

**PLEASE PRINT OR TYPE ALL INFORMATION**

**DOCUMENT TITLE(S) (OR TRANSACTIONS CONTAINED THEREIN)**

Centralia Ordinance No 2329-A

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED/RELEASED:**

CMC Ordinance # 2329-A

**GRANTOR/BORROWER (LAST NAME FIRST, FIRST NAME AND INITIALS):**

City of Centralia

ADDITIONAL NAMES LISTED ON PAGE \_\_\_\_\_ OF DOCUMENT

**GRANTEE/ASSIGNEE/BENEFICIARY (LAST NAME FIRST, FIRST NAME AND INITIALS):**

The Public

ADDITIONAL NAMES LISTED ON PAGE \_\_\_\_\_ OF DOCUMENT

**LEGAL DESCRIPTION (ABBREVIATED: I.E. LOT, BLOCK, PLAT OR SECTION, TOWNSHIP, RANGE)**

Those portions of the NW% of Section 17 and NE% of Section 18, Township 14 North, Range 2 West, W.M., Lewis County, Washington,

COMPLETE LEGAL DESCRIPTION IS LISTED ON PAGE 5 OF DOCUMENT.

**ASSESSOR'S TAX PARCEL NUMBER(S)**

021505001000, et all (see page 2 of document)

**THE AUDITOR/RECORDER WILL RELY ON THE INFORMATION PROVIDED ON THIS FORM. THE STAFF WILL NOT READ THE DOCUMENT TO VERIFY THE ACCURACY OR COMPLETENESS OF THE INDEXING INFORMATION PROVIDED HEREIN.**

OWNER	First_PIN
ANDERSON, MARK D, ET AL	021505001000
BAILEY, LINDA	021492000000
BT DEVELOPMENT LLC	021493001000
CABRERA, ANGEL RAMIREZ & RAMIREZ, VICT	009236001000
CARPIO, OBET	021495000000
CITY OF TACOMA	021502002000
CONTRERAS ESTRADA, LEONED A ET AL	009237001000
DOCSANES, NICK J & PAMELA L	009221000000
ESTRADA, SHAWNTRICE & GUSTAVO	009221001000
GEVING, GORDON GARANT & LAURIE LEE	009221002000
HALLOM, CASEY S & CANDACE M	009236003000
HEINRICHER, FRANK B	021501000000
KENNEDY, DAN E	009236002000
LIKHOVIDOV, VITALIY	021496000000
MAC DUFF CO INC	021500002000
MCCULLOH, STEVE	021492001000
MCNEALY, MARK E & B JOY	021503002000
PHILLIPS, SCOTT & ANDREA	009219000000
PORT OF CENTRALIA	021564001000
REYNOLDS, WILLIAM & MARKAY K	009236000000
RYAN, RONALD P	009220000000
VANATTA, KENNETH	021503001000

**ORDINANCE NO. 2329-A**

**AN ORDINANCE CORRECTING ORDINANCE 2329 ANNEXING TO THE CITY OF CENTRALIA THE AREA KNOWN AS THE LONG ROAD ANNEXATION IN LEWIS COUNTY, STATE OF WASHINGTON**

(See Exhibit A and Exhibit B attached hereto and incorporated herein by this reference)

WHEREAS, petitions for annexation of territory to the City of Centralia were heretofore filed with the City Council of Centralia, Lewis County, Washington, by the owners of not less than sixty percent (60%) in value according to the assessed valuation for general taxation of the property hereinafter described, which petition meets the requirements of RCW 35A.14.120 and other statutes of the State of Washington relating to annexation, and

WHEREAS, the City of Centralia did thereafter set the 10<sup>th</sup> day of October, ~~2014~~ 2013, at the hour of 7:00 p.m. of said day at the City Hall in the City of Centralia as the time and place for hearing the said Petition, and did thereafter cause notice of said hearing to be published in one issue of the Daily Chronicle, a daily newspaper of general circulation in Centralia, Lewis County, Washington, and did also cause to be posted in three public places within the territory proposed for annexation, copies of said notice, which notice invited interested persons to appear and voice approval or disapproval of the annexation, and

WHEREAS, at the said hearing on the petition for annexation all persons expressing opinions of such annexation were heard, and

WHEREAS, any applicable procedures and requirements of the State Environmental Policy (SEPA) have been complied with, and

WHEREAS, the City Council reviewed and considered the zoning recommendations as submitted by the Planning Commission regarding the area proposed for annexation, and the input received at the public hearings before both the Planning Commission and the City Council, and

WHEREAS, the Lewis County Boundary Review Board as per RCW 36.93.090 reviewed the proposed annexation and included additional acreage, and,

WHEREAS on May 15, 2014 issued a hearing decision modifying the annexation, and,

WHEREAS, the Lewis County Boundary Review Board hearing decision is attached as Exhibit B and incorporated by this reference, and,

WHEREAS the legal description and map of the modified annexation is certified by the City Engineer, attached as Exhibit A and incorporated by this reference. NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF CENTRALIA, WASHINGTON DO ORDAIN as follows:

Section 1.

