

Annexation Petition

MUST BE FILLED OUT COMPLETELY – INCOMPLETE APPLICATIONS WILL BE RETURNED

<p style="text-align: center;"><i>Land Development Code 1.07</i></p> <p><i>Any uses contained within the boundaries of an annexation must comply with The City of Toledo Land Development Code. In order to not cause undue economic hardship on uses that existed prior to an annexation, they may continue under the provisions in Section 1.09</i></p>	<p style="text-align: center;">Return Annexation Petition to:</p> <p style="text-align: center;">City of Toledo PO Box 236 130 N. Second Street Toledo, WA 95591</p> <p style="text-align: center;">Email: cityoftoledo@toledotel.com</p>	<p style="text-align: center;">Official Use Only</p> <p>Date Received: _____ Received By: _____ Fee Collected: _____ Notes/Comments: _____ _____ _____</p>
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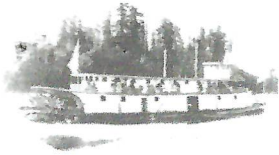
Checklist for Annexation

- Fill out and submit the Petition for Annexation and Land Use Permit Application. A SEPA may be required.
- Pay the required fees. Various fees and costs are required.
 - Annexation fee
 - Boundary Review Board fee
 - SEPA fee (if applicable)
 - Mailings to all property owners (within 300 ft)
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 - Property survey for legal description
- Public hearing and City Council vote on the petition by resolution.
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Note: BRB only meets quarterly (March, June, September, December).

Boundary Review Board Process

If the annexation is less than 10 acres and less than 2 million dollars (assessed valuation) the BRB Chair may issue a determination that a full-scale review by the board is not necessary. The Clerk of the Board determines if it is a complete application and sends a Notice of Intention to affected cities and agencies. A 45-day review/comment period begins. If the jurisdiction is not invoked the Boundary Review Board Chair signs a certificate approving the annexation.

- City adopts legislation approving the annexation by ordinance (2 separate council meetings)
- Ordinance published in newspaper (effective 5 days after publication)



Petition for Annexation

THE UNDERSIGNED, being the owner of one hundred percent (100%) in assessed value (according to the assessed valuation for general taxation) of the real property described below lying contiguous to the City of Toledo, Washington, do hereby petition that such property be annexed to and made part of the corporate limits of the City of Toledo under the provisions of RCW 35A.14.10, et. seq. and any amendments thereto.

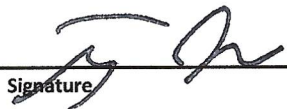
The property proposed to be annexed is within Lewis County Washington, and is described as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

Petitioner requests that appropriate action be taken by the City Council to entertain this petition, fixing a date for public hearing, causing notice to be published and posted specifying the time and place of such hearing and inviting all persons interested to appear and voice approval or disapproval of the annexation, and, following such hearing, determine by ordinance that such annexation shall be effective and that the property so annexed shall become a part of the City of Toledo, Washington, subject to its laws and ordinances then and thereafter in force.

Petitioner agrees that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Toledo, including bonded indebtedness, and that the current zoning maintained for the territory to be annexed subject to the city considering a rezone.

This Petition is accompanied and has attached hereto as Exhibit "B" a diagram which outlines the boundaries of the property sought to be annexed.

DATED this 14th day of July, 20 22.

By 
Signature

Name Troy Jolma & Angela Jolma
Print
16901 NE Gabriel Rd.
Address
Yacolt WA 98675
City State

Exhibit "A"

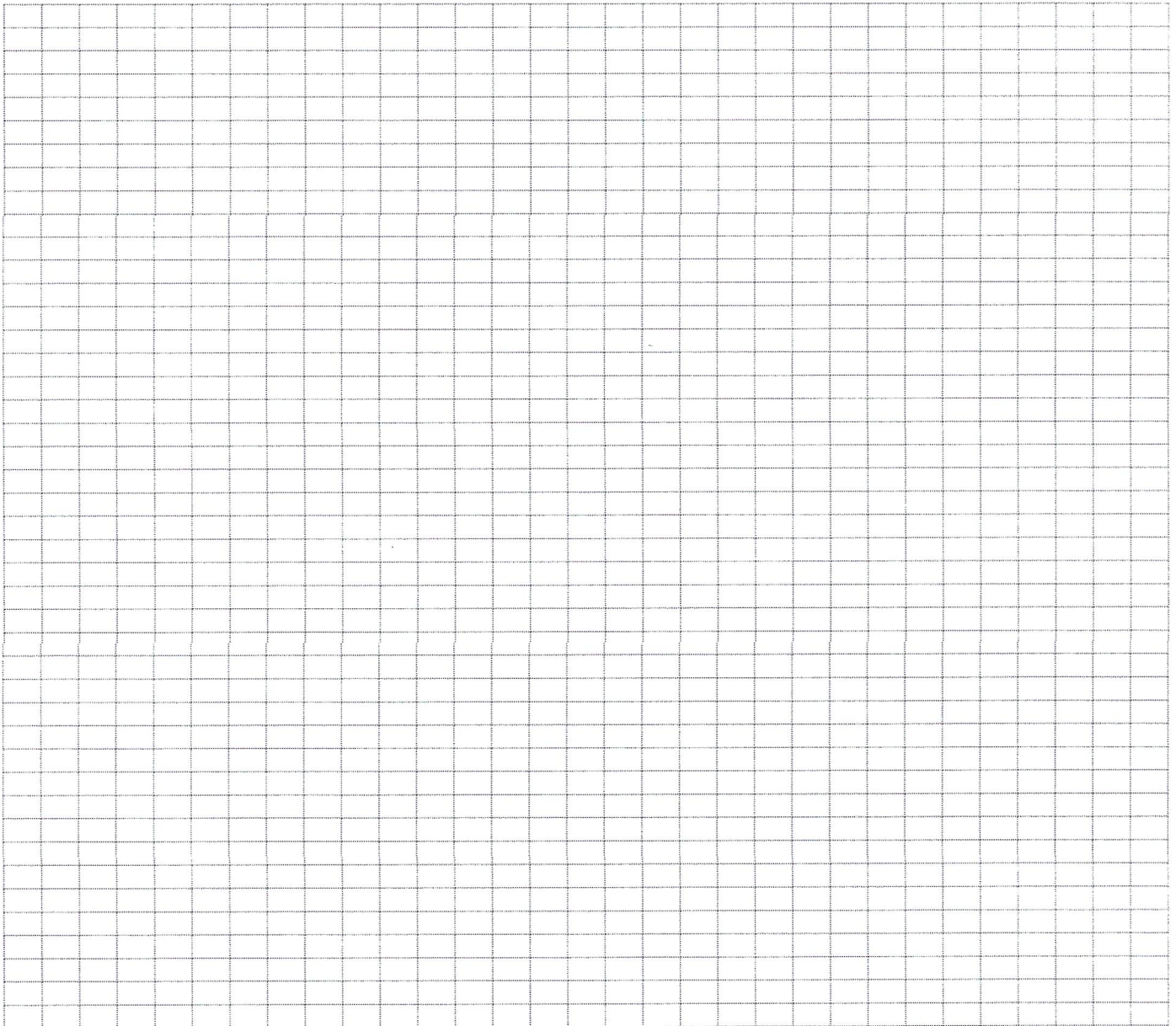
Physical Address 124 Plomondon Rd & 0 Plomondon Rd. Tax Parcel # 011445009002 & 011445009001
Legal Description: Section 07 Township 11N Range 01W Pt SW4 SW4 & SE4 SW4
Being Lot 2 ROS 3532426 & Section 07 Township 11N Range
01W

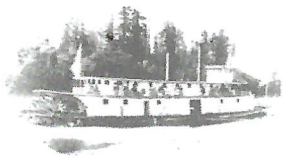
Exhibit "B"

- { } 1. Indicate North arrow
- { } 2. ALL property lines/dimensions/setbacks (front, rear, side)
- { } 3. Indicate ALL structures – dimensions, distance from each other and lot line
- { } 4. Indicate driveways, parking areas, paved/graveled surfaces
- { } 5. Indicate any known critical areas on property (i.e. ravines, streams, creeks, slopes, banks etc.)

See Attached Map

Grid square is: 5 feet:





N/A Per City

City of Toledo
 PO Box 236
 Toledo, WA 98591
 Phone: 360.864.4564
 Fax: 360-864.4566
www.toledowa.us

**TO: The Honorable Mayor and City Council
 City of Toledo
 PO Box 236
 Toledo, WA 98591**

For the purpose of annexation of the hereinafter described property to the City of Toledo, Washington, said property lying contiguous to the present boundary line of the city, the undersigned, being the owners of the majority of the acreage for which annexation is petitioned, and a majority of the registered voters residing within the area for which annexation is petitioned, hereby respectfully submitted their petition to the city for annexation of the hereinafter described property to said city.

The property to be annexed is legally described on Exhibit "A", attached hereto and incorporated herein by this reference. A drawing outlying the boundary of the proposed property to be annexed is attached hereto, marked Exhibit "B", and incorporated herein by this reference.

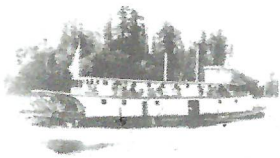
Toledo has required the assumption of all City of Toledo indebtedness by the area annexed.

This petition is made pursuant to RCW 35.21.005.

