

COWLITZ COUNTY BOUNDARY REVIEW BOARD
Notice of Intention checklist (revised 7/12)

Staff checked:

NOTICE OF INTENTION: Receipt, filing and review

		<u>DATE</u>
A.	<u>KW</u> Application received	<u>7/10/14</u>
B.	<u>KW</u> File number assigned <u>203</u>	<u>7/10/14</u>
C.	STAFF REVIEW OF CONTENT:	
	<u>KW</u> 1. Notice of intention form	<u>7/10/14</u>
	_____ 2. Description of proposed action	_____
	_____ 3. Legal description: To County Engineer	_____
	_____ 4. Acres/assessed value to Assessor	_____
	_____ 5. Vicinity map	_____
	_____ 6. Corporate limits map	_____
	_____ 7. Review of factors to be considered by BRB	_____
	_____ 8. Review of objectives of BRB	_____
	_____ 9. Environmental checklist and determination of sig/non-sig	_____
	<u>KW</u> 10. Filing fee received and deposited	<u>7/10/14</u>
	_____ 11. Certification of petition accuracy	_____
D.	<u>KW</u> Filing date determined	<u>7/10/14</u>
E.	<u>KW</u> Letter sent to initiator	<u>7/10/14</u>

GOVERNMENTAL UNITS INFORMED OF PROPOSAL

A. Mail cover letter, notice of intention, description of proposed action, assessor's map, vicinity map, legal description and date proposal to be considered by BRB to all governmental bodies having jurisdiction.
 Response requested within 45 ~~working~~ days by 8/28/14.

- KW 1. Building and Planning (8⁹ copies)
- NA 2. Department of Ecology (sewer/water district proposals)
- _____ 3. _____
- _____ 4. _____

Waiver executed on 7/28/14. KW

MEETINGS, INVOKING JURISDICTION, DECISIONS

- A. _____ BRB meeting to be held on _____
- B. _____ Staff report, file data, checklist to BRB _____
- C. _____ Special information requested by BRB (specify) _____
- D. _____ Review waived by chairperson due to _____
- E. _____ BRB meeting held _____

F. _____ **JURISDICTION NOT INVOKED:**

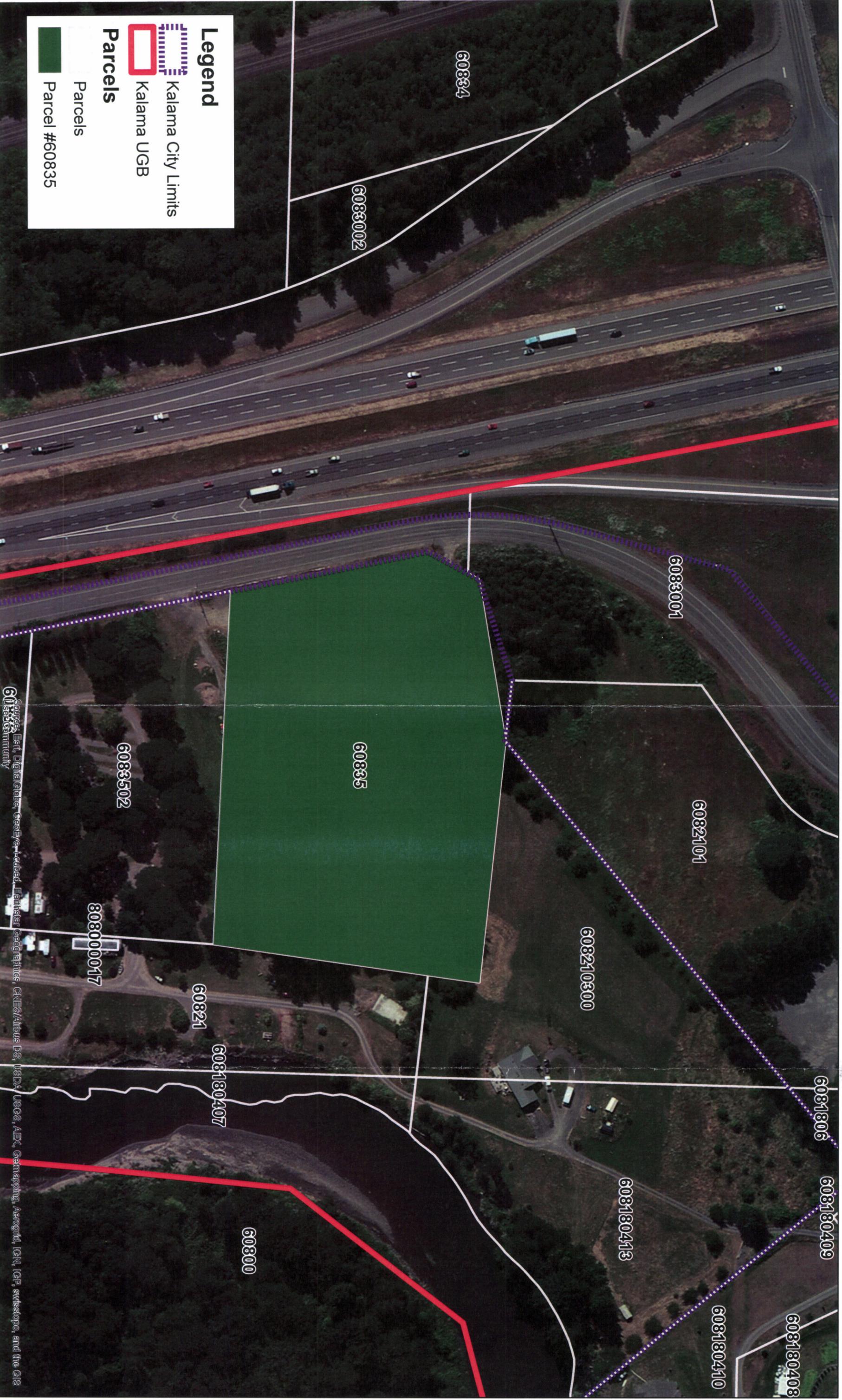
- 1. 45-day period lapses on _____
- 2. Notification sent to initiator _____
- 3. Initiator completes action: sends 8 copies to County Commissioners
- 4. BRB receives copy of final action _____
- 5. File closed on _____

G. _____ **JURISDICTION INVOKED:**

- 1. Invoked by _____ on _____
- 2. Hearing resolution signed by _____ on _____
- 3. Public hearing date set for _____
- 4. Fee paid (if applicable) on _____
- 5. Notice to affected governments (RCW 36.93.160) on _____
- 6. Notice published: Where: _____ Dates: _____
- 7. Notices posted in the annexation area on _____
- 8. Hearing(s) held on _____
- 9. Modification hearing held: yes ___ no ___ on _____
- 10. Decision signed by chair on _____
- 11. Written decision mailed on _____
- 12. Decision appealed by _____
- 13. Initiator completes action and sends 8 copies to County Commissioners
- 14. Initiator notifies State Office of Financial Management _____
- 15. BRB receives a copy of final action on _____
- 16. File closed on _____

Legend

-  Kalamia City Limits
-  Kalamia UGB
- Parcels**
-  Parcels
-  Parcel #60835



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, @earthstar, AerGRID, IGN, IGP, swisstopo, and the GIS User Community



Parcel # 60835 and Adjacent Parcels



Board of Commissioners

County Administration Building
207 Fourth Avenue North
Kelso, WA 98626
TEL (360) 577-3020
FAX (360) 423-9987
www.co.cowlitz.wa.us

RECEIVED

SEP - 9 2014

COWLITZ-WAHKIAKUM
COUNCIL OF GOVERNMENTS

COMMISSIONERS

Michael A. Karnofski
District 1

Dennis P. Weber
District 2

James R. Misner
District 3

CLERK OF THE BOARD

Tiffany Ostreim

September 2, 2014

Boundary Review Board
Attn: Melissa Taylor
Cowlitz-Wahkiakum Governmental Conference
Administration Annex
Kelso, WA 98626

RE: Annexation to the City of Kalama – Case No. BRB 203 – Bond-5035 Meeker Drive

Dear Ms. Taylor:

Enclosed is a copy of Ordinance No. 1338 of the City of Kalama which officially annexes the above mentioned land into the City of Kalama.

By direction,

**Board of County Commissioners
Of Cowlitz County, Washington**

Tiffany Ostreim
Clerk of the Board

Enclosure

cc: Commissioners' Record
Public Works
Building and Planning
Assessor
Treasurer
Auditor/Recording ✓
Auditor/Elections
Communications Center
GIS
City of Kalama (letter only)

**ORDINANCE NO. 1338**

AN ORDINANCE OF THE CITY OF KALAMA, WASHINGTON, PROVIDING FOR THE ANNEXATION OF CERTAIN PROPERTIES KNOWN AS THE BOND - 5035 MEEKER DRIVE ANNEXATION TO THE CITY OF KALAMA, CLASSIFYING AND ZONING SAID PROPERTIES AND FIXING THE EFFECTIVE DATE OF THE ANNEXATION AS OCTOBER 1, 2014.