That the following described property lying contingent to and contiguous to the City of Centralia, Lewis County, Washington, and described as follows:

(See Exhibit A attached hereto and incorporated herein by this reference)

be and the same hereby is annexed to the City of Centralia, Lewis County, Washington.

Section 2.

That on the 31<sup>st</sup> day of August, 2014, is the date hereby affixed for annexation of said property to the City of Centralia, and the property so annexed shall become a part of the City of Centralia, Lewis County, Washington, subject to all its laws and ordinances then and thereafter in effect; said area shall also be subject to the general indebtedness of the City of Centralia contracted prior to or existing at the time of said annexation.

Section 3.

That pursuant to recommendation of the Planning Commission and the results of the public hearings, the area herewith annexed is designated under zoning classification as Port Master Plan.

Section 4.

That pursuant to the hearing decision attached as Exhibit B issued by the Lewis County Boundary Review Board on May 15, 2014, the area of annexation is modified as described in Exhibit A.

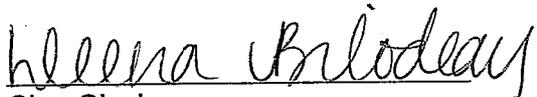
Section 5.

That this ordinance shall go into full force and effect on August 31, 2014.

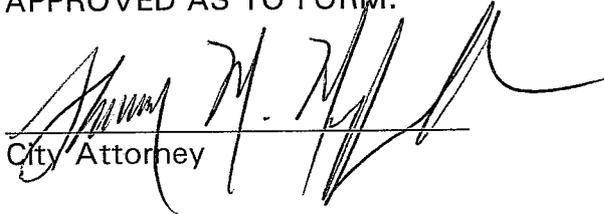
PASSED by the City Council of the City of Centralia, Washington for the first and second reading on the 12<sup>th</sup> day of August, 2014.

  
MAYOR

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

## EXHIBIT A

### Long Road Annexation Legal Description

Those portions of the NW  $\frac{1}{4}$  of Section 17 and NE  $\frac{1}{4}$  of Section 18, Township 14 North, Range 2 West, W.M. , Lewis County, Washington, described as follows:

That portion of the NW  $\frac{1}{4}$  of said Section 17, beginning at the NW corner of Section 17, thence East along north line of said Section 17, to the easterly right-of-way line of Long Road; thence Southerly along the said easterly right-of-way to the north right-of-way line of South Street; thence Easterly along said north right-of-way line to the west line of the Chehalis Western Railroad right-of-way; thence Northerly along said right-of-way, to the north line of Section 17; thence Easterly to the east line of the Chehalis Western Railroad, thence continuing Easterly, 205 feet +/-, to a parcel line that is the west line of parcel as described in Deed recorded under Lewis County Auditor File No. 3157754; thence Southerly along said parcel line, 145.2 feet, to the south line of said parcel; thence Easterly along south line of said parcel to the west right-of-line of Woodland Avenue; thence continuing Easterly to the east right-of-Way line of Woodland Avenue; thence Southerly along the east right-of-way line, 175.2 feet to the northwest corner of a parcel described in Real Estate Contract recorded under Lewis County Auditor File No. 3203816; thence East, along the north line of said parcel, 300 feet to the northeast corner of said parcel; thence South along the east line of said parcel, and the east line of parcels recorded under Lewis County Auditor's File No. 668711 and 3348915, 414.40 feet to the southeast corner of a parcel recorded under Auditor's File No. 3348915; thence continuing South to the south right-of-way line of South Street; thence Westerly along said south right-of-way line to the east line of the Chehalis Western Railroad right-of-way; thence Southerly along said railroad right-of-way line to a point that intersects with the north line of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 17; thence West along said north line to the east right-of-way line of Long Road; thence South along the east right-of-way line of Long Road to the north line of the South 930 feet of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  as described in deed recorded under Lewis County Auditor File No. 3074770; thence West to the westerly right-of-way line of Long Road and also being the west line of said Section 17; thence Northerly along said section line to the point of beginning.