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Name	Address	Signature & Date	Parcel #	Owner		Registered Voter	
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No



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Land Use Application

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Select all permits you are applying for. Submit this application form, corresponding permit application packet(s) and application fee

<input checked="" type="checkbox"/> Annexation Petition: \$600.00+ <input type="checkbox"/> Application for map change: \$500 <input type="checkbox"/> Boundary Line Adjustment: \$250+ <input type="checkbox"/> Boundary Review Board Fee: \$150 <input type="checkbox"/> Clearing Permit: 750-\$150 hr.+ <input type="checkbox"/> Cluster Residential Develop: \$600+ \$50+ <input type="checkbox"/> Comp Plan Amendment: \$1,000 <input type="checkbox"/> Conditional Use: \$300.00+ <input type="checkbox"/> Critical Area Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Fill and Grade Permit <input type="checkbox"/> Hillside Dev. Perf. Stand: \$600+ \$50+ <input type="checkbox"/> Home Occupation <input type="checkbox"/> Landmark – Historic Cert. of Alter <input type="checkbox"/> Legal Lot Determination <input type="checkbox"/> Nonconforming Use Certificate <input type="checkbox"/> Parking Adjustment <input type="checkbox"/> Planned Unit Develop: \$600.00+ \$50+	<input type="checkbox"/> Prelim Rev Mod to existing developments: \$600+ \$50+ <input type="checkbox"/> Preliminary Subdivision: \$600+ \$50+ <input type="checkbox"/> Rezone: \$300.00 <input type="checkbox"/> Right of Way Use: \$125-\$250 <input type="checkbox"/> Right of Way Inspection: \$50hr <input checked="" type="checkbox"/> SEPA Review: \$400.00+ <input type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Short Plat: \$600.00+ \$50+ <input type="checkbox"/> Sm. Lot Single Family Float Zone: \$150+ <input type="checkbox"/> Structure Relocation: \$30.00 <input type="checkbox"/> Subdivision-Short Plat/Lot Line Adj. <input type="checkbox"/> Subdivision-Preliminary Plat <input type="checkbox"/> Subdivision-Final Plat <input type="checkbox"/> Variance: \$300.00+ <input type="checkbox"/> Wireless Communication <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> Other: _____	<p align="center">Official Use Only</p> Date Received: _____ Rec. By: _____ Fee Collected: _____ Application Conference: _____ Determination of Completeness: _____ Transmittal to Mayor: _____ Notice Application: _____ Newspaper Publication: _____ Mailing to Property Owners: _____ Open Recording Hearing: _____ Decision Date: _____ Decision/Comments: _____ Date Sent to Applicant: _____
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Project Address: 124 Plomondon Rd & 0 Plomondon Rd.
Tax Assessor Parcel Number(s): 011445009002 & 011445009001
Project description: Petition for Annexation into City

Applicant/Contractor/Agent Primary Contact for Application
 Name Windsor Engineers - Agent
 Address 27300 NE 10th Ave City Ridgefield State WA Zip 98642
 Phone 3606068265 Fax _____ Email bkadow@windsorengineers.com
 L&I License # _____ L&I Expiration Date _____

Owner(s) Applicant Primary Contact for Application
 Name Troy Jolma & Angela Jolma
 Address 16901 NE Gabriel Rd. City Yacolt State WA Zip 98675
 Phone _____ Email _____

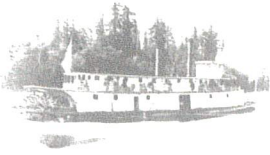
Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature of Owner/Applicant/Agent _____ Date 7-14-2022

Signature City Clerk/Deputy Clerk _____ Public Works Superintendent Signature _____



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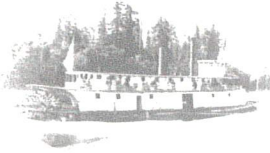
No fees required
 as per conversation
 w/ City of Toledo

 1/20/2022

Boundary Review Board Process

If the annexation is less than 10 acres and less than 2 million dollars (assessed valuation) the BRB Chair may issue a determination that a full-scale review by the board is not necessary. The Clerk of the Board determines if it is a complete application and sends a Notice of Intention to affected cities and agencies. A 45-day review/comment period begins. If the jurisdiction is not invoked the Boundary Review Board Chair signs a certificate approving the annexation.

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This Petition is accompanied and has attached hereto as Exhibit "B" a diagram which outlines the boundaries of the property sought to be annexed.

DATED this 7th day of July, 2022.

By [Signature]
Signature

Name Rob Rakoz & Lisa Wedekind-Rakoz
Print

132 Plomondon Rd
Address

Toledo, WA 98591-9709
City State

Exhibit "A"

Physical Address 132 Plomondon Rd, Toledo

Tax Parcel # 011445008000

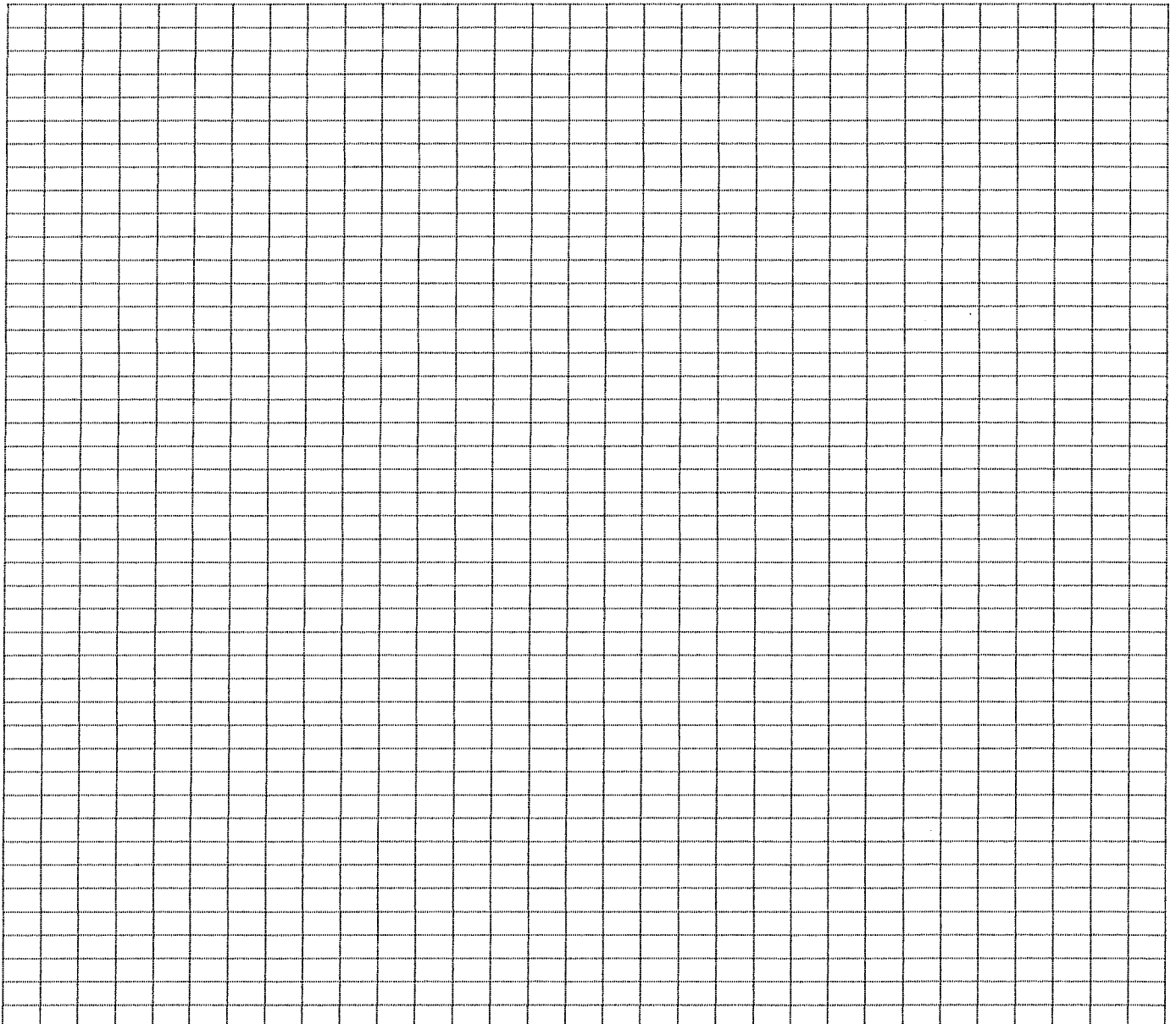
Legal Description: Section 07 Township 11N Range 01W PT GL 4 LY SWLY DREWS PRAIRIE RD

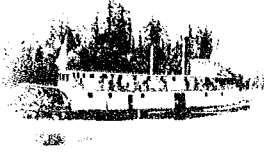
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The property to be annexed is legally described on Exhibit "A", attached hereto and incorporated herein by this reference. A drawing outlining the boundary of the proposed property to be annexed is attached hereto, marked Exhibit "B", and incorporated herein by this reference.

Toledo has required the assumption of all City of Toledo indebtedness by the area annexed.

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Name	Address	Signature & Date	Parcel #	Owner	Registered Voter
			011445008000	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
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This Petition is accompanied and has attached hereto as Exhibit "B" a diagram which outlines the boundaries of the property sought to be annexed.

DATED this 11th day of August, 2022.

By 

 Signature

Name Ramsey Rev Trust Uta Dtd August 15, 2007

Po Box 669
Print

Toledo, WA 98591
Address

City State

Exhibit "A"

Physical Address 0 Plomondon Rd, Toledo Tax Parcel # 011437007000
Legal Description: Section 07 Township 11N Range 01W PT S PLOMONDON DLC N RD

Exhibit "B"

See Attached Map

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N/A Per City

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				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No



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Project Address: 0 Plomondon Rd, Toledo
Tax Assessor Parcel Number(s): 011437007000, 011437008000
Project description: Petition for Annexation into City

Applicant/Contractor/Agent Primary Contact for Application
 Name Windsor Engineers - Agent
 Address 27300 NE 10th Ave City Ridgefield State WA Zip 98642
 Phone 3606068265 Fax _____ Email bkadow@windsorengineers.com
 L&I License # _____ L&I Expiration Date _____

Owner(s) Applicant Primary Contact for Application
 Name Ramsey Trust
 Address Po Box 669 City Toledo, State WA Zip 98591
 Phone _____ Email russ@toledotel.net

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.
 I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

7/12/22
 Date

Signature of Owner/Applicant/Agent

Date

Signature City Clerk/Deputy Clerk

Public Works Superintendent Signature



Annexation Petition

MUST BE FILLED OUT COMPLETELY – INCOMPLETE APPLICATIONS WILL BE RETURNED

<p style="text-align: center;"><i>Land Development Code 1.07</i></p> <p><i>Any uses contained within the boundaries of an annexation must comply with The City of Toledo Land Development Code. In order to not cause undue economic hardship on uses that existed prior to an annexation, they may continue under the provisions in Section 1.09</i></p>	<p>Return Annexation Petition to:</p> <p>City of Toledo</p> <p>PO Box 236 130 N. Second Street Toledo, WA 95591</p> <p>Email: cityoftoledo@toledotel.com</p>	<p style="text-align: center;">Official Use Only</p> <p>Date Received: _____</p> <p>Received By: _____</p> <p>Fee Collected: _____</p> <p>Notes/Comments: _____</p> <p>_____</p> <p>_____</p>
---	---	--

Checklist for Annexation

- Fill out and submit the Petition for Annexation and Land Use Permit Application. A SEPA may be required.
- Pay the required fees. *Various fees and costs are required.*
 - Annexation fee
 - Boundary Review Board fee
 - SEPA fee *(if applicable)*
 - Mailings to all property owners (within 300 ft)
 - Publication in newspaper
 - Attorney fees *(if applicable)*
 - Property survey for legal description
- Public hearing and City Council vote on the petition by resolution.
- Petition sent to the Lewis County Review Board for approval
Note: BRB only meets quarterly (March, June, September, December).

Boundary Review Board Process

If the annexation is less than 10 acres and less than 2 million dollars (assessed valuation) the BRB Chair may issue a determination that a full-scale review by the board is not necessary. The Clerk of the Board determines if it is a complete application and sends a Notice of Intention to affected cities and agencies. A 45-day review/comment period begins. If the jurisdiction is not invoked the Boundary Review Board Chair signs a certificate approving the annexation.

