

**ORDINANCE NO. 2024-03**

**AN ORDINANCE OF THE CITY OF VADER, WASHINGTON, ANNEXING THREE SEPARATE UNINCORPORATED LEWIS COUNTY TERRITORIES KNOWN, RESPECTIVELY, AS MCMURPHY PARK; OLSON AND FLYNN; AND PARK PLACE; ESTABLISHING APPLICABLE COMPREHENSIVE PLAN AND ZONING DESIGNATIONS; ESTABLISHING AN EFFECTIVE DATE AND PROVIDING FOR SUMMARY PUBLICATION BY ORDINANCE TITLE ONLY.**

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**WHEREAS**, the Washington State Growth Management Act (the “Act”), codified as RCW 36.70A, requires counties planning under the Act to designate urban growth areas “within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature;” and

**WHEREAS**, the Act at RCW 36.70A.110(4) states that within such urban growth areas, “In general, cities are the units of local government most appropriate to provide urban governmental services;” and

**WHEREAS**, the Act at RCW 26.70A.110(7) states, “An urban growth area designated in accordance with this section may include within its boundaries urban service areas or potential annexation areas designated for specific cities or towns within the county;” and

**WHEREAS**, Lewis County has collaborated with its municipalities to designate urban growth areas and potential annexation areas for specific cities and towns within the County; and

**WHEREAS**, within Lewis County exists unincorporated territories which have been designated as potential annexation areas for the City of Vader; and

**WHEREAS**, legally sufficient annexation petitions for three unincorporated territories within the potential annexation areas of the City of Vader (the “Annexation Areas”) were submitted to the City of Vader; and

**WHEREAS**, on June 21, 2023 the City Council held a duly noticed public hearing regarding the annexation and passed Resolution Nos. 12-2023, 13-2023, and 14-2023 stating the intent of the City to annex the unincorporated properties known as “McMurphy Park” (Annexation Area 1), “Olson and Flynn” (Annexation Area 2), and “Park Place” (Annexation Area 3) (collectively, the “Annexation Areas”) as depicted on the attached Exhibit A map and described in the attached Exhibit B legal description; and

**WHEREAS**, the Boundary Review Board’s forty-five day review period for the Annexation Areas ended on January 29, 2024, with no request for review having been filed; and

**WHEREAS**, RCW 43.21C.222 categorically exempts annexations from review under the State Environmental Policy Act, RCW Chapter 43.21C; and

**WHEREAS**, the Vader City Council finds that it is appropriate to designate Annexation Areas 1 and 3 as Community Services (CS) and Annexation Area 2 as Multi-Family Residential (R 3) for the purposes of the Zoning Code, which is its current designation in the Urban Growth Area portion of the City’s Future Land Use Map in the Comprehensive Plan, and that it is appropriate to require the property to assume a pro rata share of the City’s current bonded indebtedness; and

**WHEREAS**, the Vader City Council has determined that the public health, safety, and welfare of the people of the City of Vader will be best served if said Annexation Areas are annexed;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VADER, WASHINGTON,

DO ORDAIN AS FOLLOWS:

**Section 1. Annexation.** The real property in Areas 1 (McMurphy Park), 2 (Olson and Flynn), and 3 (Park Place) which are legally described in Exhibit A (3 pages) and shown on the annexation map on Exhibit B (1 page) each of which is attached hereto and incorporated herein by reference, is annexed to the City of Vader.

**Section 2. Comprehensive Plan and Zoning Code.** The annexed properties shall be subject to the City of Vader Comprehensive Plan and Zoning Code, and Annexation Areas 1 and 3 shall be designated Community Services and Annexation Area 2 shall be designated Single Residential (R-3), as shown on the adopted Future Land Use Map of the Comprehensive Plan attached hereto as Exhibit C (1 page), for the purposes of regulating development.

**Section 3. Taxes and Indebtedness.** All property within the territory hereby annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Vader, including all indebtedness existing as of the effective date of the annexation.

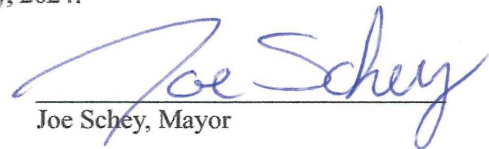
**Section 4. Effective Date.** This Ordinance concerning powers vested solely in the Council, it is not subject to referendum, and shall become effective five (5) days after its passage and publication as required by law.

**Section 5. Publication.** The City Clerk is directed to publish a summary of this ordinance at the earliest possible publication date by publication of the ordinance title, and to transmit a certified copy of this Ordinance to the appropriate department(s) within Lewis County.

**ADOPTED** by the City Council of the City of Vader and attested by the City Clerk in

authentication of such passage on this 28<sup>th</sup> day of February, 2024.