Including that portion of the NE  $\frac{1}{4}$  of said Section 18, commencing at the NE corner of Section 18, thence Southerly along east line of Said Section 18, 36 feet, to the True Point of Beginning; thence continuing Southerly, 492 feet, along the east line of Section 18 and the

westerly right-of-way line of Long Road; thence Westerly along a parcel line that is the south line of the parcel described in Deed as recorded under Lewis County Auditor File No. 3389606, to the east right-of-way line of Interstate Highway 5, formerly PSH No. 1; thence Northerly along said right-of-way to a point that intersects with the north line of said Section 18; thence Easterly along said north line, 210 feet +/-, to a parcel line that is the west line of a parcel as described in Deed recorded under Lewis County Auditor File No. 3398131; thence South along said west line, 36 feet to the south line of said parcel; thence Easterly along said south line, 300 feet +/-, to the east line of Section 18 and Point of Beginning.

All properties are situated in Lewis County, Washington.

Annexation Legal Description has been reviewed and approved by:

	7/15/04
City Engineer	Date



**Long Road Annexation**  
**Proposed Effective Date September 1, 2014**

**Legend**

- Rail Road
- Long Rd Annex July 2014
- Lakes and Rivers

1 inch = 458 feet

## EXHIBIT B

# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR LEWIS COUNTY

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

May 19, 2014

City of Centralia Deena Bilodeau, City Clerk 118 W. Maple Street P.O. Box 609 Centralia, WA 98531-0609	Port of Centralia 3508 Galvin Road Centralia, WA 98531	Board of County Commissioners (Interoffice Mail)
Riverside Fire Authority Administration Headquarters 1818 Harrison Avenue Centralia, WA 98531	City of Chehalis Judy Schave, City Clerk P.O. Box 871 Chehalis, WA 98532	Centralia School District #401 2320 Borst Ave P.O. Box 610 Centralia, WA 98531
Lewis County Public Works (Interoffice Mail)	Lewis County Treasurer (Interoffice Mail)	Lewis County Public Works – GIS (Interoffice Mail)
Lewis County Assessor (Interoffice Mail)	Lewis County Sheriff's Office (Interoffice Mail)	Lewis County Central Dispatch (Interoffice Mail)
Cowlitz Tribe Dave Burlingame P.O. Box 2547 Longview, WA 98632	Confederate Tribes of the Chehalis P.O. Box 536 Oakville, WA 98568	Washington State Department of Commerce P.O. Box 42525 Olympia, WA 98504-2525
Washington State Department of Ecology P.O. Box 47775 Olympia, WA 98504-7775	Washington State Department of Transportation Jeff Barsness P.O. Box 1709 Vancouver, WA 98668-1709	Washington State Department of Fish and Wildlife Southwest Region 5 2108 Grand Boulevard Vancouver, WA 98661

**RE: Filing of the Written Decision of the Washington State Boundary Review Board For  
Lewis County – Long Road Annexation – City of Centralia – File Number MSC14-  
0013**

The written decision in the matter of MSC14-0013 is hereby filed according to RCW 36.93.160(4).

According to RCW 36.93.160(5) "Decision shall be final and conclusive unless within thirty days from the date of the action a governmental unit affected by the decision or any person owning real property or residing in the area affected by the decision files in the superior court a notice of appeal".

Sincerely,



Karen Witherspoon, AICP  
Chief Clerk for Boundary Review Board

CC (electronic):      Boundary Review Board Members  
                                 Lewis County Prosecutor's Office – Glenn Carter  
                                 Lewis County Prosecutor's Office – David Fine & Kevin Nelson  
                                 City of Centralia – Rob Hill, City Manager  
                                 City of Centralia – Shannon Murphy-Olson, City Attorney  
                                 File Copy – MSC14-0013

Enclosure:              BRB Written Decision and BRB Decision Map Attachment A

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

In the Matter of	}	FILE NO: MSC14-0013
ANNEXATION OF 22.25 ACRES	}	
TO THE CITY OF CENTRALIA	}	RESOLUTION AND
(LONG ROAD ANNEXATION)	}	HEARING DECISION

**HEARING DECISION**

MSC14-0013: Proposed Annexation of 22.25 acres to the City of Centralia (Long Road Annexation) is hereby **MODIFIED** by the Washington State Boundary Review Board for Lewis County pursuant to RCW 36.93.170, "Factors to be considered by the Board", RCW 36.93.180, "Objectives of the Boundary Review Board", and RCW 36.93.157, "Decisions to be consistent with the Growth Management Act".