- City adopts legislation approving the annexation by ordinance (2 separate council meetings)
- Ordinance published in newspaper (effective 5 days after publication)



Petition for Annexation

THE UNDERSIGNED, being the owner of one hundred percent (100%) in assessed value (according to the assessed valuation for general taxation) of the real property described below lying contiguous to the City of Toledo, Washington, do hereby petition that such property be annexed to and made part of the corporate limits of the City of Toledo under the provisions of RCW 35A.14.10, et. seq. and any amendments thereto.

The property proposed to be annexed is within Lewis County Washington, and is described as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

Petitioner requests that appropriate action be taken by the City Council to entertain this petition, fixing a date for public hearing, causing notice to be published and posted specifying the time and place of such hearing and inviting all persons interested to appear and voice approval or disapproval of the annexation, and, following such hearing, determine by ordinance that such annexation shall be effective and that the property so annexed shall become a part of the City of Toledo, Washington, subject to its laws and ordinances then and thereafter in force.

Petitioner agrees that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Toledo, including bonded indebtedness, and that the current zoning maintained for the territory to be annexed subject to the city considering a rezone.

This Petition is accompanied and has attached hereto as Exhibit "B" a diagram which outlines the boundaries of the property sought to be annexed.

DATED this 2nd day of July, 2022.

By Don Sorenson
Signature

Name Don Sorenson
Print
112 Plomondon Rd
Address
Toledo, WA
City State

Exhibit "A"

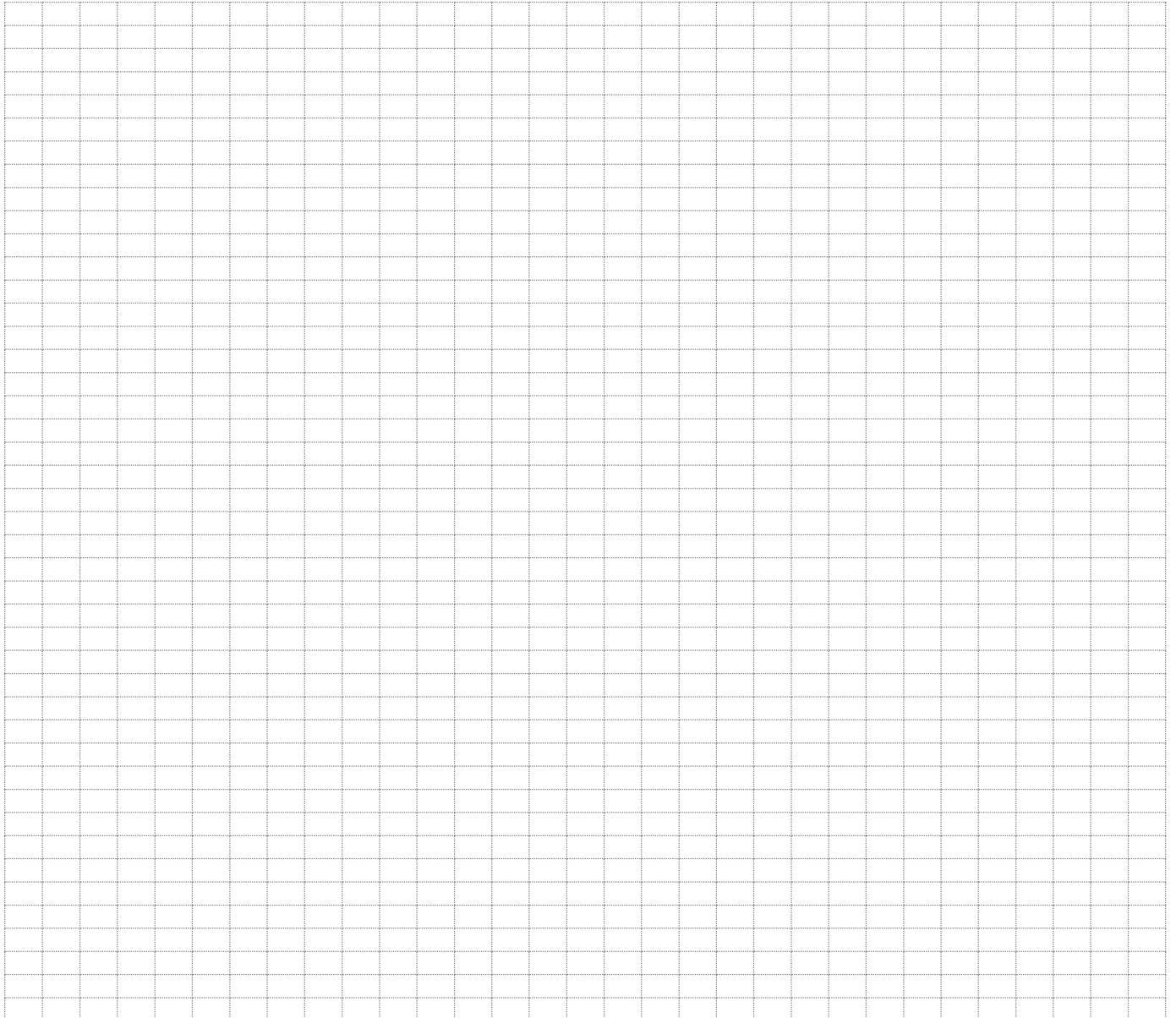
Physical Address 112 Plomondon Rd, Toledo Tax Parcel # 011448002001,011448002002
Legal Description: Not listed on Lewis County GIS

Exhibit "B"

- { } 1. Indicate North arrow
- { } 2. ALL property lines/dimensions/setbacks (front, rear, side)
- { } 3. Indicate ALL structures – dimensions, distance from each other and lot line
- { } 4. Indicate driveways, parking areas, paved/graveled surfaces
- { } 5. Indicate any known critical areas on property (i.e. ravines, streams, creeks, slopes, banks etc.)

See Attached Map

Grid square is: 5 feet:





N/A Per City

City of Toledo
PO Box 236
Toledo, WA 98591
Phone: 360.864.4564
Fax: 360-864.4566
www.toledowa.us

**TO: The Honorable Mayor and City Council
City of Toledo
PO Box 236
Toledo, WA 98591**

For the purpose of annexation of the hereinafter described property to the City of Toledo, Washington, said property lying contiguous to the present boundary line of the city, the undersigned, being the owners of the majority of the acreage for which annexation is petitioned, and a majority of the registered voters residing within the area for which annexation is petitioned, hereby respectfully submitted their petition to the city for annexation of the hereinafter described property to said city.

The property to be annexed is legally described on Exhibit "A", attached hereto and incorporated herein by this reference. A drawing outlying the boundary of the proposed property to be annexed is attached hereto, marked Exhibit "B", and incorporated herein by this reference.

Toledo has required the assumption of all City of Toledo indebtedness by the area annexed.

This petition is made pursuant to RCW 35.21.005.

WARNING

EVERY PERSON WHO SIGNS THIS PETITION WITH ANY OTHER THAN HIS OR HER TRUE NAME, OR WHO KNOWINGLY SIGNS MORE THAN ONE OF THESE PETITIONS, OR SIGN A PETITION SEEKING AN ELECTION WHEN HE OR SHE IS NOT A LEGAL VOTER OR SIGN A PETITION WHEN HE OR SHE IS NOT OTHERWISE QUALIFIED TO SIGN, OR WHO MAKES HEREIN ANY FALSE STATEMENT, SHALL BE GUILTY OF A MISDEMEANOR.

Name	Address	Signature & Date	Parcel #	Owner		Registered Voter	
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No



Annexation Petition

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<p style="text-align: center;"><i>Land Development Code 1.07</i></p> <p><i>Any uses contained within the boundaries of an annexation must comply with The City of Toledo Land Development Code. In order to not cause undue economic hardship on uses that existed prior to an annexation, they may continue under the provisions in Section 1.09</i></p>	<p>Return Annexation Petition to:</p> <p style="text-align: center;">City of Toledo PO Box 236 130 N. Second Street Toledo, WA 95591</p> <p style="text-align: center;">Email: cityoftoledo@toledotel.com</p>	<p style="text-align: center;">Official Use Only</p> <p>Date Received: _____ Received By: _____ Fee Collected: _____ Notes/Comments: _____ _____ _____</p>
---	--	--

Checklist for Annexation

Fill out and submit the Petition for Annexation and Land Use Permit Application. A SEPA may be required.

Pay the required fees. *Various fees and costs are required.*

- Annexation fee
- Boundary Review Board fee
- SEPA fee *(if applicable)*
- Mailings to all property owners (within 300 ft)
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- Attorney fees *(if applicable)*
- Property survey for legal description

Public hearing and City Council vote on the petition by resolution.

Petition sent to the Lewis County Review Board for approval

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If the annexation is less than 10 acres and less than 2 million dollars (assessed valuation) the BRB Chair may issue a determination that a full-scale review by the board is not necessary. The Clerk of the Board determines if it is a complete application and sends a Notice of Intention to affected cities and agencies. A 45-day review/comment period begins. If the jurisdiction is not invoked the Boundary Review Board Chair signs a certificate approving the annexation.

City adopts legislation approving the annexation by ordinance (2 separate council meetings)

Ordinance published in newspaper (effective 5 days after publication)



Petition for Annexation

THE UNDERSIGNED, being the owner of one hundred percent (100%) in assessed value (according to the assessed valuation for general taxation) of the real property described below lying contiguous to the City of Toledo, Washington, do hereby petition that such property be annexed to and made part of the corporate limits of the City of Toledo under the provisions of RCW 35A.14.10, et. seq. and any amendments thereto.

The property proposed to be annexed is within Lewis County Washington, and is described as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

Petitioner requests that appropriate action be taken by the City Council to entertain this petition, fixing a date for public hearing, causing notice to be published and posted specifying the time and place of such hearing and inviting all persons interested to appear and voice approval or disapproval of the annexation, and, following such hearing, determine by ordinance that such annexation shall be effective and that the property so annexed shall become a part of the City of Toledo, Washington, subject to its laws and ordinances then and thereafter in force.

Petitioner agrees that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Toledo, including bonded indebtedness, and that the current zoning maintained for the territory to be annexed subject to the city considering a rezone.

This Petition is accompanied and has attached hereto as Exhibit "B" a diagram which outlines the boundaries of the property sought to be annexed.

DATED this 2 day of July, 2022.

By Harold L. Sorenson
Signature

Name Harold L. Sorenson
Print
117 Plomondon Rd
Address
Toledo, WA
City State

Exhibit "A"

Physical Address 117 Plomondon Rd, Toledo **Tax Parcel #** 011437002000
Legal Description: Section 07 Township 11N Range 01W TAX LOT 10 PT S2 S PLOMONDON
DLC BTWN DREWS PRARIE RD & HWY 505

Exhibit "B"

See Attached Map

- { } 1. Indicate North arrow
- { } 2. ALL property lines/dimensions/setbacks (front, rear, side)
- { } 3. Indicate ALL structures – dimensions, distance from each other and lot line
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- { } 5. Indicate any known critical areas on property (i.e. ravines, streams, creeks, slopes, banks etc.)