WHEREAS, the City of Kalama received an intent to annex approximately 5.34 acres to the City from James & Marie Bond on April 21, 2014;

WHEREAS, on the 7th day of May, 2014 the City Council of Kalama at a regular meeting determined the City would accept the intent to annex and would require the assumption by the newly annexing area of the existing outstanding indebtedness of the City of Kalama;

WHEREAS, at that meeting the City Council determined to accept the intent to annex and requested recommendations from the Kalama Planning Commission for zoning to be determined upon receipt of the petition to annex

WHEREAS, pursuant to RCW Chapter 35A.14, on May 22, 2014, the applicants for annexation submitted to the City a petition to annex signed by owners of 60 percent or more of the assessed valuation of the following parcels:

Tax Parcel	Approx. Acreage	Owner
60835	5.34	James & Marie Bond

(SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION)

WHEREAS, the submitted Petition was certified sufficient by the Cowlitz County Assessor's Office on May 27, 2014;

WHEREAS, the City Council fixed the date of the public hearing on the 5035 Meeker Drive Annexation Petition for June 18, 2014 to take testimony and consider the annexation;

WHEREAS, at said hearing the City Council determined based on the recommendations of the Kalama Planning Commission the property be zoned as Mixed Use upon annexation

WHEREAS, the City Council also determined the annexation must be referred to the Boundary Review Board of Cowlitz County, for review;

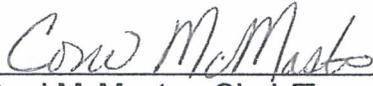
WHEREAS, the Intent to Annex was submitted to the Washington State Boundary Review Board of Cowlitz County, accepted for filing on July 10, 2014 and pursuant to RCW 36.93.110 as an annexation of less than 10 acres and less than \$2 million in

PASSED by the City Council and **APPROVED** by the Mayor at a regular meeting of the City Council held on the 20th day of August, 2014.



Mayor Pete Poulsen

Attest:



Coni McMaster, Clerk/Treasurer

Approved as to form:



City Attorney

Published: 8/24/2014

Effective: 8/29/2014

I hereby certify that this is a true and correct copy of Ordinance 1338 providing for the annexation of certain properties to the City of Kalama as described in Exhibit A. (5 pages)

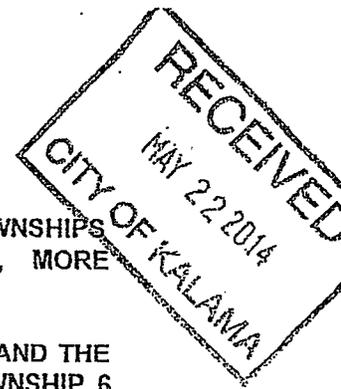


Clerk/Treasurer or Notary

8-25-14

Date

Exhibit "A"



A TRACT OF LAND IN THE JOSEPH DRAY DONATION LAND CLAIM, TOWNSHIPS 6 AND 7, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

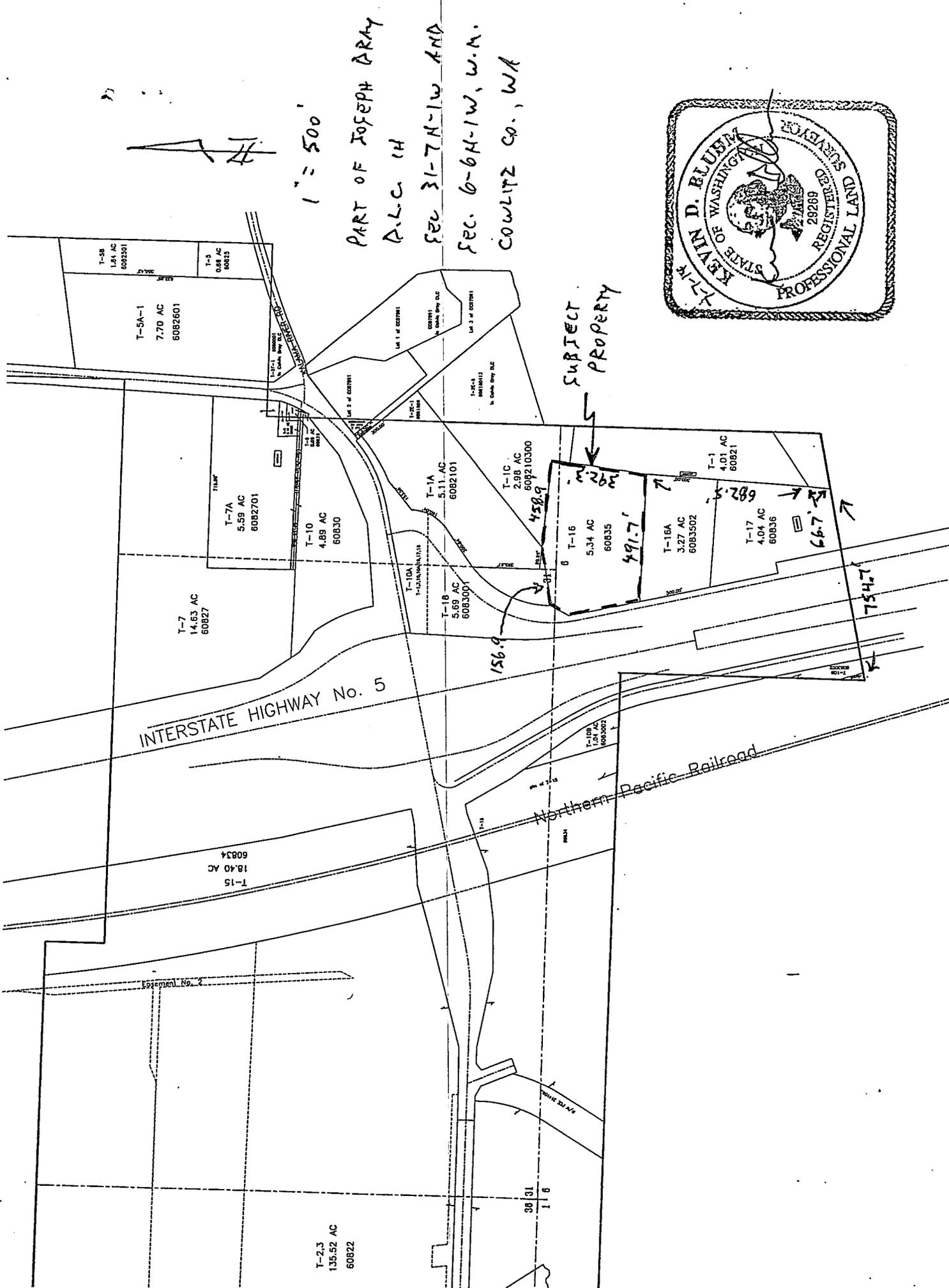
BEGINNING ON THE SOUTH LINE OF THE JOSEPH DRAY D.L.C. LINE AND THE NORTH LINE OF THE JAMES ROCKEY DONATION LAND CLAIM IN TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, AS SAID LINE HAS BEEN ESTABLISHED BY STATE OF WASHINGTON ENGINEERS; SAID BEGINNING POINT BEING NORTH 76° 08' EAST 754.7 FEET FROM THE SOUTHWEST CORNER OF SAID JOSEPH DRAY D.L.C., AS SAID CORNER IS ESTABLISHED BY SAID ENGINEERS; THENCE NORTH 0° 46' EAST 66.7 FEET TO AN IRON PIN FOUND; THENCE NORTH 04° 29' EAST A DISTANCE OF 682.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 08° 30' EAST A DISTANCE OF 392.3 FEET TO AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE NORTH 83° 47' WEST A DISTANCE OF 458.9 FEET; THENCE NORTH 89° 27' WEST A DISTANCE OF 156.9 FEET, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON STATE FRONTAGE ROAD NO. 3 AND AT ENGINEERS STATION KR 61 + 04.64 70 RT; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO ENGINEERS STATION FR-3 117 + 59.5 25 RT, SAID POINT BEING NORTH 86° 33' WEST 491.7 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 86° 33' EAST 491.7 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