**LEGAL DESCRIPTION OF MODIFIED ANNEXATION**

***Long Road Annexation Legal Description (including all of Long Road)***

Those portions of the NW ¼ of Section 17 and the NE ¼ of Section 18, Township 14 North, Range. 2 West, W.M., Lewis County, Washington, described as follows:

That portion of the NW ¼ of said Section 17, beginning at the NW corner of Section 17, thence East along the north line of said Section 17, to the easterly right-of-way of Long Road; thence Southerly along the said easterly right-of-way to the north right-of-way line of South Street; thence Easterly along said north right-of-way line to the west line of the Chehalis Western Railroad right-of-way; thence northerly along said right-of-way, to the north line of Section 17; thence Easterly to the east line of the Chehalis Western Railroad, thence continuing Easterly, 205 feet +/-, to a parcel line that is the west line of parcel as described in Deed recorded under Lewis County Auditor File No. 3157754; thence Southerly along said parcel line, 145.2 feet, to the south line of said parcel; thence Easterly along south line of said parcel to the west right-of-way line of Woodland Ave; thence continuing Easterly to the east right-of-way line of Woodland Ave; thence Southerly along the east right-of-way line, 175.2 feet to the northwest

corner of a parcel described in Real Estate Contract recorded under Lewis County Auditor File No. 3203816; thence East, along the north line of said parcel, 300 feet to the northeast corner of said parcel; thence South along the east line of said parcel, and the east line of parcels recorded under Lewis County Auditor's File No.'s 668711 and 3348915, 414.40 feet to the southeast corner of a parcel recorded under Auditor's File No. 3348915; thence continuing South to the south right-of-way line of South Street; thence Westerly along said south right-of-way line to the east line of the Chehalis Western Railroad right-of-way; thence Southerly along said railroad right-of-way line to a point that intersects with the north line of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 17; thence West along said north line to the east right-of-way line of Long Road; thence South along the east right of way line of Long Road to the north line of the South 930 feet of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  as described in deed recorded under Lewis County Auditor File No. 3074770; thence West to the westerly right-of-way line of Long Road and also being the west line of said Section 17; thence Northerly along said section line to the point of beginning.

Including that portion of the NE  $\frac{1}{4}$  of said Section 18, commencing at the NE corner of Section 18, thence Southerly along east line of said Section 18, 36 feet, to the True Point of Beginning; thence continuing Southerly, 492 feet, along the east line of Section 18 and the westerly right-of-way line of Long Road; thence Westerly along a parcel line that is the south line of a parcel described in Deed as recorded under Lewis County Auditor File No. 3389606, to the east right-of-way line of Interstate Highway 5, formerly PSH No. 1; thence Northerly along said right-of-way to a point that intersects with the north line of said Section 18; thence Easterly along said north line, 210 feet +/-, to a parcel line that is the west line of a parcel as described in Deed recorded under Lewis County Auditor File No. 3398131; thence South along said west line, 36 feet to the south line of said parcel; thence Easterly along said south line, 300 feet +/-, to the east line of Section 18 and the Point of Beginning.

All properties are situated in Lewis County, Washington.

## **RESOLUTION**

WHEREAS, pursuant to the provisions of the Revised Code of Washington (RCW 36.93.100), the Washington State Boundary Review Board for Lewis County is required to review and approve, disapprove, or modify any of the actions set forth in RCW 36.93.090 whenever its jurisdiction is invoked; and

WHEREAS, the annexation process was initiated when property owners of not less than ten percent of the assessed value of the property within an approximately 22.25 acre area of (Long Road Annexation) notified the City of Centralia of their intention to commence annexation proceedings; and

WHEREAS, the City Council considered the annexation petition at its July 10, 2013 meeting and called for a public hearing; and

WHEREAS, owners of not less than sixty percent of the assessed value in the proposed annexation area signed a petition to annex to the City of Centralia; and

WHEREAS, the sixty percent petition was certified by the Lewis County Assessor; and

WHEREAS, the City of Centralia Planning Commission held a public hearing on October 10, 2013 and recommended proceeding with the Annexation to the City Council; and

WHEREAS, on October 22, 2013, the City Council reviewed the recommendation from the Planning Commission, held a public hearing and adopted Resolution 2596 indicating the City's intent to annex the area and directed its staff to file a Notice of Intention with the Washington State Boundary Review Board for Lewis County; and

WHEREAS, on November 18, 2013, the City of Centralia determined additional environmental review was not needed for the annexation proposal as the City Comprehensive Plan and Zoning Ordinance was updated in 2007 which included this area in the Urban Growth Area (UGA) and which authorizes the City to impose City land use regulations on all land within its UGA. Environmental review was conducted in 2007 and Determination of Nonsignificance (DNS) was is on September 4, 2007 for the City's Comprehensive Plan update; and

WHEREAS, a Notice of Intention was filed with the Washington State Boundary Review Board for Lewis County on January 14, 2014 by the City of Centralia proposing the annexation of 22.25 acres containing 30 residences; and