Grid square is: 5 feet:





N/A Per City

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 PO Box 236
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For the purpose of annexation of the hereinafter described property to the City of Toledo, Washington, said property lying contiguous to the present boundary line of the city, the undersigned, being the owners of the majority of the acreage for which annexation is petitioned, and a majority of the registered voters residing within the area for which annexation is petitioned, hereby respectfully submitted their petition to the city for annexation of the hereinafter described property to said city.

The property to be annexed is legally described on Exhibit "A", attached hereto and incorporated herein by this reference. A drawing outlying the boundary of the proposed property to be annexed is attached hereto, marked Exhibit "B", and incorporated herein by this reference.

Toledo has required the assumption of all City of Toledo indebtedness by the area annexed.

This petition is made pursuant to RCW 35.21.005.

WARNING

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Name	Address	Signature & Date	Parcel #	Owner		Registered Voter	
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No



City of Toledo
 PO Box 236
 Toledo, WA 98591
 Phone: 360.864.4564
 Fax: 360-864.4566
www.toledowa.us

Land Use Application

MUST BE FILLED OUT COMPLETELY – INCOMPLETE APPLICATIONS WILL BE RETURNED

Select all permits you are applying for. Submit this application form, corresponding permit application packet(s) and application fee

<input checked="" type="checkbox"/> Annexation Petition: \$600.00+ <input type="checkbox"/> Application for map change: \$500 <input type="checkbox"/> Boundary Line Adjustment: \$250+ <input type="checkbox"/> Boundary Review Board Fee: \$150 <input type="checkbox"/> Clearing Permit: 750-\$150 hr.+ <input type="checkbox"/> Cluster Residential Develop: \$600+ \$50+ <input type="checkbox"/> Comp Plan Amendment: \$1,000 <input type="checkbox"/> Conditional Use: \$300.00+ <input type="checkbox"/> Critical Area Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Fill and Grade Permit <input type="checkbox"/> Hillside Dev. Perf. Stand: \$600+ \$50+ <input type="checkbox"/> Home Occupation <input type="checkbox"/> Landmark – Historic Cert. of Alter <input type="checkbox"/> Legal Lot Determination <input type="checkbox"/> Nonconforming Use Certificate <input type="checkbox"/> Parking Adjustment <input type="checkbox"/> Planned Unit Develop: \$600.00+ \$50+	<input type="checkbox"/> Prelim Rev Mod to existing developments: \$600+ \$50+ <input type="checkbox"/> Preliminary Subdivision: \$600+ \$50+ <input type="checkbox"/> Rezone: \$300.00 <input type="checkbox"/> Right of Way Use: \$125-\$250 <input type="checkbox"/> Right of Way Inspection: \$50hr <input checked="" type="checkbox"/> SEPA Review: \$400.00+ <input type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Short Plat: \$600.00+ \$50+ <input type="checkbox"/> Sm. Lot Single Family Float Zone: \$150+ <input type="checkbox"/> Structure Relocation: \$30.00 <input type="checkbox"/> Subdivision-Short Plat/Lot Line Adj. <input type="checkbox"/> Subdivision-Preliminary Plat <input type="checkbox"/> Subdivision-Final Plat <input type="checkbox"/> Variance: \$300.00+ <input type="checkbox"/> Wireless Communication <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> Other: _____	<p align="center">Official Use Only</p> Date Received: _____ Rec. By: _____ Fee Collected: _____ Application Conference: _____ Determination of Completeness: _____ Transmittal to Mayor: _____ Notice Application: _____ Newspaper Publication: _____ Mailing to Property Owners: _____ Open Recording Hearing: _____ Decision Date: _____ Decision/Comments: _____ Date Sent to Applicant: _____
---	---	---

Project Address: 112 Plomondon Rd, Toledo

Tax Assessor Parcel Number(s): 011448002001

Project description: Petition for Annexation into City

Applicant/Contractor/Agent Primary Contact for Application
 Name Windsor Engineers - Agent
 Address 27300 NE 10th Ave City Ridgefield State WA Zip 98642
 Phone 3606068265 Fax _____ Email bkadow@windsorengineers.com
 L&I License # _____ L&I Expiration Date _____

Owner(s) Applicant Primary Contact for Application
 Name Don Sorenson Sorensen
 Address 112 Plomondon Rd City Toledo State WA Zip 98591
 Phone 360-520-1041 Email _____

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Don Sorenson Signature of Owner/Applicant/Agent Date 7-2-22

 Signature City Clerk/Deputy Clerk

 Public Works Superintendent Signature



Land Use Application

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Select all permits you are applying for. Submit this application form, corresponding permit application packet(s) and application fee

<input checked="" type="checkbox"/> Annexation Petition: \$600.00+ <input type="checkbox"/> Application for map change: \$500 <input type="checkbox"/> Boundary Line Adjustment: \$250+ <input type="checkbox"/> Boundary Review Board Fee: \$150 <input type="checkbox"/> Clearing Permit: 750-\$150 hr.+ <input type="checkbox"/> Cluster Residential Develop: \$600+ \$50+ <input type="checkbox"/> Comp Plan Amendment: \$1,000 <input type="checkbox"/> Conditional Use: \$300.00+ <input type="checkbox"/> Critical Area Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Fill and Grade Permit <input type="checkbox"/> Hillside Dev. Perf. Stand: \$600+ \$50+ <input type="checkbox"/> Home Occupation <input type="checkbox"/> Landmark – Historic Cert. of Alter <input type="checkbox"/> Legal Lot Determination <input type="checkbox"/> Nonconforming Use Certificate <input type="checkbox"/> Parking Adjustment <input type="checkbox"/> Planned Unit Develop: \$600.00+ \$50+	<input type="checkbox"/> Prelim Rev Mod to existing developments: \$600+ \$50+ <input type="checkbox"/> Preliminary Subdivision: \$600+ \$50+ <input type="checkbox"/> Rezone: \$300.00 <input type="checkbox"/> Right of Way Use: \$125-\$250 <input type="checkbox"/> Right of Way Inspection: \$50hr <input checked="" type="checkbox"/> SEPA Review: \$400.00+ <input type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Short Plat: \$600.00+ \$50+ <input type="checkbox"/> Sm. Lot Single Family Float Zone: \$150+ <input type="checkbox"/> Structure Relocation: \$30.00 <input type="checkbox"/> Subdivision-Short Plat/Lot Line Adj. <input type="checkbox"/> Subdivision-Preliminary Plat <input type="checkbox"/> Subdivision-Final Plat <input type="checkbox"/> Variance: \$300.00+ <input type="checkbox"/> Wireless Communication <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> Other: _____	<p align="center">Official Use Only</p> Date Received: _____ Rec. By: _____ Fee Collected: _____ Application Conference: _____ Determination of Completeness: _____ Transmittal to Mayor: _____ Notice Application: _____ Newspaper Publication: _____ Mailing to Property Owners: _____ Open Recording Hearing: _____ Decision Date: _____ Decision/Comments: _____ Date Sent to Applicant: _____
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Project Address: 117 Plomondon Rd, Toledo
Tax Assessor Parcel Number(s): 011437002000
Project description: Petition for Annexation into City

Applicant/Contractor/Agent Primary Contact for Application
 Name Windsor Engineers - Agent
 Address 27300 NE 10th Ave City Ridgefield State WA Zip 98642
 Phone 3606068265 Fax _____ Email bkadow@windsorengineers.com
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I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Harold L. Sorenson
 Signature of Owner/Applicant/Agent

7-2-22
 Date

 Signature City Clerk/Deputy Clerk

 Public Works Superintendent Signature



Annexation Petition

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<p style="text-align: center;"><i>Land Development Code 1.07</i></p> <p><i>Any uses contained within the boundaries of an annexation must comply with The City of Toledo Land Development Code. In order to not cause undue economic hardship on uses that existed prior to an annexation, they may continue under the provisions in Section 1.09</i></p>	<p>Return Annexation Petition to:</p> <p>City of Toledo</p> <p>PO Box 236 130 N. Second Street Toledo, WA 95591</p> <p>Email: cityoftoledo@toledotel.com</p>	<p style="text-align: center;">Official Use Only</p> <p>Date Received: _____</p> <p>Received By: _____</p> <p>Fee Collected: _____</p> <p>Notes/Comments: _____</p> <p>_____</p> <p>_____</p>
---	---	--

Checklist for Annexation

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 - SEPA fee *(if applicable)*
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 - Publication in newspaper
 - Attorney fees *(if applicable)*
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- Ordinance published in newspaper (effective 5 days after publication)



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Petition for Annexation

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This Petition is accompanied and has attached hereto as Exhibit "B" a diagram which outlines the boundaries of the property sought to be annexed.

DATED this 15th day of December, 20 23.

By 
Signature

Name Chris Rust - Superintendent
Print
1242 STATE ROUTE 505
Address
Toledo, WA 98591
City State

Exhibit "A"

Physical Address 1242 State Route 505 Toledo, WA 98591 Tax Parcel # 011438001001
Legal Description: Section 07 Township 11N Range 01W PT S2 S PLOMONDON DLC

Exhibit "B"

See Attached Map

- { } 1. Indicate North arrow
- { } 2. ALL property lines/dimensions/setbacks (front, rear, side)
- { } 3. Indicate ALL structures – dimensions, distance from each other and lot line
- { } 4. Indicate driveways, parking areas, paved/graveled surfaces
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Grid square is: 5 feet:





N/A Per City

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**TO: The Honorable Mayor and City Council
City of Toledo
PO Box 236
Toledo, WA 98591**

For the purpose of annexation of the hereinafter described property to the City of Toledo, Washington, said property lying contiguous to the present boundary line of the city, the undersigned, being the owners of the majority of the acreage for which annexation is petitioned, and a majority of the registered voters residing within the area for which annexation is petitioned, hereby respectfully submitted their petition to the city for annexation of the hereinafter described property to said city.

The property to be annexed is legally described on Exhibit "A", attached hereto and incorporated herein by this reference. A drawing outlying the boundary of the proposed property to be annexed is attached hereto, marked Exhibit "B", and incorporated herein by this reference.

Toledo has required the assumption of all City of Toledo indebtedness by the area annexed.

This petition is made pursuant to RCW 35.21.005.

WARNING

EVERY PERSON WHO SIGNS THIS PETITION WITH ANY OTHER THAN HIS OR HER TRUE NAME, OR WHO KNOWINGLY SIGNS MORE THAN ONE OF THESE PETITIONS, OR SIGN A PETITION SEEKING AN ELECTION WHEN HE OR SHE IS NOT A LEGAL VOTER OR SIGN A PETITION WHEN HE OR SHE IS NOT OTHERWISE QUALIFIED TO SIGN, OR WHO MAKES HEREIN ANY FALSE STATEMENT, SHALL BE GUILTY OF A MISDEMEANOR.