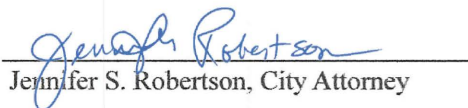
**APPROVED** by the Mayor this 28<sup>th</sup> day of February, 2024.

  
Joe Schey, Mayor

**ATTEST/AUTHENTICATED:**

  
Lisa Huckleberry, City Clerk

**APPROVED AS TO FORM:**

  
Jennifer S. Robertson, City Attorney

DATE PUBLISHED: 3/6/24  
EFFECTIVE DATE: 3/11/24

EXHIBIT A  
AREA 1 ANNEXATION DESCRIPTION

TAX PARCEL NUMBER: 012566-000-000

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 11 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, LYING EAST OF THE CENTER  
OF OLEQUA CREEK;  
EXCEPT THAT PORTION LYING NORTH OF THE NORTH 483 FEET OF SAID SUBDIVISION.

SITUATE IN THE COUNTY OF LEWIS, STATE OF WASHINGTON.

CONTAINING 449,750 SQUARE FEET, MORE OR LESS.

(ALSO KNOWN AS PARCEL B OF QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE 3169927)

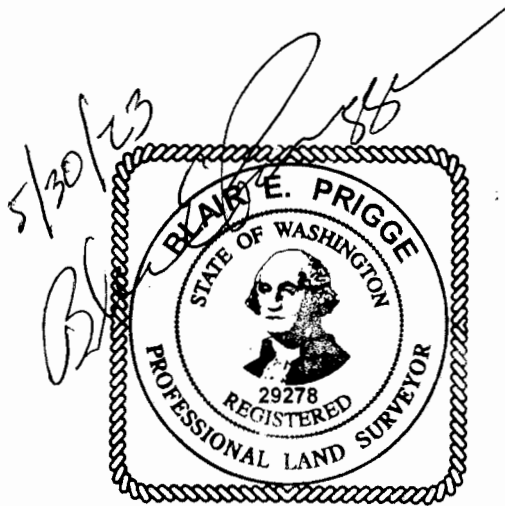


EXHIBIT A  
AREA 2 ANNEXATION DESCRIPTION

TAX PARCEL NUMBER: 012541-002-000 AND 012541-001-000

THAT PORTION OF TRACT 1 AND TRACT 2 OF RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 3191626, LYING NORTH OF THE SOUTH LINE OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF LEWIS, STATE OF WASHINGTON.

CONTAINING 150,800 SQUARE FEET, MORE OR LESS.

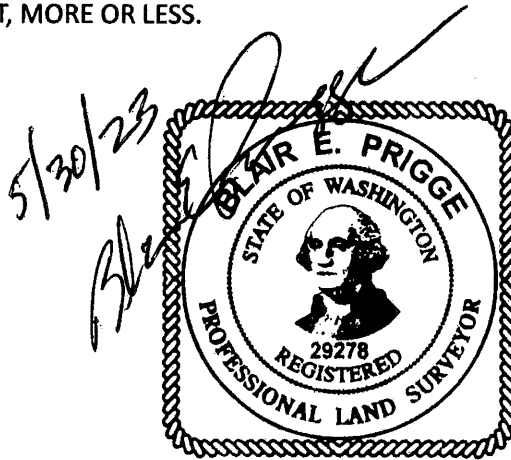


EXHIBIT A  
AREA 3 ANNEXATION DESCRIPTION

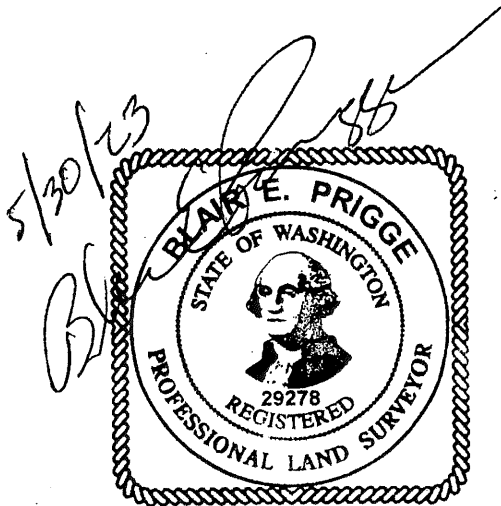
TAX PARCEL NUMBER: 010593-113-001 AND 010563-114-002

A STRIP OF LAND ALONG THE WEST SIDE OF LOT 63 AND LOT 64 OF ENCHANTED VALLEY FIRST ADDITION AS RECORDED IN VOLUME 6 OF PLATS AT PAGES 34 AND 35, RECORDS OF THE AUDITOR, LEWIS COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 63;  
THENCE ALONG THE WEST LINE OF SAID LOTS, SOUTH 3°00' WEST, 217.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 64;  
THENCE NORTH 85°47'31" EAST, 11.91 FEET;  
THENCE NORTH 2°17'04" EAST, 216.26 FEET;  
THENCE NORTH 87°36' WEST, 9.11 FEET TO THE BEGINNING;




SITUATE IN THE COUNTY OF LEWIS, STATE OF WASHINGTON.