ANNEXATION DESCRIPTION



5035 MEEKER DRIVE - KALAMA, WA.



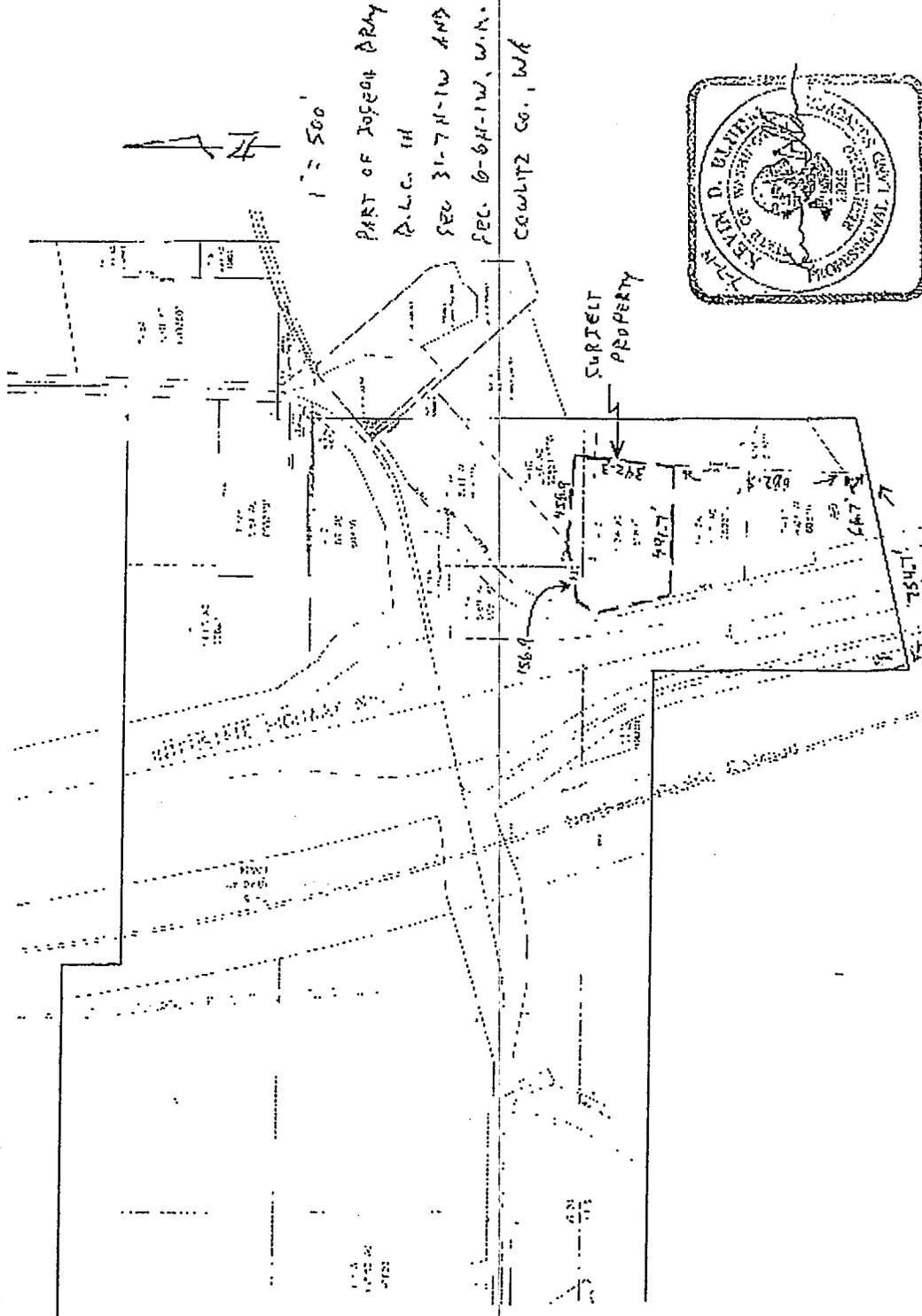
1" = 500'

PART OF JOSEPH ARMY
A.L.C. (H)
SEC 31-7N-1W AND
SEC. 6-6N-1W, W.M.
COWLITZ CO., WA



SUBJECT
PROPERTY

Exhibit B - Ordinance No. 1328



1" = 500'
 PART OF JOSEPH ARMY
 P.L.C. III
 SEC 31-7H-1W AND
 SEC. 6-6H-1W, W.M.
 COWLITZ CO., WA



THIS MAP IS TO BE USED IN CONNECTION WITH THE PROPERTY OF THE COUNTY OF WA. RESIDENCE



Board of Commissioners

County Administration Building
207 Fourth Avenue North
Kelso, WA 98626
TEL (360) 577-3020
FAX (360) 423-9987
www.co.cowlitz.wa.us

COMMISSIONERS

Michael A. Karnofski
District 1

Dennis P. Weber
District 2

James R. Misner
District 3

CLERK OF THE BOARD

Tiffany Ostreim

September 2, 2014

Boundary Review Board
Attn: Melissa Taylor
Cowlitz-Wahkiakum Governmental Conference
Administration Annex
Kelso, WA 98626

RE: Annexation to the City of Kalama – Case No. BRB 203 – Bond–5035 Meeker Drive

Dear Ms. Taylor:

Enclosed is a copy of Ordinance No. 1338 of the City of Kalama which officially annexes the above mentioned land into the City of Kalama.

By direction,

**Board of County Commissioners
Of Cowlitz County, Washington**

Tiffany Ostreim
Clerk of the Board

Enclosure

cc: Commissioners' Record
Public Works
Building and Planning
Assessor
Treasurer
Auditor/Recording
Auditor/Elections
Communications Center
GIS
City of Kalama (letter only)

ORDINANCE NO. 1338

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(SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION)

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WHEREAS, the City Council also determined the annexation must be referred to the Boundary Review Board of Cowlitz County, for review;

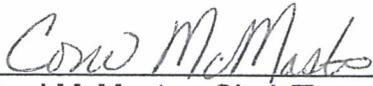
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PASSED by the City Council and **APPROVED** by the Mayor at a regular meeting of the City Council held on the 20th day of August, 2014.



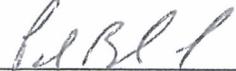
Mayor Pete Poulsen

Attest:



Coni McMaster, Clerk/Treasurer

Approved as to form:



City Attorney

Published: 8/24/2014

Effective: 8/29/2014

I hereby certify that this is a true and correct copy of Ordinance 1338 providing for the annexation of certain properties to the City of Kalama as described in Exhibit A. (5 pages)

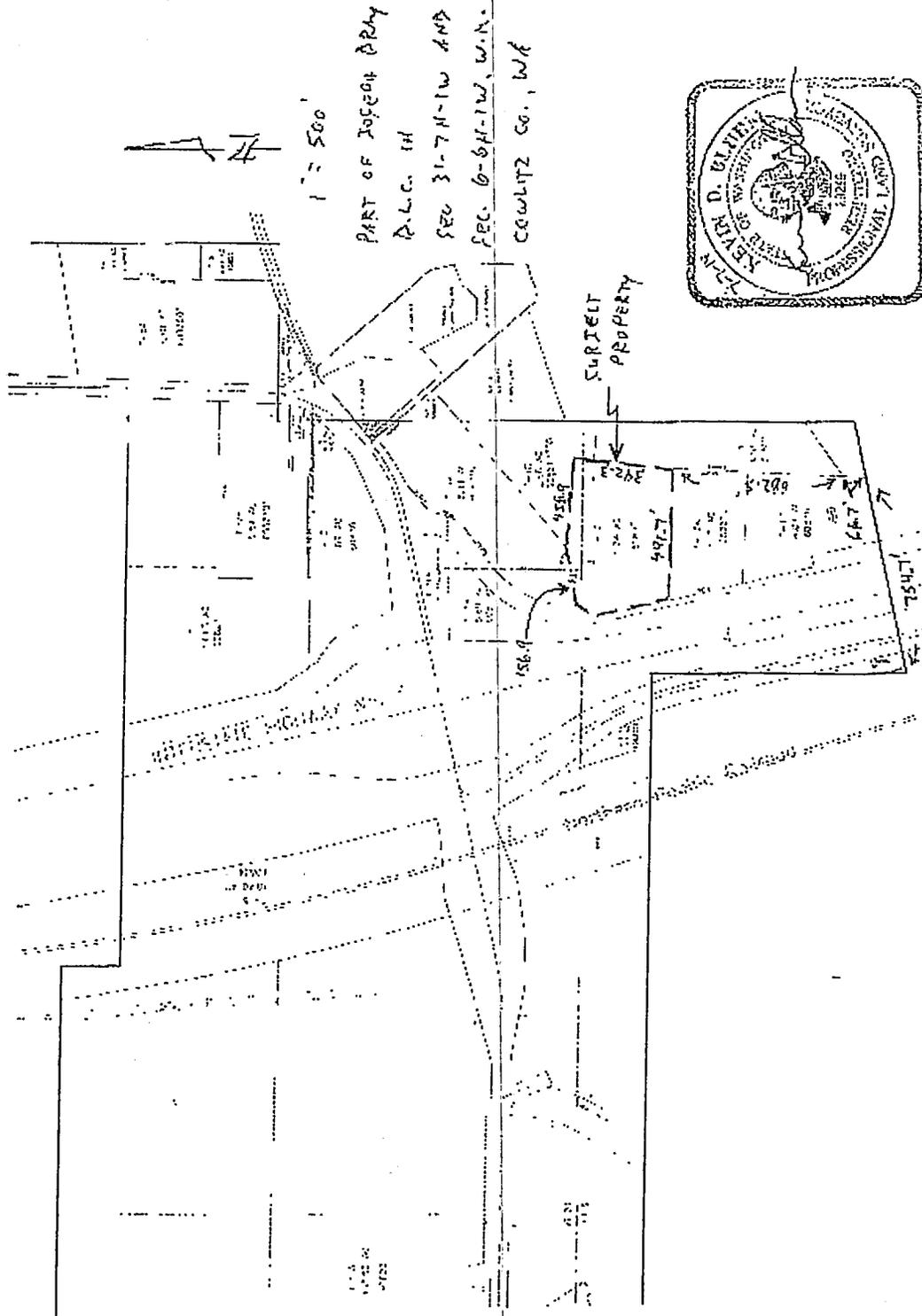


Clerk/Treasurer or Notary

8-25-14

Date

Exhibit B - Ordinance No. 1328



THIS MAP IS TO BE USED FOR THE PURPOSES OF THE ORDINANCE ONLY. COWLITZ CO. RESERVE

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone: 360-577-3041
Fax: 360-425-7760
E-mail: mtaylor@cwccog.org

August 12, 2014

Mayor Pete Poulson
City of Kalama
PO Box 1007
Kalama, WA 98625

Re: 5035 Meeker Drive Annexation, BRB File No. 203
Waiver of Board Review

Dear Mayor Poulson:

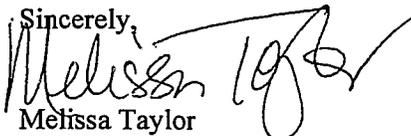
On July 10, 2014, you were advised by letter that the above-referenced annexation was filed with the Cowlitz County Boundary Review Board. On July 28, 2014, the vice chair of the Board executed a "Waiver of Review" in accordance with RCW 36.93.100. Accordingly, Board review of BRB File No. 203 (5035 Meeker Drive Annexation) is complete and the city may proceed with final action.