Name	Address	Signature & Date	Parcel #	Owner		Registered Voter	
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No



City of Toledo
 PO Box 236
 Toledo, WA 98591
 Phone: 360.864.4564
 Fax: 360-864.4566
www.toledowa.us

Land Use Application

MUST BE FILLED OUT COMPLETELY – INCOMPLETE APPLICATIONS WILL BE RETURNED

Select all permits you are applying for. Submit this application form, corresponding permit application packet(s) and application fee

<input checked="" type="checkbox"/> Annexation Petition: \$600.00+ <input type="checkbox"/> Application for map change: \$500 <input type="checkbox"/> Boundary Line Adjustment: \$250+ <input type="checkbox"/> Boundary Review Board Fee: \$150 <input type="checkbox"/> Clearing Permit: 750-\$150 hr.+ <input type="checkbox"/> Cluster Residential Develop: \$600+ \$50+ <input type="checkbox"/> Comp Plan Amendment: \$1,000 <input type="checkbox"/> Conditional Use: \$300.00+ <input type="checkbox"/> Critical Area Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Fill and Grade Permit <input type="checkbox"/> Hillside Dev. Perf. Stand: \$600+ \$50+ <input type="checkbox"/> Home Occupation <input type="checkbox"/> Landmark – Historic Cert. of Alter <input type="checkbox"/> Legal Lot Determination <input type="checkbox"/> Nonconforming Use Certificate <input type="checkbox"/> Parking Adjustment <input type="checkbox"/> Planned Unit Develop: \$600.00+ \$50+	<input type="checkbox"/> Prelim Rev Mod to existing developments: \$600+ \$50+ <input type="checkbox"/> Preliminary Subdivision: \$600+ \$50+ <input type="checkbox"/> Rezone: \$300.00 <input type="checkbox"/> Right of Way Use: \$125-\$250 <input type="checkbox"/> Right of Way Inspection: \$50hr <input type="checkbox"/> SEPA Review: \$400.00+ <input type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Short Plat: \$600.00+ \$50+ <input type="checkbox"/> Sm. Lot Single Family Float Zone: \$150+ <input type="checkbox"/> Structure Relocation: \$30.00 <input type="checkbox"/> Subdivision-Short Plat/Lot Line Adj. <input type="checkbox"/> Subdivision-Preliminary Plat <input type="checkbox"/> Subdivision-Final Plat <input type="checkbox"/> Variance: \$300.00+ <input type="checkbox"/> Wireless Communication <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> Other: _____	<p align="center">Official Use Only</p> Date Received: _____ Rec. By: _____ Fee Collected: _____ Application Conference: _____ Determination of Completeness: _____ Transmittal to Mayor: _____ Notice Application: _____ Newspaper Publication: _____ Mailing to Property Owners: _____ Open Recording Hearing: _____ Decision Date: _____ Decision/Comments: _____ Date Sent to Applicant: _____
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Project Address: 1242 STATE ROUTE 505 Toledo, WA 98591

Tax Assessor Parcel Number(s): 011438001001

Project description: Petition to annex into city limits

Applicant/Contractor/Agent Primary Contact for Application

Name Windsor Engineers - Agent

Address 27300 NE 10th Ave. City Ridgefield, State WA Zip 98642

Phone 3606068265 Fax _____ Email bkadow@windsorengineers.com

L&I License # _____ L&I Expiration Date _____

Owner(s) Applicant Primary Contact for Application

Name Toledo School District 237 - Superintendent Chris Rust


Address PO BOX 469 City Toledo State WA Zip 98591

Phone 360.864.6325 Email crust@toledoschools.us

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.



 Signature of Owner/Applicant/Agent

15 December, 2023

 Date

 Signature City Clerk/Deputy Clerk

 Public Works Superintendent Signature



City of Toledo
 PO Box 236
 Toledo, WA 98591
 Phone: 360.864.4564
 Fax: 360-864.4566
www.toledowa.us

Land Use Application

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Select all permits you are applying for. Submit this application form, corresponding permit application packet(s) and application fee

<input checked="" type="checkbox"/> Annexation Petition: \$600.00+ <input type="checkbox"/> Application for map change: \$500 <input type="checkbox"/> Boundary Line Adjustment: \$250+ <input type="checkbox"/> Boundary Review Board Fee: \$150 <input type="checkbox"/> Clearing Permit: 750-\$150 hr.+ <input type="checkbox"/> Cluster Residential Develop: \$600+ \$50+ <input type="checkbox"/> Comp Plan Amendment: \$1,000 <input type="checkbox"/> Conditional Use: \$300.00+ <input type="checkbox"/> Critical Area Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Fill and Grade Permit <input type="checkbox"/> Hillside Dev. Perf. Stand: \$600+ \$50+ <input type="checkbox"/> Home Occupation <input type="checkbox"/> Landmark – Historic Cert. of Alter <input type="checkbox"/> Legal Lot Determination <input type="checkbox"/> Nonconforming Use Certificate <input type="checkbox"/> Parking Adjustment <input type="checkbox"/> Planned Unit Develop: \$600.00+ \$50+	<input type="checkbox"/> Prelim Rev Mod to existing developments: \$600+ \$50+ <input type="checkbox"/> Preliminary Subdivision: \$600+ \$50+ <input type="checkbox"/> Rezone: \$300.00 <input type="checkbox"/> Right of Way Use: \$125-\$250 <input type="checkbox"/> Right of Way Inspection: \$50hr <input checked="" type="checkbox"/> SEPA Review: \$400.00+ <input type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Short Plat: \$600.00+ \$50+ <input type="checkbox"/> Sm. Lot Single Family Float Zone: \$150+ <input type="checkbox"/> Structure Relocation: \$30.00 <input type="checkbox"/> Subdivision-Short Plat/Lot Line Adj. <input type="checkbox"/> Subdivision-Preliminary Plat <input type="checkbox"/> Subdivision-Final Plat <input type="checkbox"/> Variance: \$300.00+ <input type="checkbox"/> Wireless Communication <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> Other: _____	<p align="center">Official Use Only</p> Date Received: _____ Rec. By: _____ Fee Collected: _____ Application Conference: _____ Determination of Completeness: _____ Transmittal to Mayor: _____ Notice Application: _____ Newspaper Publication: _____ Mailing to Property Owners: _____ Open Recording Hearing: _____ Decision Date: _____ Decision/Comments: _____ _____ Date Sent to Applicant: _____
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Project Address: 183 Plomondon Rd, Toledo
Tax Assessor Parcel Number(s): 011437009000
Project description: Petition for Annexation into City

Applicant/Contractor/Agent Primary Contact for Application
 Name Windsor Engineers - Agent
 Address 27300 NE 10th Ave City Ridgefield State WA Zip 98642
 Phone 3606068265 Fax _____ Email bkadow@windsorengineers.com
 L&I License # _____ L&I Expiration Date _____

Owner(s) Applicant Primary Contact for Application
 Name Toledo Telephone Co
 Address Po Box 669 city Toledo, State WA Zip 98591-0669
 Phone 360-864-2044 Email dale@toledotel.net

Property Owner(s)
 I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.
 I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Date 7/12/22
 Signature of Owner/Applicant/Agent

 Signature City Clerk/Deputy Clerk Public Works Superintendent Signature



Annexation Petition

MUST BE FILLED OUT COMPLETELY – INCOMPLETE APPLICATIONS WILL BE RETURNED

<p style="text-align: center;"><i>Land Development Code 1.07</i></p> <p><i>Any uses contained within the boundaries of an annexation must comply with The City of Toledo Land Development Code. In order to not cause undue economic hardship on uses that existed prior to an annexation, they may continue under the provisions in Section 1.09</i></p>	<p>Return Annexation Petition to:</p> <p style="text-align: center;">City of Toledo PO Box 236 130 N. Second Street Toledo, WA 95591</p> <p style="text-align: center;">Email: cityoftoledo@toledotel.com</p>	<p style="text-align: center;">Official Use Only</p> <p>Date Received: _____ Received By: _____ Fee Collected: _____ Notes/Comments: _____ _____ _____</p>
---	--	--

Checklist for Annexation

- Fill out and submit the Petition for Annexation and Land Use Permit Application. A SEPA may be required.
- Pay the required fees. *Various fees and costs are required.*
 - Annexation fee
 - Boundary Review Board fee
 - SEPA fee *(if applicable)*
 - Mailings to all property owners (within 300 ft)
 - Publication in newspaper
 - Attorney fees *(if applicable)*
 - Property survey for legal description
- Public hearing and City Council vote on the petition by resolution.
- Petition sent to the Lewis County Review Board for approval
Note: BRB only meets quarterly (March, June, September, December).

Boundary Review Board Process

If the annexation is less than 10 acres and less than 2 million dollars (assessed valuation) the BRB Chair may issue a determination that a full-scale review by the board is not necessary. The Clerk of the Board determines if it is a complete application and sends a Notice of Intention to affected cities and agencies. A 45-day review/comment period begins. If the jurisdiction is not invoked the Boundary Review Board Chair signs a certificate approving the annexation.

- City adopts legislation approving the annexation by ordinance (2 separate council meetings)
- Ordinance published in newspaper (effective 5 days after publication)



Petition for Annexation

THE UNDERSIGNED, being the owner of one hundred percent (100%) in assessed value (according to the assessed valuation for general taxation) of the real property described below lying contiguous to the City of Toledo, Washington, do hereby petition that such property be annexed to and made part of the corporate limits of the City of Toledo under the provisions of RCW 35A.14.10, et. seq. and any amendments thereto.


The property proposed to be annexed is within Lewis County Washington, and is described as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

Petitioner requests that appropriate action be taken by the City Council to entertain this petition, fixing a date for public hearing, causing notice to be published and posted specifying the time and place of such hearing and inviting all persons interested to appear and voice approval or disapproval of the annexation, and, following such hearing, determine by ordinance that such annexation shall be effective and that the property so annexed shall become a part of the City of Toledo, Washington, subject to its laws and ordinances then and thereafter in force.

Petitioner agrees that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Toledo, including bonded indebtedness, and that the current zoning maintained for the territory to be annexed subject to the city considering a rezone.

This Petition is accompanied and has attached hereto as Exhibit "B" a diagram which outlines the boundaries of the property sought to be annexed.

DATED this 11th day of August, 20 22.

