrial slaughterhouses from ordinary on-farm harvest, culling, poultry processing, and herd/flock management. Otherwise, animal husbandry is incomplete.</p>

Washington/Lewis County	Vader ordinance or issue	Conflict
<b>Changing from one agricultural activity to another</b>		
<p><b>RCW 7.48.310 (1,4)</b> expressly protects “conversion from one agricultural activity to another,” including changes in plant-related farm products.</p>	<p>Vader nonconforming-use rules prohibit extension, enlargement, or expansion of nonconforming land uses, and require any change of nonconforming use to be conforming. <b>VMC 27.44.030.</b></p>	<p>A five-year transition or nonconforming-use approach may freeze farms in place rather than protect their ability to adapt, diversify, add greenhouses, change crops, add livestock, or modernize.</p>
<b>Seasonal hours, pumps, machinery, deliveries</b>		
<p>Lewis County says farm operations shall not be restricted by time of day or day of week if conducted according to generally accepted agricultural practices. <b>LCC 17.40.040(3).</b> <b>RCW 7.48.305 (2)</b> also says qualifying agricultural activity shall not be restricted by hours/day if conforming to applicable laws and rules.</p>	<p>Vader residential compatibility standards and home-occupation criteria allow conditions to reduce noise/glare, control access, increase parking/loading, and review future alterations. <b>VMC 27.28.080.</b></p>	<p>Seasonal farm work, early/late irrigation, machinery, loading, deliveries, and nursery operations need right-to-farm treatment, not urban home-occupation treatment.</p>
<b>Lighting for greenhouse, livestock, security, loading, and farm work</b>		
<p><b>RCW 7.48.310 (1)</b> protects machinery, buildings and new practices/equipment consistent with agricultural technology.</p>	<p>Vader requires artificial lighting on any lot/building/structure/parking area to be oriented away from adjacent residential properties. <b>VMC 27.28.040.</b></p>	<p>Reasonable farm, security, greenhouse, and loading lighting should be clarified so ordinary farm use is not treated as incompatible urban lighting.</p>
<b>Existing farms relying on “grandfathering” or transition period</b>		
<p><b>RCW 7.48.305</b> and <b>LCC 17.40.040</b> protect agricultural activity from becoming a nuisance due to changes in surrounding land use or zoning.</p>	<p>Vader nonconforming-use rules limit extension, enlargement, expansion, and changes of nonconforming uses; unused nonconforming use for one year may not be reoccupied except by conforming use. <b>VMC 27.44.030.</b></p>	<p>A transition period or nonconforming status is not the same as right-to-farm protection. The City should state which uses are permanently protected versus merely tolerated until compliance.</p>
<b>Code enforcement/penalties</b>		
<p>State and county right-to-farm laws reduce nuisance-based pressure on agriculture and recognize farm impacts as expected in rural conditions. <b>RCW 7.48.305, LCC 17.40.020–.040.</b></p>	<p>Vader zoning includes sections for unauthorized use/placement and violation penalties. <b>VMC 27.01.090–.100.</b> The City’s development-regulations page also lists “Unauthorized Use or Placement” and “Violation-Penalty” under general zoning provisions.</p>	<p>If farming activities are not expressly protected, ordinary rural production could become a zoning/code-enforcement issue after annexation.</p>

### ***RCW 7.48.305 Washington agricultural activities and forest practices law Intent***

**Intent—2007 c 331:** "The legislature finds that agricultural activities are often subjected to nuisance lawsuits. The legislature also finds that such lawsuits hasten premature conversion of agricultural lands to other uses. The legislature further finds that agricultural activities must be able to adopt new technologies and diversify into new crops and products if the agricultural industry is to survive and agricultural lands are to be conserved. Therefore, the legislature intends to enhance the protection of agricultural activities from nuisance lawsuits, and to further the clear legislative directive of the state growth management act to maintain and enhance the agricultural industry and conserve productive agricultural lands." [ 2007 c 331 s 1.]

## ***Requested Written Plan***

Before annexation, the City and County should provide a Plan for Protection of citizens right to farm that includes:

1. Will existing farms, ranches, nurseries, gardens, livestock uses, greenhouses, and rural production activities be permitted outright, treated as conditional, treated as legal nonconforming, prohibited, or subject to enforcement after annexation?
2. Is the five-year transition period a permanent protection plan, or is it delayed compliance with city ordinances? What happens after five years?
3. Will compost piles, mulch, crop residue, manure bedding, plant trimmings, soil amendments, and nursery waste be protected from debris, nuisance, or junk enforcement?
4. Will fertilizing fields, spreading compost, manure management, livestock odors, and soil amendment use be protected as ordinary agricultural activity?
5. Will tractors, trailers, irrigation supplies, fencing materials, pallets, pots, soil, compost, feed, and farm tools be protected from junk, nuisance, or outdoor-storage enforcement?
6. Will livestock, poultry, animal noise, manure, shelters, fencing, movement, loading, and ordinary animal husbandry be protected?
7. Will the City distinguish industrial slaughterhouses from ordinary on-farm harvest, culling, poultry processing, and herd or flock management?
8. Will farm stands, roadside sales, nursery sales, egg sales, produce sales, plant sales, CSA pickup, and farm markets be protected as agricultural activity rather than treated as prohibited commercial use or home occupation?
9. Will barns, sheds, coops, greenhouses, hoop houses, fencing, irrigation structures, ponds, drains, and farm roads be protected from residential accessory-structure limits?
10. Will animal noise, machinery, irrigation pumps, greenhouse lighting, security lighting, deliveries, and seasonal farm work be protected from urban residential nuisance standards?
11. Will farms be allowed to change crops, add livestock, add greenhouses, add farm stands, or shift from one agricultural activity to another without losing protection?
12. Which activities could result in warnings, fines, abatement, daily violations, permit revocation, misdemeanor enforcement, or other code-enforcement action?
13. Will the City provide a side-by-side comparison of Washington right-to-farm protections, Lewis County rules, and Vader ordinances before annexation is approved?
14. Will the City adopt explicit written protections so lawful rural production is not criminalized or penalized simply because the city boundary moves?

Tabled until July 7

# BOCC AGENDA ITEM SUMMARY

**BOCC Meeting Date:** June 16, 2026

**Suggested Wording for Agenda Item:**

**Agenda Type:** Hearing - Ordinance

Authorize the County Manager to enter into an interlocal agreement with the City of Vader for the City to annex territory within the City of Vader urban growth area

**Contact:** Mindy Brooks

**Phone:** 3607402610

**Department:** CD - Community Development

**Description:**

Authorize the County Manager to enter into an interlocal agreement with the City of Vader for the City to annex territory within the City of Vader urban growth area

**Approvals:**

**Publication Requirements:**

User	Status
PA's Office	Approved

**Publications:**

**Additional Copies:**

**Cover Letter To:**