WHEREAS, the Notice of Intention was then circulated to affected agencies and interested parties on January 17, 2014 for review and comment; and

WHEREAS, the City of Centralia and Lewis County Commissioners met jointly on January 27, 2014 to discuss the annexation area and determined a joint Community Meeting should be held; and

WHEREAS, the City of Centralia and Lewis County Commissioners jointly held a Community Meeting in the annexation area on February 12, 2014; and

WHEREAS, the Washington State Boundary Review Board for Lewis County met on February 13, 2014, to receive the Notice of Intention; and

WHEREAS, the Lewis County Board of County Commissioners met on February 18, 2014 to discuss the Community Meeting and determine if they would submit a request to invoke the Washington State Boundary Review Board for Lewis County's jurisdiction on the proposed annexation; and

WHEREAS, On February 25, 2014, Lewis County Board of County Commissioners submitted a request to invoke the Washington State Boundary Review Board for Lewis County's jurisdiction requesting the annexation area be expanded by 9.84 acres to include the area along South Street; and

WHEREAS, the Washington State Boundary Review Board for Lewis County met on March 6, 2014 to receive the request to invoke jurisdiction; and

WHEREAS, the Washington State Boundary Review Board for Lewis County met on March 19, 2014 in a work session to review the materials and then continued to the work session to March 25, 2014; and

WHEREAS, the Washington State Boundary Review Board for Lewis County at its continued work session on March 25, 2014, set a public hearing on the proposed annexation to be held on May 1, 2014 at 6:00 pm at the Lewis County Historic Courthouse – Commissioners Hearing Room; and

WHEREAS, official notice signs containing a Notice of Public Hearing were posted in ten locations within the area proposed for annexation on April 23, 2014; and

WHEREAS, property owners in the annexation area were mailed notice of the public hearing on April 18, 2014; and

WHEREAS, public notice procedures pursuant to RCW 36.93.160 were carried out including: notice to affected jurisdictions thirty days prior to the public hearing on March 28, 2014, and publication of legal notices in the official newspaper of record (East County Journal) on April 9, 2014, April 16, 2014, and April 23, 2014; and

WHEREAS, an additional public notice was published in The Chronicle on April 17, 2014; and

WHEREAS, prior to the public hearing, the Washington State Boundary Review Board for Lewis County received the following exhibits:

- BRB Exhibit No. 1: Notice of Intention submitted on January 14, 2014 by the City of Centralia
- BRB Exhibit No. 2: Letter submitted on February 25, 2014 from Lewis County requesting the Board's jurisdiction be invoked
- BRB Exhibit No. 3: 2006 Lewis County & City of Centralia Interlocal Agreement
- BRB Exhibit No. 4: Information collected by staff after the March 19, 2014 work session
- BRB Exhibit No. 5: 30-day Notice of Public Hearing including map of annexation area and expansion area
- BRB Exhibit No. 6: Meeting notes from joint city-county meeting dated January 27, 2014
- BRB Exhibit No. 7: Meeting notes from joint city-county community meeting dated February 12, 2014
- BRB Exhibit No. 8: 2013 Adopted Countywide Planning Policies
- BRB Exhibit No. 9: Staff report to Washington State Boundary Review Board for Lewis County dated April 22, 2014; and

WHEREAS, the public hearing was held on May 1, 2014 at 6:00 pm in the Lewis County Historic Courthouse in the Commissioners Hearing Room and all proceedings were audio recorded, the roll was called, three Washington State Boundary Review Board for Lewis County members were present (Donna Moir, Steve Ward and Charles Lascurain) and a quorum was declared; and

WHEREAS, the Chairman asked each Board member to state on the record if they have engaged in any ex parte communication, made any site visits, have any other appearance of fairness issues or have any conflicts of interest regarding this proposal; and

WHEREAS, the Clerk of the Washington State Boundary Review Board for Lewis County administered an oath to those intending on testifying; and

WHEREAS, public testimony was given by:

- 1) Rob Hill, Centralia City Manager
- 2) Emil Pierson, City of Centralia Community Development Director
- 3) Lee Napier, Lewis County Community Development Director
- 4) Glenice Sunde, 1201 Long Road

WHEREAS, the following exhibits were received at the public hearing:

BRB Exhibit No. 10: Letter from Kevin Bay dated April 29, 2014 supporting the annexation

BRB Exhibit No. 11: Letter from Port of Centralia dated May 1, 2014 supporting the annexation

BRB Exhibit No. 12: Petition of signatures of people not wanting to be annexed; and

WHEREAS, The Washington State Boundary Review Board for Lewis County closed the public hearing to further written and verbal testimony and continued the meeting to Thursday May 8, 2014 at 6:00 pm in the Lewis County Historic Courthouse Commissioners Hearing Room to deliberate and make a decision on this matter; and