When the annexation is finalized by the City of Kalama, it will be necessary that you file nine (9) certified copies of your Resolution or Ordinance accomplishing this action, together with a copy of this letter, a legal description, maps and addresses of properties annexed to the Board of Cowlitz County Commissioners, Administration Building, 207 N. 4th Avenue, Kelso, WA 98626.

Cities are required to report annexations to the Washington State Office of Financial Management (OFM). A copy of the Resolution or Ordinance, a legal description and maps are to be attached to the form supplied by the OFM and mailed to: State of Washington, OFM, Forecast Division, PO Box 43113, Olympia, WA 98504-3113.

Please do not hesitate to contact me if I can be of any assistance or if you have any questions.

Sincerely,


Melissa Taylor
Interim Director

MT/kw

Enclosure

cc: Adam Smee, City Administrator/City of Kalama
Coni McMaster, Clerk/Treasurer/City of Kalama

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone: 360-577-3041
Fax: 360-425-7760
E-mail: mtaylor@cwco.org

BRB File No. 203 (5035 Meeker Drive Annexation)

WAIVER OF REVIEW

I, Jim Holter, Vice Chair of the Washington State Boundary Review Board for Cowlitz County, do hereby declare that, pursuant to RCW 36.93.110, review of the proposed "5035 Meeker Drive Annexation" by the City of Kalama (BRB File No. 203) is not necessary for the protection of the interest of the various parties.

The area of the proposed annexation, as determined by the submitted legal description, is 5.34 acres and the assessed valuation is \$103,920. Accordingly, the subject annexation meets the waiver requirements set forth in RCW 36.93.110.

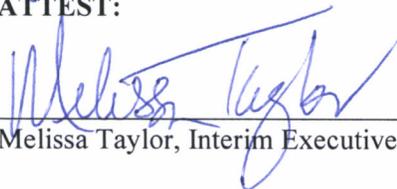
Dated this 28th day of July, 2014.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR COWLITZ COUNTY



Jim Holter, Vice Chairman

ATTEST:



Melissa Taylor, Interim Executive Officer

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone: 360-577-3041
Fax: 360-425-7760
E-mail: mtaylor@cwecog.org

July 28, 2014

To: Interested Parties and Adjacent Property Owners

From: Melissa Taylor, Interim Executive Officer 

Re: Proposed Annexation by the City of Kalama – 5035 Meeker Drive, File No. 203

On July 10, 2014, the Washington State Boundary Review Board for Cowlitz County filed the notice of intention with the Board regarding the above-referenced annexation, and you were informed by letter of said filing. The letter, dated July 10, 2014, stated that the public review period would expire 45 days from the date of filing which is August 25, 2014. However, pursuant to RCW 36.93.110, where an area proposed for annexation is less than 10 acres and less than \$2 million dollars in assessed valuation, the Chair of the Boundary Review Board may waive Board review. This annexation meets that criteria.

As a courtesy to potentially affected agencies and in accordance with previous practice, the Board has established a minimum 15-day review period from the date of filing before the Chair can executive a waiver. It has been 18 days since the filing of the Notice of Intention. However, the review period is being extended to allow interested parties to request that the Boundary Review Board review this action pursuant to RCW 36.93.100. The review period will expire on **August 11, 2014**.

A map of the proposed annexation along with the legal description was also sent to you with the July 10, 2014, letter. A full copy of the notice is available at our office for review. I will be happy to provide you such additional information as is available upon request.

MT/kw

cc Boundary Review Board Members
Victor Leatzow, Fire Chief, Cowlitz County Fire District #5
Mark Nelson, Cowlitz County Sheriff

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone: 360-577-3041

Fax: 360-425-7760

E-mail: mtaylor@cwcbog.org

July 28, 2014

Mayor Pete Poulsen
City of Kalama
PO Box 1007
Kalama, WA 98625

Re: File No. 203 – City of Kalama – 5035 Meeker Drive Annexation

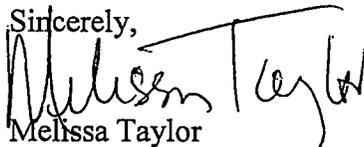
Dear Mayor Poulsen:

The Notice of Intention for the proposed annexation referenced above was filed July 10, 2014 as File No. 203. A letter to this effect was sent to you July 10, 2014, indicating the 45-day public review period would end on August 25, 2014.

However, pursuant to RCW 36.93.110, when an area proposed for annexation is less than 10 acres and less than \$2 million in assessed valuation, the Chair of the Boundary Review Board may waive Board review. This is the case for the above-referenced annexation. As a courtesy to potentially affected agencies and in accordance with past practice, the Board usually gives a 15-day minimum review period from the date of filing. Since it has been 18 days from the date of filing, the Board is sending notice to potentially affected agencies informing them that the public review period will now expire on August 11, 2014, at which time the Chair can execute the waiver.

If you have any questions, please feel free to contact me.

Sincerely,


Melissa Taylor
Interim Executive Officer

MT/kw

cc Adam Smee, City Administrator, City of Kalama
Coni McMaster, Clerk/Treasurer, City of Kalama

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone: 360-577-3041

Fax: 360-425-7760

E-mail: mtaylor@cwco.org

July 28, 2014

To: Elaine Pacido, Director, Cowlitz County Dept. of Building and Planning

From: Melissa Taylor, Interim Executive Officer 

Re: File No. 203 – Kalama 5035 Meeker Drive Annexation

On July 10, 2014, you were provided with nine (9) copies of the file furnished to this office on the above-referenced action for your dispersal to the appropriate Cowlitz County Departments. The memo accompanying the materials also requested that you report your findings to this office so they would be available for the board's preliminary consideration of this proposal within the public review period ending on August 25, 2014.

However, pursuant to RCW 36.93.110, where an area proposed for annexation is less than 10 acres and less than \$2 million in assessed valuation, the Chair of the Boundary Review Board may waive Board review. This annexation request meets these criteria. Typically in these cases, a minimum 15-day review period is given from the date of filing as a courtesy to potentially affected agencies before the Chair can executive a waiver. Because it has already been 18 days since the date of filing, the review period will now expire on **August 11, 2014**. Please respond by that date should you have any comments.

Any additional data in our files can be furnished to you at your request. Your advice on factors affecting this proposal is sincerely appreciated.

MT/kw

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone:360-577-3041

Fax :360-425-7760

E-mail: mtaylor@cwccog.org

July 10, 2014

To: Elaine Placido, Director Cowlitz Co. Dept. of Building & Planning

From: Melissa Taylor, Interim Executive Officer 

Re: File No. 203 – Kalama 5035 Meeker Drive Annexation

Enclosed are nine (9) copies of the file furnished to this office on the above-referenced action for your dispersal to the appropriate Cowlitz County Departments. Please give your consideration and report your findings to this office as soon as possible in order that they may be made available for the Board's preliminary consideration of this proposal. **The 45-day review period will end on Monday, August 25, 2014.**

Any additional data in our files can be furnished to you at your request. Your advice on factors affecting this proposal is sincerely appreciated.

MT

Enclosures

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone: 360-577-3041

Fax: 360-425-7760

E-mail: mtaylor@cwco.org

July 10, 2014

Mayor Ron (Pete) Poulsen
City of Kalama
P.O. Box 1007
Kalama, WA 98625

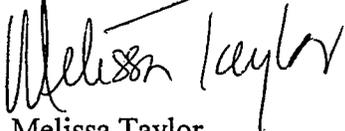
RE: File No. 203 – City of Kalama – 5035 Meeker Drive Annexation

The Notice of Intention for the proposed annexation referenced above is acceptable for filing and has been so filed effective **Thursday, July 10, 2014 as Annexation 203.**

Provided the Board's jurisdiction is not invoked pursuant to RCW 36.93.100, the public review period will end 45 days from the date of filing. **The official date will be Monday, August 25, 2014.**

Please feel free to contact me if you have any questions.

Sincerely,



Melissa Taylor
Interim Executive Officer

MT:kw

cc: Adam Smee, City Administrator, City of Kalama
Coni McMaster, Clerk/Treasurer, City of Kalama

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone:360-577-3041

Fax :360-425-7760

E-mail: mtaylor@cwccog.org

July 10, 2014

To: Interested Parties and Adjacent Property Owners

From: Melissa Taylor, Interim Executive Officer 

Re: Proposed Annexation by the City of Kalama–5035 Meeker Drive, File No. 203

The Washington State Boundary Review Board for Cowlitz County takes this means of informing interested parties and agencies of notices of intention that are filed with the Board. The Notice of Intention for the proposed annexation referenced above is acceptable for filing and has been **filed effective Thursday, July 10, 2014 as file No. 203**. The Cowlitz County Boundary Review Board assigns the file number.

Provided the Board's jurisdiction is not invoked pursuant to RCW 36.93.100, the public review period will expire 45 days from the date of filing. If you feel the Boundary Review Board should review this action, you must request review in accordance with state law **no later than Monday, August 25, 2014**.

A map of the proposed annexation along with the legal description has been enclosed for your convenience. A full copy of the notice is available at our office for review. I will be happy to provide you such additional information as is available upon request.