By 
Signature

Name Toledo Telephone Co, Inc.
Print

Po Box 669
Address

Toledo, WA 98591-0669
City State

Russell Ramsey
President & CEO

Exhibit "A"

Physical Address 183 Plomondon Rd, Toledo **Tax Parcel #** 011437009000
Legal Description: Section 07 Township 11N Range 01W PT S PLOMONDON DLC N RD

Exhibit "B"

See Attached Map

- { } 1. Indicate North arrow
- { } 2. ALL property lines/dimensions/setbacks (front, rear, side)
- { } 3. Indicate ALL structures – dimensions, distance from each other and lot line
- { } 4. Indicate driveways, parking areas, paved/graveled surfaces
- { } 5. Indicate any known critical areas on property (i.e. ravines, streams, creeks, slopes, banks etc.)

Grid square is: 5 feet:





N/A Per City

City of Toledo
 PO Box 236
 Toledo, WA 98591
 Phone: 360.864.4564
 Fax: 360-864.4566
www.toledowa.us

**TO: The Honorable Mayor and City Council
 City of Toledo
 PO Box 236
 Toledo, WA 98591**

For the purpose of annexation of the hereinafter described property to the City of Toledo, Washington, said property lying contiguous to the present boundary line of the city, the undersigned, being the owners of the majority of the acreage for which annexation is petitioned, and a majority of the registered voters residing within the area for which annexation is petitioned, hereby respectfully submitted their petition to the city for annexation of the hereinafter described property to said city.

The property to be annexed is legally described on Exhibit "A", attached hereto and incorporated herein by this reference. A drawing outlying the boundary of the proposed property to be annexed is attached hereto, marked Exhibit "B", and incorporated herein by this reference.

Toledo has required the assumption of all City of Toledo indebtedness by the area annexed.

This petition is made pursuant to RCW 35.21.005.

WARNING

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Name	Address	Signature & Date	Parcel #	Owner		Registered Voter	
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No



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The property to be annexed is legally described on Exhibit "A", attached hereto and incorporated herein by this reference. A drawing outlining the boundary of the proposed property to be annexed is attached hereto, marked Exhibit "B", and incorporated herein by this reference.

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Name	Address	Signature & Date	Parcel #	Owner	Registered Voter
JON VIGRE	1793 NE KINGSLEY Toledo, WA 98591	<i>[Signature]</i>	011443008001	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No



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Annexation Petition

MUST BE FILLED OUT COMPLETELY – INCOMPLETE APPLICATIONS WILL BE RETURNED

<p style="text-align: center;"><i>Land Development Code 1.07</i></p> <p><i>Any uses contained within the boundaries of an annexation must comply with The City of Toledo Land Development Code. In order to not cause undue economic hardship on uses that existed prior to an annexation, they may continue under the provisions in Section 1.09</i></p>	<p style="text-align: center;">Return Annexation Petition to:</p> <p style="text-align: center;">City of Toledo</p> <p style="text-align: center;">PO Box 236 130 N. Second Street Toledo, WA 95591</p> <p style="text-align: center;">Email: cityoftoledo@toledotel.com</p>	<p style="text-align: center;">Official Use Only</p> <p>Date Received: _____</p> <p>Received By: _____</p> <p>Fee Collected: _____</p> <p>Notes/Comments: _____</p> <p>_____</p> <p>_____</p>
---	---	--

Checklist for Annexation

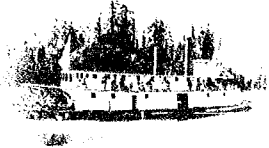
- Fill out and submit the Petition for Annexation and Land Use Permit Application. A SEPA may be required.
- Pay the required fees. Various fees and costs are required.
 - Annexation fee
 - Boundary Review Board fee
 - SEPA fee (if applicable)
 - Mailings to all property owners (within 300 ft)
 - Publication in newspaper
 - Attorney fees (if applicable)
 - Property survey for legal description
- Public hearing and City Council vote on the petition by resolution.
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Note: BRB only meets quarterly (March, June, September, December).

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If the annexation is less than 10 acres and less than 2 million dollars (assessed valuation) the BRB Chair may issue a determination that a full-scale review by the board is not necessary. The Clerk of the Board determines if it is a complete application and sends a Notice of Intention to affected cities and agencies. A 45-day review/comment period begins. If the jurisdiction is not invoked the Boundary Review Board Chair signs a certificate approving the annexation.

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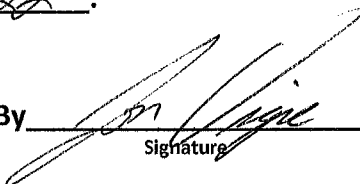
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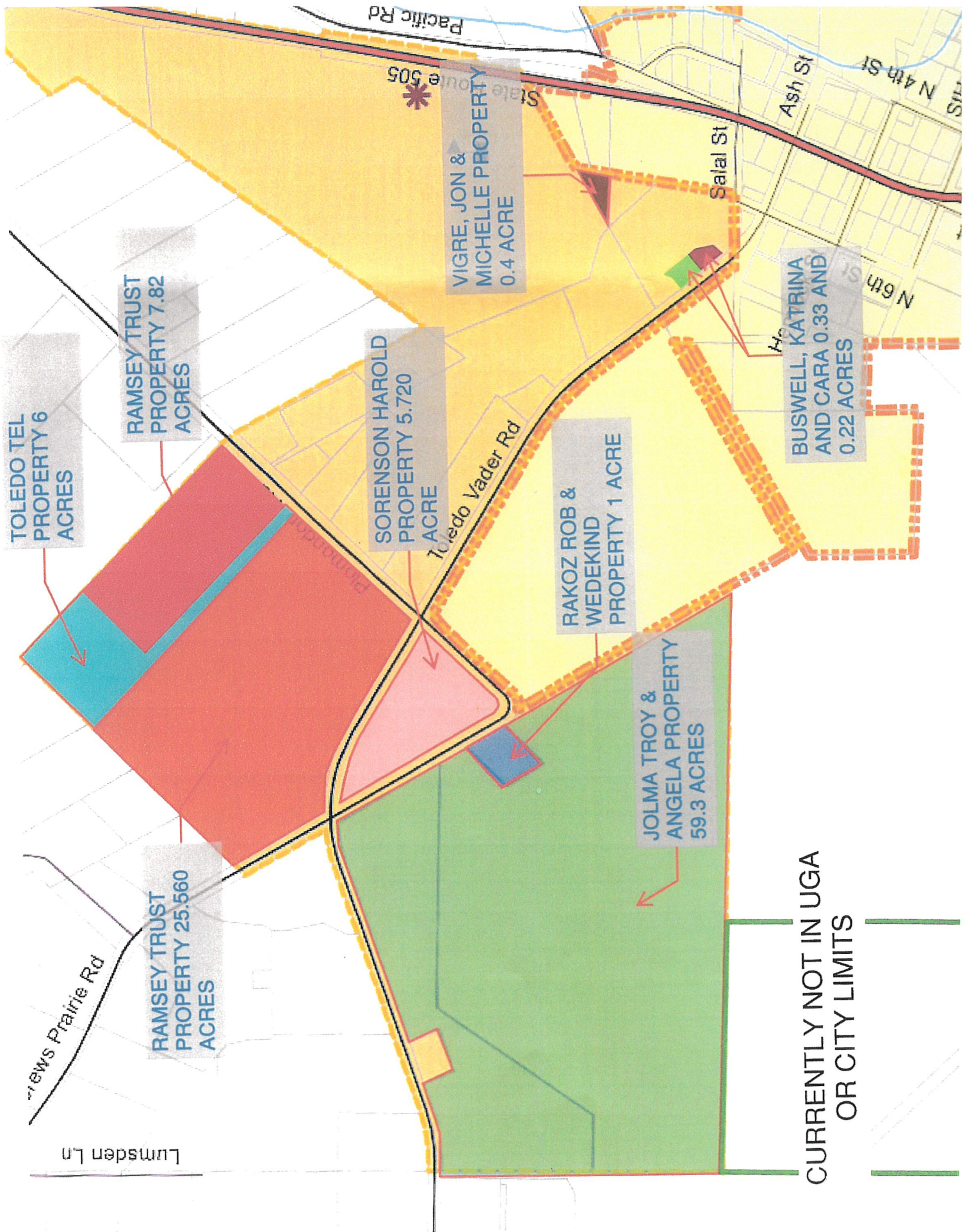
Petitioner agrees that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Toledo, including bonded indebtedness, and that the current zoning maintained for the territory to be annexed subject to the city considering a rezone.

This Petition is accompanied and has attached hereto as Exhibit "B" a diagram which outlines the boundaries of the property sought to be annexed.

DATED this 18th day of July, 2022.

By 
Signature

Name Jon and Michelle Vigre
Print
1793 Kresky Ave NE
Address
Chehalis, WA 98532
City State



CURRENTLY NOT IN UGA
OR CITY LIMITS

Exhibit "A"

Physical Address 1268 66 State Route 505, Toledo

Tax Parcel # 011443008001

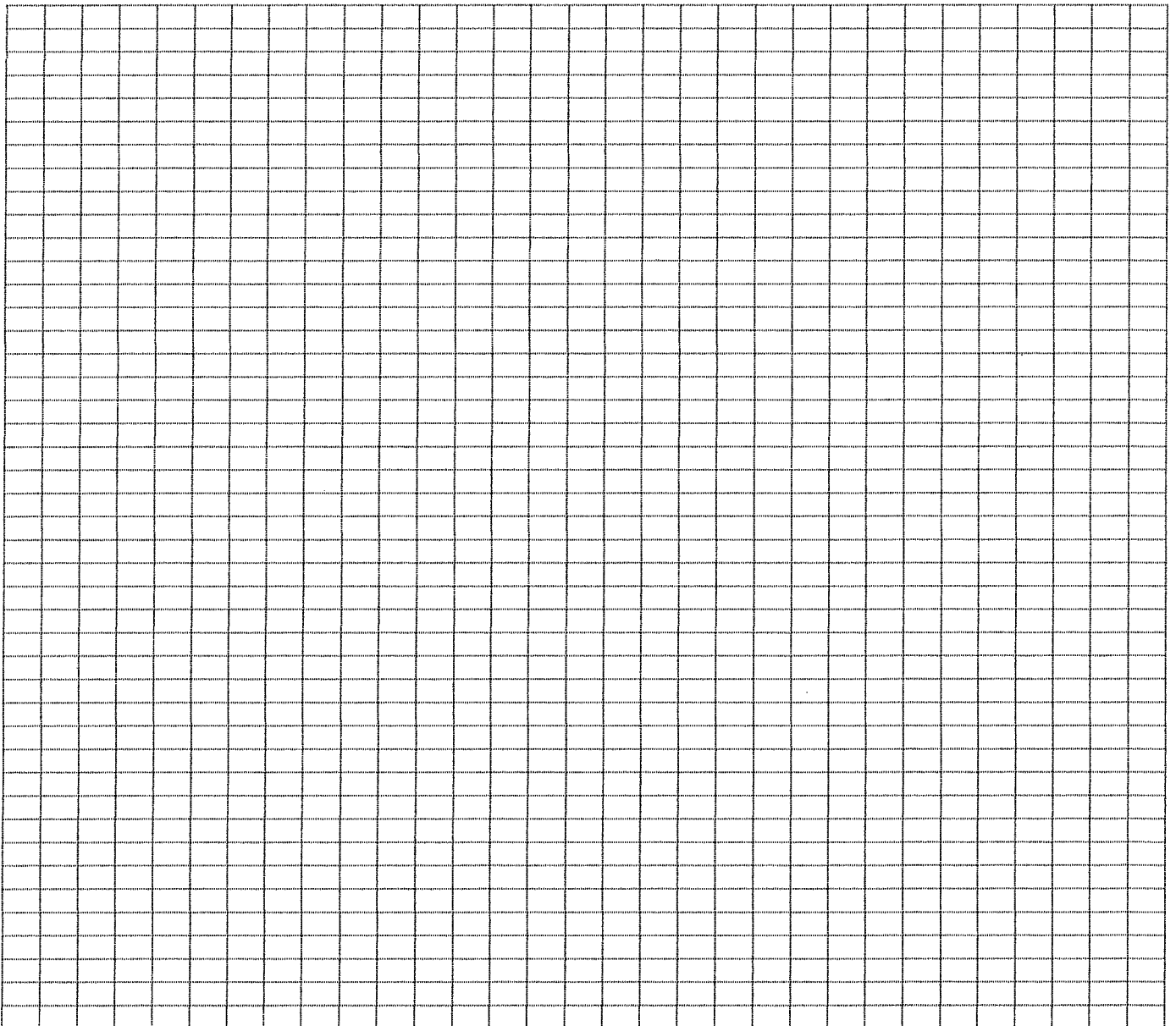
Legal Description: Section 07 Township 11N Range 01W PT GOV LOT 1 LY S S/L Plomondon DLC