WHEREAS, the fourth member of the Washington State Boundary Review Board of Lewis County (Larry McGee) was able to attend the continued meeting for deliberations and as allowed by the 2006 adopted Rules and Procedures did read the transcript of the May 1, 2014 public hearing and stated so on the record; and

WHEREAS, on May 8, 2014 beginning at 6:00 pm the Washington State Boundary Review Board for Lewis County with four members present considered all testimony and exhibits, adopted plans and policies of the Growth Management Act, considered each factor (RCW 36.93.170), and determined which objectives were met or not met by the proposal (RCW 36.93.180) and determined the annexation as proposed did not meet three of the nine objectives; and

WHEREAS, further deliberations were held to discuss possible modifications to the proposed annexation that would meet the applicable nine objectives under RCW 36.93.180; and

WHEREAS, the Board members also discussed the petition and testimony provided during the public hearing in relation to the objectives, the factors and process as identified in the Revised Code of Washington (RCWs) of how decisions can be made and the weight placed on the desires of the residents to be included or not included within the annexation; and

WHEREAS, discussion was held regarding the inclusion of the rights-of-way of Long Road adjacent to the proposed and expanded annexation area on the western boarder of the modified annexation area to be consistent with the interlocal agreement, the inclusion of South Street rights-of-way, the use of regular physical boundaries for annexation and efficient service areas.

WHEREAS, the meeting was continued to May 15, 2014 at 6:00 pm in the Lewis County Historic Courthouse, Commissioners Hearing Room and the chief clerk was directed to prepare written findings of the decision to modify the annexation proposal; and

WHEREAS, on May 15, 2014, Larry McGee stated on the record he did not engaged in any ex parte communication, he did drive through the area, and did not have any other appearance of fairness issues or have any conflicts of interest regarding this proposal; and

WHEREAS, there was continued discussion and deliberations on the issue of the inclusion of all of Long Road rights-of-way in the annexation by reviewing the objectives and other factors including the wording of the interlocal agreement; and

WHEREAS, on May 15, 2014 the Washington State Boundary Review Board for Lewis County, after review of the written findings, voted four in favor and none against to modify the annexation proposal; and

WHEREAS, the map of the annexation proposal as modified by the Washington State Review Board for Lewis County is attached to this written decision and labeled as "**BRB Decision Map Attachment A**"

WHEREAS, RCW 36.93.160(4) states "within forty days after the conclusion of the final hearing on the proposal, the board shall file its written decision, setting forth the reasons therefor, with the board of county commissioners and the clerk of each governmental unit directly affected. The written decision shall indicate whether the proposed change is approved, rejected or modified and, if modified, the terms of the modification. The written decision need not include specific data on every factor required to be considered by the board, but shall indicate that all standards were given consideration. Dissenting members of the board shall have the right to have their written dissents included as part of the decision" and forty days from the May 1, 2014 public hearing date is June 10, 2014; and

WHEREAS, the Washington State Boundary Review Board for Lewis County is entering its written decision concerning this matter, pursuant to RCW 36.93.160(4), and is adopting and filing its decision with the Board of County Commissioners and the Clerk of each governmental unit directly affected on or before June 10, 2014.

## **FINDINGS**

FILE NO: MSC14-0013 – Proposed Annexation of 22.25 acres to the City of Centralia (Long Road Annexation) was **MODIFIED** by the Washington State Boundary Review Board for Lewis County to include the 11.97 acres as shown on *BRB Decision Map Attachment A* for a total annexation area of 34.22 acres. This action is based upon the following findings pursuant to RCW 36.93.170, "Factors to be considered by the Board", RCW 36.93.180, "Objectives of the Boundary Review Board", and RCW 36.93.157, "Decisions to be consistent with the Growth Management Act".

### **FACTORS (RCW 36.93.170)**

The Washington State Boundary Review Board for Lewis County considered all the factors identified in RCW 36.93.170 and the following were found to be relevant:

#### **1. POPULATION AND TERRITORY**

##### **Population Density**

The annexation proposed by the City of Centralia includes approximately 22.25 acres and consists of fifteen tax parcels and adjacent road and railroad rights-of-way. The area includes an apartment complex of twenty-five residential units and five individual

residential units, with the total population of the area being 67 people (BRB Exhibit No. 1 and BRB Exhibit No. 10).

The annexation expansion area along South Street and the two parcels along Long Road as shown in *BRB Decision Map Attachment A* include approximately 11.97 acres and consist of eighteen tax parcels and adjacent road rights-of-way. The area includes seventeen residential units (BRB Exhibit No. 2 and BRB Exhibit No. 5).