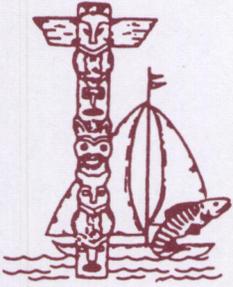
MT/kw

Enclosures

cc: Boundary Review Board Members
Elaine Placido, Cowlitz County Building & Planning
Victor Leatzow, Fire Chief Cowlitz County Fire District #5
Mark Nelson, Sheriff Cowlitz County

City of Kalama

Incorporated 1890



Public Works

6315 Old Pacific Hwy. S.
P.O. Box 1007
Kalama, WA 98625
(360) 673-3706
FAX: (360) 673-3707

City Hall

320 N. First
P.O. Box 1007
Kalama, WA 98625
(360) 673-4561
FAX: (360) 673-4560
cityofkalama@kalama.com

Police

385 N. First
P.O. Box 297
Kalama, WA 98625
(360) 673-2165
FAX: (360) 673-2144



July 8, 2014

Melissa Taylor
Boundary Review Board
Cowlitz County Admin. Annex
207 North 4th Ave.
Kelso, WA 98626

Dear Melissa

Enclosed are the original and 16 copies of the Notice of Intention to Annex on the 5035 Meeker Drive Annexation with exhibits and a warrant in the amount of \$50.00 for the filing fee. If additional information is needed please let me know.

Sincerely,

A handwritten signature in blue ink that reads 'Coni McMaster'.

Coni McMaster
Clerk/Treasurer

RECEIVED

JUL 10 REC'D

COWLITZ COUNTY
BOUNDARY
REVIEW

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR COWLITZ COUNTY

NOTICE OF INTENTION

Please submit this Notice of Intention form and the exhibits listed below to the Boundary Review Board, Cowlitz County Administration Annex, 207 4th Avenue North, Kelso, WA 98626 for determination of sufficiency by the Clerk of the Board. When deemed sufficient, the original and an additional sixteen (16) copies of the Notice of Intention and Exhibits and a filing fee of \$50.00 are required for filing.

The Notice of Intention is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the boundary change action or the proponent in the case of incorporation or formation.

1. Name of City, Town, or Special Purpose District _____ City
2. Action Sought _____ Annexation of 5.34 Acres known as the _____
Annexation
3. Reason for seeking action _____ Petition of Annexation submitted at _____
Council
4. Method used to initiate the proposed action _____ 60 % method _____
5. State statute under which action is sought _____ RCW 35A.14.120 _____
6. Items submitted should be labeled in accordance in this format:



EXHIBIT A. A copy of the legal description of the boundaries of the area involved in the proposed action certified by a registered engineer or land surveyor, on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated.

EXHIBIT C. A vicinity map no larger than 11" x 17" and reproducible on a **non-color** photocopier displaying:

- 1) The boundary of the area involved in the proposal and the size in acres.
- 2) The current corporate boundaries of the proposing entity.
- 3) Major physical features such as streets and highways, railways, public facilities, rivers, freeways etc.
- 4) The boundaries of all cities or special purpose districts having jurisdiction in or near the proposed area.
- 5) The location of the nearest service point(s) for the required utility services to the area.

EXHIBIT D. Documentation of the process: certified copy of the petition; certified copy of assessed valuation; affidavit of publication of public hearing notice; certified copy of minutes of public hearing; a signed and certified copy of the resolution accepting

the proposal as officially passed.

EXHIBIT E. Names and addresses of all property owners of lands abutting the proposed action, but not within the jurisdiction proposing the action (RCW 36.93.100(4)).

MUNICIPAL INCORPORATIONS. Exhibits A, B, C, a certified copy of assessed valuation and a certified copy of the petition calling for the incorporation are required.

FACTORS THE BOARD MUST CONSIDER

Please respond to the following elements regarding the factors the Board must consider as outlined in RCW 36.93.170.

POPULATION AND LAND USE

1. Population of the proposed area 1 Population of the existing entity 2400
2. Acres of the proposed area 5.34 Acres of the existing entity ≈ 2113
3. Assessed valuation of proposed area 103,920
4. Existing land use of the proposed area Single Family Residential
5. Existing land use of the area surrounding the proposed area Mixed Use Zoning, recreational uses, residential uses
6. Current land use proposals for this area none

7. Cowlitz County Comprehensive Plan designation for the proposed area. None
8. Cowlitz County Comprehensive Plan designation for surrounding areas. None
9. Cowlitz County zoning for the proposed area. Unzoned
10. Cowlitz County zoning for surrounding areas. Unzoned
11. Is the proposal within any identified Urban Service Area? (Public water, sewer, etc)
Yes – Kalama Urban Growth Boundary & Water Service Boundary
12. Is the proposed area within or include any environmentally Sensitive Areas? yes
13. Describe the topography, drainage basins and natural boundaries which are included in the area of the proposal and how each affects land use, accessibility and potential development. Property is flat and fronts along the Kalama River

14. Describe how much and what type of growth has been projected for this area and adjacent incorporated and unincorporated areas during the next ten-year period. What source is the basis for this projection?

Cowlitz County has grown by 10.18% between 2000-2010. Kalama has averaged 1.19% growth over the last 4 years.

MUNICIPAL SERVICES

1. Name the current service purveyors in the proposed area.
 Water Kalama City Police County Sheriff
 Sewer Private School Kalama
 Fire Cowlitz Dist 5 Library Kalama
2. What service changes will occur if the proposal is approved? City Police will provide service to the area and they currently will respond as backup to the County or if County unavailable in an emergency
3. What effect will your jurisdiction's ordinances, governmental codes, regulations and resolutions have on existing uses in the proposed area?
Area will be subject to all development codes as adopted by the City, all license, fees, and rates of the City will be applicable to activities in this area and area will assume all indebtedness of the City.
4. What are the prospects of governmental services from other sources?
Kalama already provides the water services to this area and serves as back up to police services when necessary.
5. What are the probable future needs for services and controls in the area?
 Same as exist now – water utility services and public safety.
6. What is the probable effect of the proposal on the cost and adequacy of services and controls in the proposed area? City currently serves the area with water and has the ability to provide services for future growth with some upgrades to the existing infrastructure.

in the adjacent area? same

7. What is the effect of the proposal on the finances, debt structure, contractual obligations and rights of all affected governmental units? Property assumes all indebtedness of the City

LOCAL GOVERNMENT

1. What is the effect of the proposal on adjacent areas, on mutual economic and social

interests and on the local governmental structure of the county?
No changes to current interests

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

Describe how this proposal meets the objectives of RCW 36.93.180. Give your reasons for each of the objectives chosen.

1. Preservation of natural neighborhoods and communities.
Annexation will not change the neighborhood
2. Use of physical boundaries, including but not limited to bodies of water, highways and land contours.
N/A
3. Creation and preservation of logical service areas. Included in the City's Growth Boundary
4. Prevention of abnormally irregular boundaries. Parcel follows straight lines adjacent to existing City Boundaries
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. N/A
6. Dissolution of inactive special purpose districts. N/A
7. Adjustment (correction) of impractical boundaries. N/A
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character. Future development could be more urban in this already developed area
9. Protection of agricultural lands. N/A

I certify that the above is true and accurate and that I am an official or employee of the

governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.

Coni McMaster Date 7-8-14
Signature

Name of Person Completing this Notice Coni McMaster

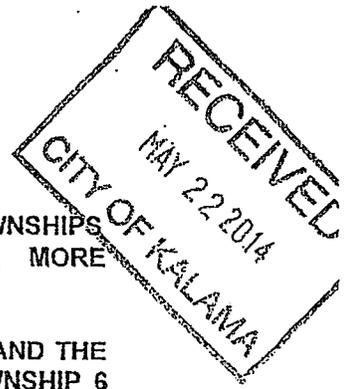
Title Clerk/Treasurer Telephone 360-673-4561

Mailing Address PO Box 1007, Kalama, WA 98625

Names and addresses of other persons or agencies who should receive correspondence from the Board in regard to this Notice:

Mr. Brian Roden
2931 Lynn Place
Longview, WA 98632

Exhibit "A"



A TRACT OF LAND IN THE JOSEPH DRAY DONATION LAND CLAIM, TOWNSHIPS 6 AND 7, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