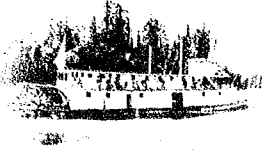
See Attached Map

Exhibit "B"

- { } 1. Indicate North arrow
- { } 2. ALL property lines/dimensions/setbacks (front, rear, side)
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- { } 5. Indicate any known critical areas on property (i.e. ravines, streams, creeks, slopes, banks etc.)

Grid square is: 5 feet:





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Land Use Application

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<input type="checkbox"/> Annexation Petition: \$600.00+ <input type="checkbox"/> Application for map change: \$500 <input type="checkbox"/> Boundary Line Adjustment: \$250+ <input type="checkbox"/> Boundary Review Board Fee: \$150 <input type="checkbox"/> Clearing Permit: 750-\$150 hr.+ <input type="checkbox"/> Cluster Residential Develop: \$600+ \$50+ <input type="checkbox"/> Comp Plan Amendment: \$1,000 <input type="checkbox"/> Conditional Use: \$300.00+ <input type="checkbox"/> Critical Area Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Fill and Grade Permit <input type="checkbox"/> Hillside Dev. Perf. Stand: \$600+ \$50+ <input type="checkbox"/> Home Occupation <input type="checkbox"/> Landmark – Historic Cert. of Alter <input type="checkbox"/> Legal Lot Determination <input type="checkbox"/> Nonconforming Use Certificate <input type="checkbox"/> Parking Adjustment <input type="checkbox"/> Planned Unit Develop: \$600.00+ \$50+	<input type="checkbox"/> Prelim Rev Mod to existing developments: \$600+ \$50+ <input type="checkbox"/> Preliminary Subdivision: \$600+ \$50+ <input type="checkbox"/> Rezone: \$300.00 <input type="checkbox"/> Right of Way Use: \$125-\$250 <input type="checkbox"/> Right of Way Inspection: \$50hr <input type="checkbox"/> SEPA Review: \$400.00+ <input type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Short Plat: \$600.00+ \$50+ <input type="checkbox"/> Sm. Lot Single Family Float Zone: \$150+ <input type="checkbox"/> Structure Relocation: \$30.00 <input type="checkbox"/> Subdivision-Short Plat/Lot Line Adj. <input type="checkbox"/> Subdivision-Preliminary Plat <input type="checkbox"/> Subdivision-Final Plat <input type="checkbox"/> Variance: \$300.00+ <input type="checkbox"/> Wireless Communication <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> Other: _____	<p align="center">Official Use Only</p> Date Received: _____ Rec. By: _____ Fee Collected: _____ Application Conference: _____ Determination of Completeness: _____ Transmittal to Mayor: _____ Notice Application: _____ Newspaper Publication: _____ Mailing to Property Owners: _____ Open Recording Hearing: _____ Decision Date: _____ Decision/Comments: _____ Date Sent to Applicant: _____
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Project Address: 1268 66 State Route 505, Toledo
Tax Assessor Parcel Number(s): 011443008001
Project description: Petition for Annexation into City

Applicant/Contractor/Agent Primary Contact for Application
 Name Windsor Engineers - Agent
 Address 27300 NE 10th Ave City Ridgefield State WA Zip 98642
 Phone 3606068265 Fax _____ Email bkadow@windsorengineers.com
 L&I License # _____ L&I Expiration Date _____

Owner(s) Applicant Primary Contact for Application
 Name Jon and Michelle Vigre
 Address 1793 Kresky Ave NE City Chehalis, State WA Zip 98532
 Phone _____ Email _____

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature of Owner/Applicant/Agent _____ Date 7/18/22

Signature City Clerk/Deputy Clerk _____ Public Works Superintendent Signature _____



Lewis County Assessor

Ross Nielson
Assessor

Lynn Richard
Chief Deputy

Chris Lanegan
Chief Appraiser

CERTIFICATE SHOWING SUFFICIENCY

I, Ross Nielson, Assessor for Lewis County, Washington, hereby certify that I have examined the petition for the proposed annexation for the City of Toledo UGA Annexation.

Said property is lying contiguous to the present boundary lines of the existing city limits.

I find that the petition for the annexation has been signed by the registered owners or by an authorized person on behalf of the registered owners.

Proposed annexation is for Lewis County tax parcels which are listed on this page as of May 26, 2023. Those parcels have a total assessed value of \$15,868,100. This information has been updated as of 5/26/2023 per Todd Johnson. Included is information originally from the March 8, 2023 Letter of Sufficiency.

Dated this 26th day of May, 2023.

Respectfully,

Ross Nielson
Lewis County Assessor

2023 Tax Year

Parcel Number	Assessed Value	Signed
011448002002	\$82,700	y
011448002001	\$732,200	y
011445009001	\$353,600	y
011445008000	\$498,600	y
011445009002	\$767,300	y
011437002000	\$511,900	y
011437007000	\$230,000	y
011437009000	\$1,662,700	y
011437008000	\$75,000	y
011443008001	\$53,000	y
011448001000	\$509,500	
011438001001	\$10,391,600	y

Total Assessed **\$15,868,100**

96.8% values signed

91.7% properties signed



City of Toledo, Washington
City Council Hearing

TOLEDO CITY COUNCIL PUBLIC HEARING NOTICE
Toledo Annexation-- 60% Direct Petition Method
May 15, 2023, at 6:00 pm
130 North Second Street, Toledo WA, 98591

The City Council of the City of Toledo, Washington has received a valid 60% petition for annexation through the direct petition method (RCW 35A.14.120-150) for properties described as follows:

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 11 NORTH, RANGE 1 WEST, W.M. AND THE SIMON PLOMONDON DONATION LAND CLAIM NO. 41 LOCATED IN SECTIONS 7 AND 8, TOWNSHIP 11 NORTH, RANGE 1 WEST, W.M. DESCRIBED AS FOLLOWS:

*BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7;
THENCE N00°03'28"W A DISTANCE OF 1291.98 FEET TO THE SOUTHERLY MARGIN OF TOLEDO VADER ROAD NO. 1090, BEING THE NORTHWEST CORNER OF LOT 2 OF LEWIS COUNTY LARGE LOT SIMPLE SEGREGATION NO. SS 22-00001, RECORDED UNDER AUDITOR'S FILE NO. (AFN) 3573228;
THENCE S89°33'42"E ALONG SAID SOUTHERLY MARGIN A DISTANCE OF 42.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 746.20 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY MARGIN AND SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'00" AN ARC DISTANCE OF 265.90 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY MARGIN N70°01'18"E A DISTANCE OF 91.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;
THENCE S19°58'42"E ALONG THE EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 150.00 FEET TO THE MOST WESTERLY CORNER OF LOT 1 OF SAID LEWIS COUNTY LARGE LOT SIMPLE SEGREGATION NO. SS 22-00001;
THENCE N70°01'18"E ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 200.00 FEET;
THENCE N19°58'42"W A DISTANCE OF 150.00 FEET TO THE SOUTHERLY MARGIN OF TOLEDO VADER ROAD NO. 1090;
THENCE ALONG SAID SOUTHERLY MARGIN N70°01'18"E A DISTANCE OF 876.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 686.20 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY MARGIN AND SAID CURVE THROUGH A CENTRAL ANGLE OF 15°55'07" AN ARC DISTANCE OF 190.65 FEET TO THE SOUTHWESTERLY MARGIN OF DREWS PRAIRIE AND PLOMONDON ROAD NO. 630 AS SHOWN ON SAID LEWIS COUNTY LARGE LOT*

SIMPLE SEGREGATION NO. SS 22-00001;
THENCE SOUTHEAST AND NORTHEAST ALONG THE SOUTHWESTERLY MARGIN OF SAID DLC TO THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE SIMON PLOMONDON DONATION LAND CLAIM (DLC);
THENCE S30°07'55"E ALONG SAID SOUTHWESTERLY LINE TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 7, S89°33'16"E A DISTANCE OF 2650.91 FEET FROM THE POINT OF BEGINNING;
THENCE N89°33'16"W ALONG SAID SOUTH LINE A DISTANCE OF 2650.91 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE SIMON PLOMONDON DONATION LAND CLAIM NO. 41 LOCATED IN SECTION 7, TOWNSHIP 11 NORTH, RANGE 1 WEST, W.M. LYING SOUTHERLY AND SOUTHWESTERLY OF THE SOUTHERLY MARGIN OF TOLEDO VADER ROAD NO. 1090 AND LYING NORTHEASTERLY AND NORTHWESTERLY OF THE EASTERLY AND NORTHERLY MARGIN OF DREWS PRAIRIE AND PLOMONDON ROAD NO. 630.