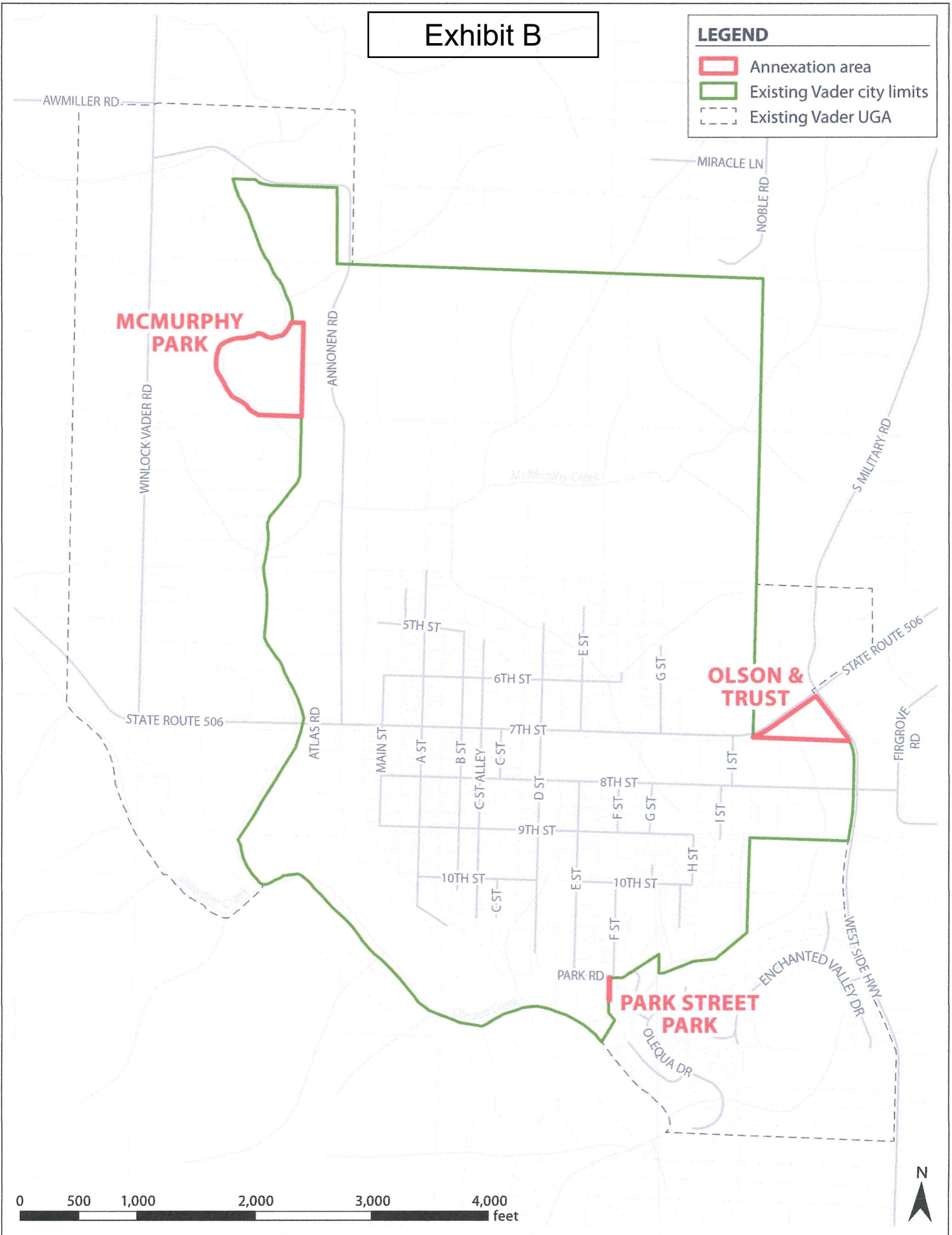
CONTAINING 2,271 SQUARE FEET, MORE OR LESS.



# Exhibit B

## LEGEND

-  Annexation area
-  Existing Vader city limits
-  Existing Vader UGA





Single Family Residential

Two-Family Residential

Multi-Family Residential

Commercial Mixed Use



Industrial

Community Services

# Exhibit C

## City of Vader Future Land Use

### ZONING

-  R1 - Single Residential
-  R2 - Two-Family Residential
-  R3 - Multi Residential
-  CM - Commercial Mixed Use
-  I - Industrial
-  CS - Community Services

### City Limits

-  Vader
-  Urban Growth Area
-  Vader



August 2025