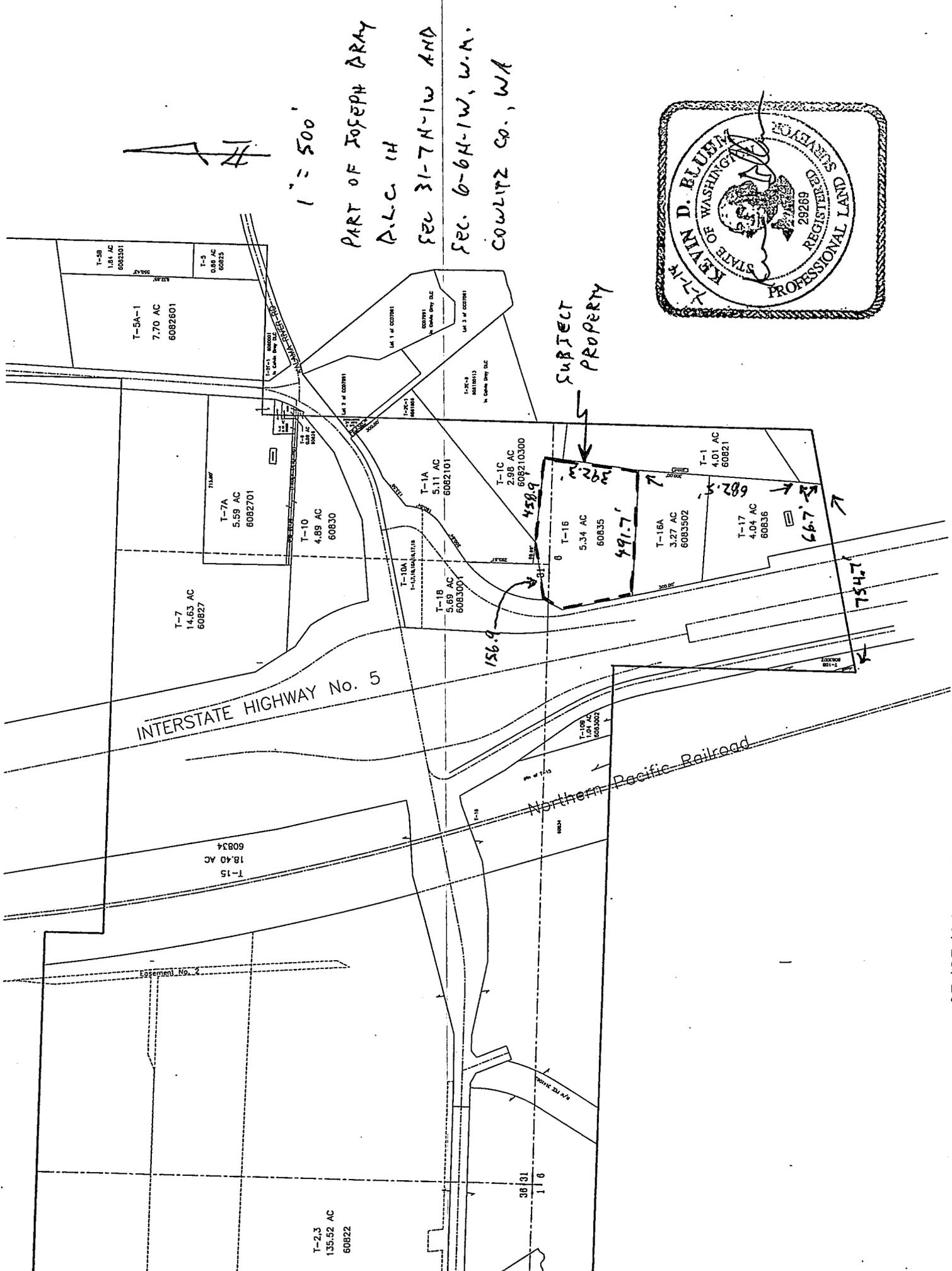
BEGINNING ON THE SOUTH LINE OF THE JOSEPH DRAY D.L.C. LINE AND THE NORTH LINE OF THE JAMES ROCKEY DONATION LAND CLAIM IN TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, AS SAID LINE HAS BEEN ESTABLISHED BY STATE OF WASHINGTON ENGINEERS; SAID BEGINNING POINT BEING NORTH 76° 08' EAST 754.7 FEET FROM THE SOUTHWEST CORNER OF SAID JOSEPH DRAY D.L.C., AS SAID CORNER IS ESTABLISHED BY SAID ENGINEERS;
THENCE NORTH 0° 46' EAST 66.7 FEET TO AN IRON PIN FOUND;
THENCE NORTH 04° 29' EAST A DISTANCE OF 682.5 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 08° 30' EAST A DISTANCE OF 392.3 FEET TO AN EXISTING FENCE;
THENCE ALONG SAID EXISTING FENCE NORTH 83° 47' WEST A DISTANCE OF 458.9 FEET;
THENCE NORTH 89° 27' WEST A DISTANCE OF 156.9 FEET, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON STATE FRONTAGE ROAD NO. 3 AND AT ENGINEERS STATION KR 61 + 04.64 70 RT;
THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO ENGINEERS STATION FR-3 117 + 59.5 25 RT, SAID POINT BEING NORTH 86° 33' WEST 491.7 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 86° 33' EAST 491.7 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

ANNEXATION DESCRIPTION



5035 MEEKER DRIVE - KALAMA, WA.



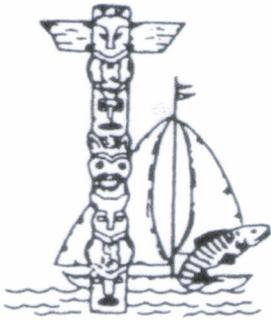
07/07/14 THIS MAP IS TO ASSIST IN LOCATING PROPERTY ONLY. COWLITZ CO. ASSESSOR

List of adjoining Property Owners

Port of Kalama
380 W Marine Drive
Kalama, WA 98625

Richard & Charlene DeRosier
KAL A WA Enterprises Inc
5055 Meeker Drive
Kalama, WA 98625

Richard Sheron
5055 Meeker Drive
Kalama, WA 98625



City of Kalama

Incorporated 1890

City Hall
320 N. First St.
P.O. Box 1007
Kalama, WA 98632
(360) 673-4561
cityclerk@kalama.com



State of Washington
County of Cowlitz

I certify that the attached are true and correct copies of the following documents:

1. Petition of Annexation for Bond 5035 Meeker Dr. Annexation including map and property description received on September 5, 2013 – 5 pages
2. Certificate of Sufficiency from Cowlitz County Assessor issued on May 27, 2014 – 1 page
3. Affidavit of Publication issued on June 3, 2014 for the Public Hearing on June 18, 2014 on the Bond 5035 Meeker D. Annexation Petition – 1 page
4. Resolution No. 608 Adopted by the Kalama City Council on June 18, 2014 – 3 pages
5. Minutes of the City Council meeting of June 18, 2014 including Public Hearing – 3 pages

In the possession of the City of Kalama dated 7/7/2014



Notary Signature

Residing at Kelso, WA

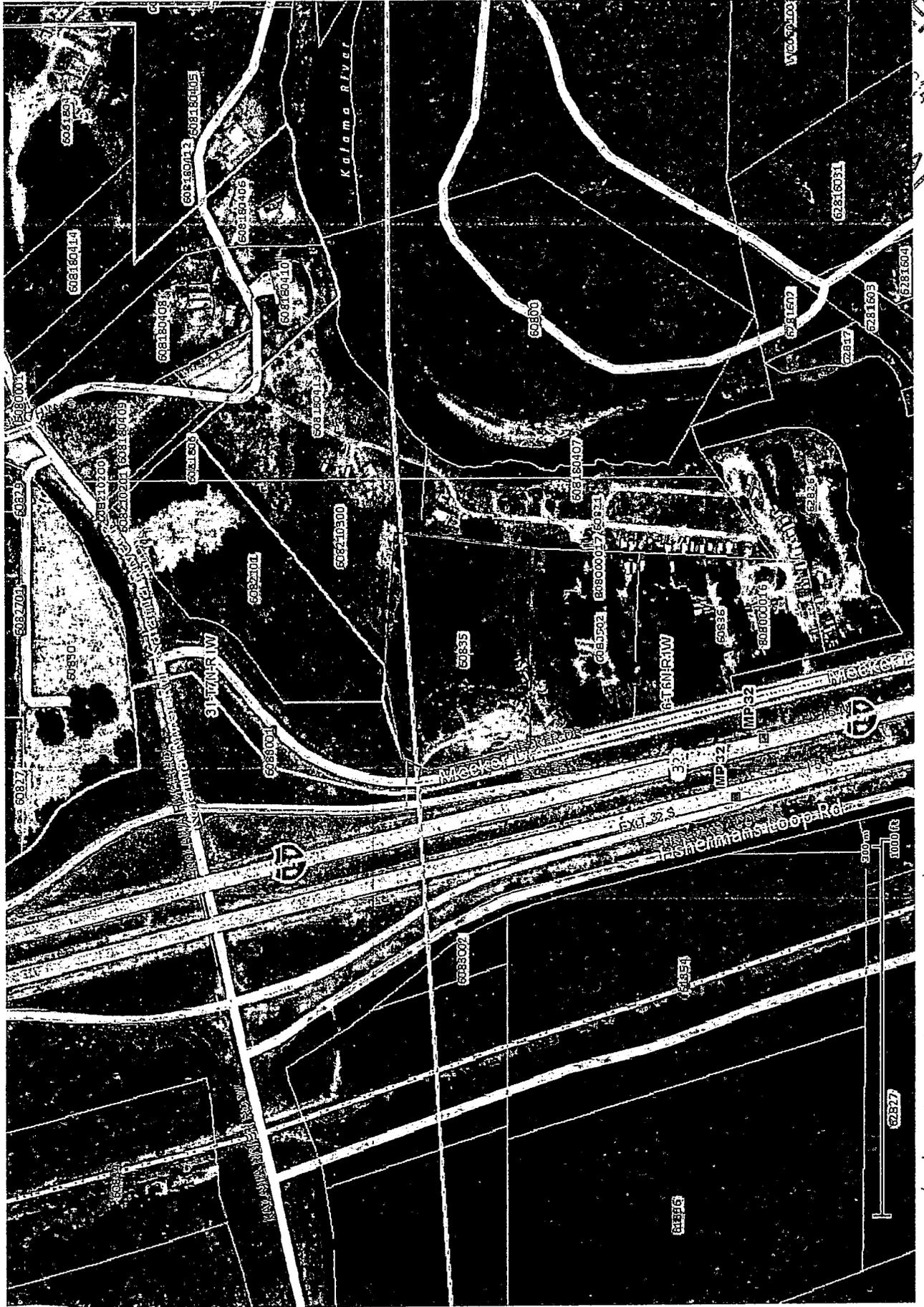
Commission expires 1/1/2015



My Map

Bond Annexation

Disclaimer: GIS maps do not carry legal authority to determine a boundary or the location of fixed works and are intended as a locational reference for planning, infrastructure and general information. Cowlitz County provides this information on an "as is" basis without warranty of any kind, expressed or implied, including but not limited to warranties of merchantability or fitness for a purpose, and assumes no responsibility for anyone's use of this information.