### **Land Area and Land Use**

The current land use of the proposed annexation area includes residential uses and vacant land (BRB Exhibit No. 1 and BRB Exhibit No. 5).

The current land use of the annexation expansion area along South Street and the two parcels along Long Road as shown in *BRB Decision Map Attachment A* includes residential uses and vacant land (BRB Exhibit No. 5)

### **Comprehensive Plans and Zoning**

The proposed annexation area has City of Centralia zoning designations of General Commercial, Medium Density Residential and Open Space Public Facility. Lewis County zoning designation is Urban Growth Area (BRB Exhibit No. 1). The interlocal agreement requires the City's zoning designation be applied for all land use and building permit applications.

The proposed annexation expansion area along South Street and the two parcels along Long Road as shown in *BRB Decision Map Attachment A*, has City of Centralia zoning designations of General Commercial and Residential (BRB Exhibit No. 1). The interlocal agreement requires the City's zoning designation be applied for all land use and building permit applications.

### **Applicable Service Agreements**

The area is served by Centralia School District, Riverside Fire Authority and Timberland Regional Library (BRB Exhibit No. 1).

### **Interlocal Agreements**

The current interlocal agreement between the City of Centralia and Lewis County was adopted on April 10, 2006 and covers all of the land within the City of Centralia UGA including the proposed annexation and the proposed annexation expansion areas (BRB

Exhibit No. 3). The interlocal agreement applies the City's zoning and comprehensive plan designations to the entire Urban Growth Area.

### **Natural Boundaries**

The land in the proposed annexation area is primarily flat and is within the 100 year floodplain (BRB Exhibit No. 1).

## **2. MUNICIPAL SERVICES**

### **Need for Municipal Services**

The proposed annexation and the proposed annexation expansion area along South Street and the two parcels along Long Road as shown in *BRB Decision Map Attachment A* are currently served by City water and power and receives shared law enforcement services from the City and the County (BRB Exhibit No. 2). Although City sewer lines have not yet been extended to the homes in this area, the City has installed sewer services along South Street immediately to the east of the area along Woodland Avenue and immediately north (BRB Exhibit No. 2). The City of Centralia General Sewer Plan, 2000 – includes this area for wastewater (sewer) services (BRB Exhibit No. 1).

### **Adequacy of Governmental Services**

The proposed annexation is located within the Urban Growth Area for the City of Centralia. The City of Centralia provides services of water and power to the entire Urban Growth Area and these services are adequate to service the area (BRB Exhibit No. 1).

### **Probable Future Needs for Such Services and Controls**

Within the modified annexation area as shown in *BRB Decision Map Attachment A*, there is a future need for sewer services especially on the smaller residential lots that may not have adequate room for a replacement septic system when the existing ones fail (BRB Exhibit No. 5, BRB Exhibit No. 6 and BRB Exhibit No. 7).

### **Probable Effect of Proposal or Alternative on Cost and Adequacy of Services**

All residents currently receiving City services outside of the City limits are paying an additional premium for their services. Once properties are annexed into the City, these premiums are removed from their monthly bill (BRB Exhibit No. 1, BRB Exhibit No. 4 and BRB Exhibit No. 7).

### **3. THE EFFECT OF THE PROPOSAL OR ALTERNATIVE ON ADJACENT AREAS, ON MUTUAL ECONOMIC AND SOCIAL INTERESTS, AND ON THE LOCAL GOVERNMENTAL STRUCTURE OF THE COUNTY**

The proposed annexation as modified would have minimal impacts on the adjacent areas, on mutual economic and social interest, or on the local government structure of the county.

#### **OBJECTIVES (RCW 36.93.180)**

##### **1. Preservation of natural neighborhoods and communities**

The proposed annexation leaves out portions of the neighborhood surrounding Jefferson Lincoln Elementary School and South Street (BRB Exhibit No. 2, BRB Exhibit No. 5 and BRB Exhibit No. 6). The community to the north, east, south and west of Jefferson Lincoln Elementary School at Summa Street and Woodland Avenue is densely developed with houses and multi-family dwellings on relatively small lots already within the City of Centralia. The portion of this community excluded from the City's proposed annexation is no different in character from the areas of the neighborhood already incorporated into the City of Centralia. Additionally, it leaves out two parcels and the rights-of-way of Long Road on the western border of the proposed annexation request separating these two dwellings from the adjacent three dwellings lying to the east of Long Road that are included in the annexation request.

*The Board determined this objective is **not** met by the proposed annexation.*

The proposed annexation expansion area along South Street and the two parcels along Long Road as shown in *BRB Decision Map Attachment A* retain the natural neighborhood around the Jefferson Lincoln Elementary School (BRB Exhibit No. 2).