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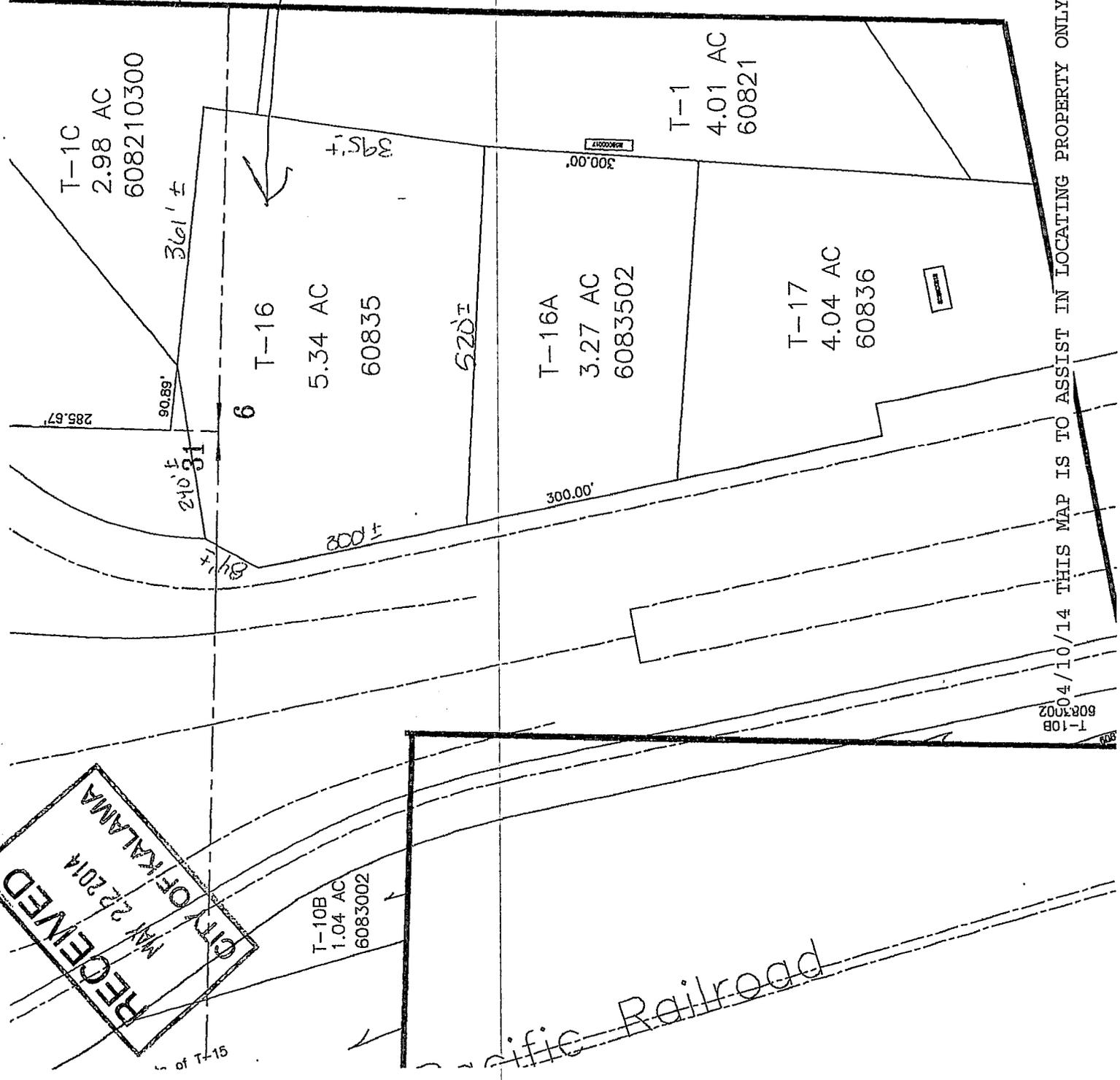
City limits - shown in yellow

RECEIVED
MAY 22 2014
CITY OF KALAMA

of T-15

in Calvin Dray DLC

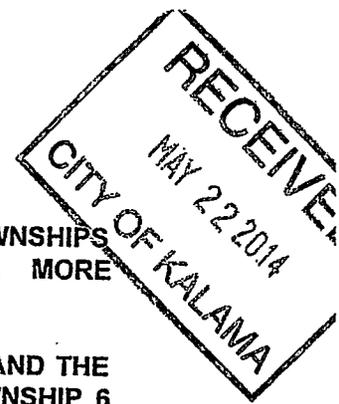
Subject property



T-10B
6083002

04/10/14 THIS MAP IS TO ASSIST IN LOCATING PROPERTY ONLY. COWLITZ CO. ASSESSOR

Exhibit "A"



A TRACT OF LAND IN THE JOSEPH DRAY DONATION LAND CLAIM, TOWNSHIPS 6 AND 7, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE JOSEPH DRAY D.L.C. LINE AND THE NORTH LINE OF THE JAMES ROCKEY DONATION LAND CLAIM IN TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, AS SAID LINE HAS BEEN ESTABLISHED BY STATE OF WASHINGTON ENGINEERS;
SAID BEGINNING POINT BEING NORTH 76° 08' EAST 754.7 FEET FROM THE SOUTHWEST CORNER OF SAID JOSEPH DRAY D.L.C., AS SAID CORNER IS ESTABLISHED BY SAID ENGINEERS;
THENCE NORTH 0° 46' EAST 66.7 FEET TO AN IRON PIN FOUND;
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THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO ENGINEERS STATION FR-3 117 + 59.5 25 RT, SAID POINT BEING NORTH 86° 33' WEST 491.7 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 86° 33' EAST 491.7 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

5035 MEEKER DRIVE - KALAMA, WA.

4-11-14

Jim & Maria Bond
2900 Lynn Place
Longview, WA 98632
360-423-3353

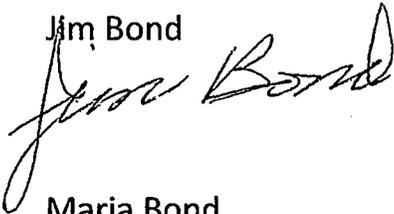
Brian Roden (on behalf of Jim & Maria Bond)
360-423-9891

To whom it may concern,

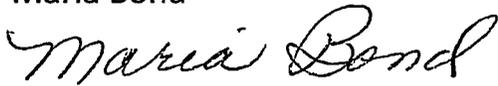
We, Jim and Maria Bond agree to assume all disclosed financial obligations to the city of Kalama pertaining to the annexation of our property at 5035 Meeker Drive, Kalama, Washington.

Thank you,

Jim Bond



Maria Bond





COWLITZ COUNTY ASSESSOR'S OFFICE

Terry McLaughlin, Assessor

*Wesley T. Hagen, Chief Appraiser
Janeene Niemi, Administrative Assistant*

COWLITZ COUNTY ASSESSOR CERTIFICATE OF SUFFICIENCY

RCW 35A.01.040 & RCW 35A.14.120

I, Terry McLaughlin, Cowlitz County Assessor, pursuant to RCW 35A.01.040(9), do hereby certify that I have received the **Bond Annexation** petition filed with the **City of Kalama**. I further certify that said petition contains valid signatures of property owners of at least sixty percent (60%) in value according to the assessed valuation for general taxation of the property for which annexation is petitioned as required by RCW 35A.14.120.

Terminal Date: **May 27, 2014**

Terry McLaughlin
Cowlitz County Assessor

5-27-2014

Date

KALAMA CITY COUNCIL
PUBLIC HEARING
5035 Meeker Drive Annexation
5.34 ACRES
The Kalama City Council will hold a public hearing on the Annexation Petition submitted by James & Marie Bond, on Wednesday June 4, 2014 in the Kalama City Council Chambers, 320 N. First Kalama WA at 7:00 pm. Those wishing to comment are encouraged to attend and participate at the public hearing. Additional information can be obtained at the City Hall offices or by calling 360-673-4561.
Publish: May 30, 2014

AFFIDAVIT OF PUBLICATION

IN THE MATTER NOTICE OF PUBLICATION

Ad Number 517156

KALAMA CITY COUNCIL PUBLIC HEARING

CITY OF KALAMA

STATE OF WASHINGTON
COUNTY OF COWLITZ

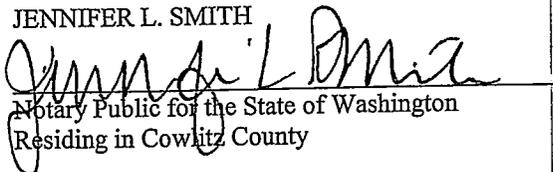
MELANIE CRISMAN being duly sworn says that she is the CHIEF CLERK of THE DAILY NEWS. And that THE DAILY NEWS, published in Cowlitz County, has been approved as a Legal newspaper by order of the Superior court of the State of Washington of Cowlitz County, and that the Annexed printed copy is a true copy of the notice in the above entitled matter as it was printed in the regular entire issue of said paper and online at www.tdn.com, for a period of 1 insertion commencing on May 30, 2014 and ending on May 30, 2014, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said notice was published in said paper and not in a supplement form. That the full amount of the fee charged for said forgoing publication is the sum of \$70.00 and \$3.50 line for the first insertion and \$3.00 per line for each subsequent insertion. There is also an additional charge of \$10.00 for every additional affidavit copy over two copies.