*The Board determined this objective is met by the proposed expansion area identified on the BRB Decision Map Attachment A.*

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

The proposed annexation uses tax lots rather than physical boundaries on the western border of the annexation along Long Road and the area near the

northeast section of the proposed annexation (BRB Exhibit No. 5 and BRB Exhibit No. 2).

*The Board determined this objective is **not** met by the proposed annexation.*

The proposed annexation expansion area along South Street and the two parcels and rights-of-way along Long Road as shown in *BRB Decision Map Attachment A* rely on physical road rights-of-way boundaries (BRB Exhibit No. 5 and BRB Exhibit No. 2).

*The Board determined this objective is met by the proposed expansion area identified on the BRB Decision Map Attachment A.*

**3. Creation and preservations of logical service areas**

The proposed annexation area receives water and utility services from the City of Centralia and is within the future annexation area of the City of Centralia as described in the city's comprehensive plan and capital facilities plan (BRB Exhibit No. 1).

The inclusion of all of Long Road rights-of-way, currently located in the urban growth area, into the City of Centralia provides logical service areas for road maintenance.

*The Board determined this objective is met by the proposed annexation and by the proposed expansion area identified on the BRB Decision Map Attachment A.*

**4. Prevention of abnormally irregular boundaries**

The proposed annexation area creates irregular boundaries on the western border along Long Road by leaving out the road rights-of-way and two parcels lying to the east of Long Road; and creates irregular boundaries on the eastern border along Woodland Avenue by leaving out the neighborhood north of South Street (BRB Exhibit No. 5). The City of Centralia Planning Commission Minutes (BRB Exhibit No. 1) indicated irregular boundaries have been avoided wherever possible; however the City attempts to honor requests of people that do not want to be annexed into the City.

*The Board determined this objective is **not** met by the proposed annexation.*

The proposed annexation expansion area along South Street and the two parcels and rights-of-way along Long Road as shown in *BRB Decision Map Attachment A* will prevent the abnormally irregular boundaries by including these areas within the City of Centralia City Limits.

*The Board determined this objective is met by the proposed expansion area identified on the BRB Decision Map Attachment A.*

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

*The Board determined this objective does not apply.*

**6. Dissolution of inactive special purpose districts**

*The Board determined this objective does not apply.*

**7. Adjustment of impractical boundaries**

*The Board determined this objective does not apply.*

**8. Incorporation as cities and towns or annexation to cities or towns of unincorporated areas which are urban in character**

The land within the proposed annexation is within the Urban Growth Area and utilizing urban services (BRB Exhibit No. 1).

*The Board determined this objective is met by the proposed annexation and by the proposed expansion area identified on the BRB Decision Map Attachment A.*

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

*The Board determined this objective does not apply.*

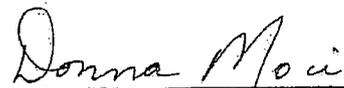
**CONSISTENCY WITH THE GROWTH MANAGEMENT ACT  
(RCW 36.70A)**

Decisions of the Washington State Boundary Review Board for Lewis County are required to be consistent with the planning goals, Countywide Planning Policies, and Urban Growth Area development under the Growth Management Act. In December 2013, the County adopted the current version of the Countywide Planning Policies to be used as a framework for each city's, town's and the county's comprehensive plan (BRB Exhibit No. 8). The City of Centralia adopted its comprehensive plan in April 2007 which included this area in its future annexation area and planned for it in its capital facilities plan. In June 1999, Lewis County adopted its Growth Management Plan and its Urban Growth Areas. The most recent update of the Urban Growth Areas Sub Element of the Lewis County Compressive Plan was adopted in December 2010.

**THEREFORE, BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR LEWIS COUNTY** that based upon the record, testimony and exhibits in File NO: MSC14-0013: The Proposed Annexation of 22.25 acres to the City of Centralia is hereby **MODIFIED** to include the 11.97 acres as shown on *BRB Decision Map Attachment A* for a total annexation area of 34.22 acres.

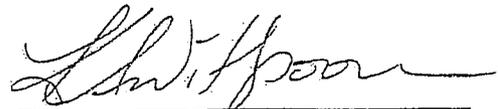
ADOPTED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR LEWIS COUNTY by a vote of four (4) in favor and zero (0) against on this 15<sup>th</sup> day of May 2014, and authorized the chair to signed in authentication of its adoption on said date.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR LEWIS COUNTY



Donna Moir, Chair

ATTESTED TO and filed by me on this 16<sup>th</sup> day of May, 2014.



Karen Witherspoon, Chief Clerk