MELANIE CRISMAN



Subscribed and sworn to before me this
3rd Day of June, 2014

JENNIFER L. SMITH



Notary Public for the State of Washington
Residing in Cowlitz County

RECEIVED

JUN - 5 2014

CITY OF KALAMA

Notary Public
State of Washington
JENNIFER L SMITH
MY COMMISSION EXPIRES
APRIL 13, 2018

RESOLUTION NO. 608

A RESOLUTION relating to a pending annexation as identified as the Bond - 5035 Meeker Drive Annexation and accepting the Petition to Annex of the owners of certain property described herein, and conditionally approving the same subject upon Boundary Review Board approval.

WHEREAS, on the 7th day of May, 2014 at a meeting of the City Council of Kalama it was determined the City accept the intent to annex of 5035 Meeker Drive and the property would require the assumption of the existing outstanding indebtedness of the City of Kalama;

WHEREAS, pursuant to RCW Chapter 35A.14, the applicants for annexation have submitted to the City a petition to annex signed by owners of 60 percent or more of the assessed valuation of the following parcels:

Tax Parcel	Approx. Acreage	Owner
60835	5.34	James & Marie Bond

(SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION)

WHEREAS, the Petition submitted on May 22, 2014 has been certified sufficient by the Cowlitz County Assessor's Office;

WHEREAS, the City Council held a public hearing on the 5035 Meeker Drive Annexation Petition on June 18, 2014 to take testimony and consider the annexation;

WHEREAS, on recommendation of the Kalama Planning Commission, the property will be zoned as Mixed Use upon annexation;

AND IF FURTHER being determined that the 5035 Meeker Drive annexation must be referred to the Boundary Review Board of Cowlitz County, for review;

NOW THEREFORE, the City Council of the City of Kalama do resolve as follows:

This matter shall be submitted to the Cowlitz County Boundary Review Board for consideration and thereafter and upon such action, to be returned to the City of Kalama for final action to accept the annexation as presented in the Petition for annexation. Passed, by the City Council of the City of Kalama on the 18th day of June, 2014

ATTEST:

Clerk-Treasurer


Mayor

Exhibit "A"

A TRACT OF LAND IN THE JOSEPH DRAY DONATION LAND CLAIM, TOWNSHIPS 6 AND 7, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

**CITY OF KALAMA
CITY COUNCIL MEETING
JUNE 18, 2014**

1. OPENING

Mayor Pro-Tem Mary Putka opened the City Council meeting at 7:00 p.m. Mayor Pro-Tem Putka led those present in the Pledge of Allegiance.

Councilmembers present were Dominic Ciancibelli, Don Purvis, Mary Putka and Mike Langham. Councilmember Mike Truesdell and Mayor Pete Poulsen were absent. City staff present were City Administrator Adam Smee, Police Chief Randy Gibson and Acting Secretary Susan Junnikkala. Superintendent of Public Works Kelly Rasmussen and Clerk/Treasurer Coni McMaster were absent. City Attorney Paul Brachvogel was also in attendance. Members of the public present are listed on the sign-in sheet.

2. EXECUTIVE SESSION - None

3. CHANGES TO THE AGENDA - None

4. PRESENTATIONS & AWARDS - None

5. PUBLIC HEARINGS

A. 5035 Meeker Drive Annexation

Mayor Pro-Tem Putka opened the public hearing at 7:05. City Administrator Adam Smee presented the proposed Meeker Drive annexation information. The Planning Commission proposed the zoning to be mixed use. There were no comments from the Council. Mayor Pro-Tem closed the public hearing at 7:07. Mayor Pro-Tem asked if there were any comments from the audience and there were none.

6. PUBLIC COMMENTS/CONCERNS - None

7. UNFINISHED BUSINESS - None

8. NEW BUSINESS – Sidewalk replacement on North 2nd Street

City Administrator informed the Council that the contractor that is doing the Elm Street Sidewalk has presented a quote for replacing 50 feet of sidewalk on North 2nd Street. Superintendent Kelly Rasmussen informed him that the sidewalk is a hazard. The cost to do the replacement would be \$2,975.00.

Councilmember Purvis asked if this would be a change order. City Administrator Smee informed that it would not be.

Councilmember Purvis made a motion to accept the replacement of sidewalk of 50 feet on North 2nd Street. Councilmember Langham seconded the motion and the motion passed
June 18, 2014 Minutes

ordinance/resolution to prevent anyone to carry a fire arm here at City Hall. Attorney Brachvogel informed the Council that he thinks we cannot do that but he will do some research and get back to them on it.

It has come to the Chief attention that there is a lot of oil being transported by rail. There was a derailment in Canada which the tanker cars caught fire and destroyed the whole town. Burlington Northern stated that they use the safest tanks for shipment.

C. Acting Secretary Susan Junnikkala had no report.

E. City Attorney Paul Brachvogel had no report.

13. CONSENT AGENDA

Councilmember Mary Putka made a motion the City Council approve the Consent Agenda including:

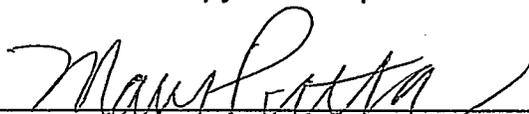
1. Claims Vouchers Totaling \$513,325.14 for June 2014
2. Payroll Vouchers Totaling \$53,337.53 for June 1-15, 2014
3. Minutes of the June 4, 2014 City Council Meeting

Councilmember Mike Langham seconded, and the motion carried.

14. EXECUTIVE SESSION - None

15. ADJOURNMENT

Mayor Pro-Tem Putka adjourned the meeting at 7:35 p.m. These minutes are not verbatim. A copy of the tape can be made available for listening.


Mary Putka – Mayor Pro-Tem


Susan Junnikkala – Acting Secretary

review period;

WHEREAS, the City has received notification from the Boundary Review Board that the review period has expired on August 11, 2014 therefore they have deemed the intent to annex approved without modifications as of August 11, 2014

NOW THEREFORE, the City Council of the City of Kalama do ordain:

Section 1. There has been filed with the City Council of the CITY OF KALAMA an annexation petition signed by owners representing at least 60% of the assessed value, according to the assessed valuation for general taxation of the properties for which annexation was petitioned and said petition set forth the fact that the City Council of the CITY OF KALAMA was required to determine what indebtedness would be assumed by the area to be annexed.

Section 2. That the territory proposed by said petition and approved by the Boundary Review Board to be annexed to said CITY OF KALAMA is situated in the County of Cowlitz, State of Washington, and is contiguous, proximate, and adjacent to the present corporate limits of said city, and is more particularly described in Exhibit "A" attached hereto and shown on the attached map (Exhibit B) and incorporated in full herein by this reference.

Section 3. The territory set forth in Exhibit "A" of this Ordinance, should be and is hereby made a part of the CITY OF KALAMA, and the corporate limits of the CITY OF KALAMA are hereby extended so as to include the property and territory described in Exhibit "A" **with an effective date of October 1, 2014**. That said property be assessed and taxed at the same rate and on the same basis as the property of the CITY OF KALAMA is assessed and taxed to pay for outstanding indebtedness of the CITY OF KALAMA now existing or as hereafter contracted or incurred.

Section 4. That the property described in Exhibit "A" hereto be and the same is hereby classified and zoned as Mixed Use to conform with Chapter 17 of the Kalama Municipal Code in all respects. The CITY OF KALAMA zoning map and Comprehensive Plan shall be amended to reference the property as so designated herein.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 6. This Ordinance shall take effect five (5) days following its passage and publication in the official newspaper of the CITY OF KALAMA, and the Clerk is hereby directed to cause the same to be so published.

with all in favor.

9. ORDINANCES & RESOLUTIONS

A. Resolution 608

Resolution No. 608, relating to a pending annexation as identified as the Bond - 5035 Meeker Drive Annexation and accepting the Petition to Annex of the owners of certain property described herein, and conditionally approving the same subject upon Boundary Review Board approval.

Councilmember Don Purvis made a motion the City adopt Resolution No. 608 as read. Councilmember Mike Langham seconded, and the motion carried with one abstained.

10. CORRESPONDENCE - None

11. MAYOR'S REPORT & COUNCILMEMBERS' REPORTS

A. Mayor Pete Poulsen was absent

B. Councilmember Mike Truesdell was absent.

C. Councilmember Dominic Ciancibelli had no report.

D. Councilmember Mike Langham had no report.

E. Councilmember Donald Purvis reported that he has some information under age marijuana use and if anyone is interested in receiving the information they can contact him.

F. Councilmember Mary Putka had no report.

12. DEPARTMENT REPORTS

A. City Administrator Adam Smee reported that at Haydu Park there is an eagle nest and they are unable to start the project if there are babies in the nest.

B. Superintendent of Public Works Kelly Rasmussen was absent but his report was provided. Councilmember Purvis asked about item #9, and was the water leak on the City's side or the property owners. City Administrator Smee informed his it was on the owner's side.

C. Police Chief Gibson reported they have been busy with found dogs. So far they have rescued three dogs. They were able to find the owner of one of them. Still looking for the owners on the other two.

They did have a resident who lives in the City limits visit the Police Station and he informed them that we will start to carry his fire arm openly. Chief Gibson informed the Council that in the state of Washington a person is allowed to do so. His concern is the resident can be unstable at times. Councilmember Ciancibelli asked if the City could do an