AND

BEGINNING AT THE MOST SOUTHERLY CORNER OF TRACT 1 OF MOUNTAIN MEADOWS 1 FIVE ACRE TRACT DIVISION RECORDED UNDER AFN: 9213513 BEING VOLUME 10 OF SURVEYS AT PAGE 261, BEING ON THE EASTERLY MARGIN OF DREWS PRAIRIE ROAD NO. 630;
THENCE N43°09'49"E ALONG THE SOUTHEASTERLY LINE OF SAID MOUNTAIN MEADOWS A DISTANCE OF 932.88 FEET TO AN ACCEPTED ANGLE POINT IN SAID SOUTHEASTERLY LINE;
THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID MOUNTAIN MEADOWS N43°10'19"E A DISTANCE OF 466.61 FEET TO THE MOST NORTHERLY CORNER OF THAT PARTICULAR TRACT OF LAND CONVEYED TO TOLEDO TELEPHONE COMPANY PER STATUTORY WARRANTY DEED RECORDED UNDER AFN: 833888 AND DEPICTED ON RECORD OF SURVEY RECORDED UNDER VOLUME 2 OF SURVEYS AT PAGE 140 RECORDS OF LEWIS COUNTY;
THENCE S46°45'05"E ALONG THE EASTERLY LINE OF SAID TOLEDO TELEPHONE COMPANY TRACT AND THE PROJECTION THEREOF A DISTANCE OF 1290.28 FEET TO THE NORTHWESTERLY MARGIN OF THE OLD COWLITZ-OLYMPIA ROAD NO. 148, NOW KNOWN AS PLOMONDON ROAD;
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY MARGIN TO THE INTERSECTION WITH THE NORTHEASTERLY MARGIN OF TOLEDO VADER ROAD NO. 1090;
THENCE NORTHWESTERLY AND WESTERLY ALONG THE SAID NORTHEASTERLY MARGIN OF TOLEDO VADER ROAD TO THE INTERSECTION WITH THE NORTHEASTERLY MARGIN OF DREWS PRAIRIE ROAD NO. 630;
THENCE NORTHWEST ALONG THE NORTHEASTERLY MARGIN OF SAID DREWS PRAIRIE ROAD TO THE POINT OF BEGINNING.

AND

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF THE SIMON PLOMONDON DONATION LAND CLAIM NO. 41 (DLC), BEING N60°10'12"E A DISTANCE OF 1763.15 FEET FROM THE SOUTHWEST CORNER OF SAID DLC;
THENCE N73°23'15"W A DISTANCE OF 285.25 FEET;
THENCE N21°52'23"W A DISTANCE OF 727.61 FEET;

THENCE N35°24'38"E A DISTANCE OF 1598.61 FEET;
THENCE N84°43'47"E A DISTANCE OF 517.30 FEET;
THENCE N13°08'23"E TO THE WESTERLY MARGIN OF STATE ROUTE 505;
THENCE SOUTHWESTERLY ALONG SAID WESTERLY MARGIN TO THE INTERSECTION OF THE
SOUTHEASTERLY LINE OF SAID DLC;
THENCE S60°10'12"W ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 402.04 FEET TO A POINT
THAT IS N60°10'12"E A DISTANCE OF 2052.52 FEET FROM THE SOUTHWEST CORNER OF SAID DLC;
THENCE S10°49'15"W A DISTANCE OF 154.59 FEET;
THENCE N89°23'03"W A DISTANCE OF 213.46 FEET TO THE SOUTHEASTERLY LINE OF SAID DLC;
THENCE N60°10'12"E ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 10.88 FEET TO THE POINT
OF BEGINNING.

CONTAINING 163.5 ACRES MORE OR LESS

The City Council will hold a public hearing on the 60% petition to consider further action on the request. The City Council may accept the 60% petition, modify the 60% petition boundary area to make the annexation area more consistent with GMA Planning Policies or correct the described areas to include adjacent streets or Right-of-Ways, or reject the 60% petition.

Copies of the proposed annexation petition may be obtained at Toledo City Hall during regular business hours.

LOCATION OF THE PUBLIC HEARING: Toledo City Hall, 130 N. Second Street, Toledo, WA 98591

DATE OF THE PUBLIC HEARING: Monday, May 15, 2023

The public is invited and encouraged to attend. All public comments from those unable to attend these meetings in person may be sent by mail, hand delivery, or email prior to 4:00 pm the day of the meeting. Mail must be addressed to the City of Toledo PO Box 236 Toledo, WA 98591 or e-mailed to cityoftoledo@toledotel.com

If there are any special accommodations needed, please contact City Hall 24 hours prior to the meeting, 360-864-4564.

**AFFIDAVIT
OF PUBLICATION
STATE OF WASHINGTON
COUNTY OF LEWIS**

Cindy Thayer, and/or Sarah Burdick, and/or Ronda Pogorelc
and/or Cheyenne Denman says that she is the legal clerk of

The
Chronicle

a semi-weekly newspaper, which has been established, published
in the English language, and circulated continuously as a
semi-weekly newspaper in the City of Centralia, and in Lewis
County, Washington, general circulation in Lewis County for
more than six (6) months prior to the date of the first publication
of the notice hereto attached, and that the said Chronicle was on
the 7th day of July 1941, approved as a legal newspaper by the
Superior Court of said Lewis County. And that the attached is a
true copy and was published in regular issues (and not in
supplement form) of said newspaper as LEGAL # 123997
RE:Public Hearing Notice

once each day for a period of 1 day

commencing on 10/11/2022 and ending on 10/11/2022

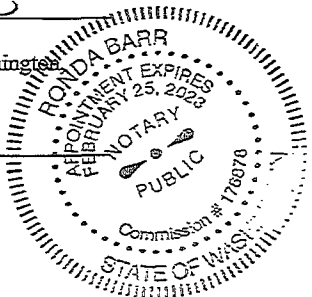
and both regularly distributed to its subscribers during all of said
period. That the full amount of the fee charged for the foregoing
publication is the sum of \$ 137.60

Cheyenne Denman
Subscribed and sworn to before me 10/11/2022

Sarah Burdick

Notary Public in and for the State of Washington
residing at

Chelalis



123997 Public Hearing
Notice

**TOLEDO CITY
COUNCIL COMMISSION
PUBLIC HEARING NOTICE**
October 11, 2022
6:05 PM
Toledo City Hall

NOTICE IS HEREBY GIVEN
that a public hearing will be
held by the Toledo City Council
at the Toledo City Hall, 130 N.
Second Street, Toledo, WA
98591, on October 11, 2022
beginning at 6:05 PM.

The purpose of the public
hearing is to accept or deny
the 10% annexation petition for
parcel numbers
0011445009001,
011445009002 (Jolma);
011445008000 (Rakoz);
011437007000,
011437003000 (Ramsey);
011437002000,
011448002001,
011448002002 (Sorensen);
011437009000 (Toledotel);
011443008001 (Virge).

The Toledo City Hall is handi-
capped accessible. Arrange-
ments to reasonably accom-
modate the special needs,
including handicap accessibili-
ty or interpreter, will be made
upon receiving twenty-four (24)
hour advance notice. Contact
the Toledo City Clerk's office at
360-864-4564.

Attest:
Deavon Jacobson,
Toledo City Clerk

Published: The Chronicle
October 11, 2022



City of Toledo, Washington
 Staff Report: 60% annexation

<p>MEETING DATE: May 15, 2023 DATE OF REPORT: May 8, 2023</p>	<p>SUBJECT: 60% Annexation PROPONENT(S)/APPLICANT(S): Troy & Angela Jolma, Rob & Lisa Rakoz, Ramsey Trust, Harold Sorensen, Don Sorensen, Toledo Telephone Co, and Jon & Michelle Vigre STAFF REVIEWER(S): Todd Johnson, TRJ Planning Inc., City of Toledo Consulting Planner</p>
<p>POSSIBLE ACTIONS</p>	<p>STAFF RECOMMENDATION</p>
<p><input checked="" type="checkbox"/> One of the following possible actions should be made by motion.</p> <p><input type="checkbox"/> Accept modified annexation area and the 60% petition.</p> <p><input type="checkbox"/> Accept annexation area as originally proposed and accept the 60% petition.</p> <p><input type="checkbox"/> Reject the petition for annexation.</p> <p><input type="checkbox"/> Continue the hearing to Future Date</p> <p><input type="checkbox"/> Information/Direction for Staff additional analysis and continue the hearing.</p>	<p><input checked="" type="checkbox"/> Approval</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> None Forwarded</p> <p><input type="checkbox"/> Not Applicable</p>

Background

On August 19, 2022, staff received a 10% Notice of Intent Petition to annex. The proposed area is located on portions of Toledo-Vader and Plomondon Rd. The City Council accepted the 10% petition on October 17th, 2022. The applicants have submitted the 60% petition on January 17 of 2023. That petition was certified by the Lewis County Assessor as having sufficient signatures

of at least 60% of the ownership within the proposed annexation area. A copy of the annexation map and certification is included in this packet. Ongoing meetings and discussions with Planning Commission will provide recommendations for action on the final annexation.

Staff review and recommendation.

Early coordination with Lewis County has resulted in some recommended minor changes to the annexation description to clearly include road right of ways when those are surrounded on both sides by newly annexed city limits. This is consistent with State annexation guidelines.

We have also learned that the excluded parcel of property at 408 Toledo Vader Road, owned by Jensen and Brent Brown (assessor's parcel number 011448001000), may cause the Boundary Review Board (BRB) to invoke jurisdiction by creating an irregular city limit boundary because that property may not be otherwise annexed in the future. Irregular boundaries are inconsistent with annexation guidelines.

The annexation boundary can be modified at the 60% annexation hearing and a new certification would be required from the Lewis County Assessor, but a boundary without any issues is more likely to avoid review by the BRB and possible appeal for inconsistencies with annexation guidelines and would also be more consistent with annexation policies and guidelines.

In addition, the applicant has proposed an alternate to the zoning designated in the City of Toledo Land Use plan map. Zoning is applied at the time of annexation, but changes in the planned zoning require additional review, including a SEPA Non-Project review.

Code analysis

The City of Toledo Land Development Code has the following requirement for annexation:

1.07 ANNEXATION

Any uses contained within the boundaries of an annexation must comply with The City of Toledo Land Development Code. In order to not cause undue economic hardship on uses that existed prior to an annexation, they may continue under the provisions in Section 1.09.

The current uses consist of commercial/ light industrial telecommunication facilities, single family residential dwellings and vacant land. All these uses are allowed and conditional uses in the Commercial zone and Residential zone as follows:

2.02 ESTABLISHMENT OF LAND USE ZONES

a) In order to classify, segregate and regulate the use of land, buildings and structures according to the provisions of this Code, the City of Toledo is hereby divided into the following regular use land use zoning districts:

2.03 COVERAGE

Each parcel of land in the City shall be covered by one of the preceding zones.

2.04 OFFICIAL ZONING MAP

There is created as part of this Code an official zoning map, referred to herein as the "Official Zoning Map of the City of Toledo". The map shall show as graphically as possible the regular zones into which the City has been divided. Such map shall be approved by the City Council of Toledo and shall contain the signatures of the Mayor and Clerk-Treasurer as verification of the approval of the City Council. The map shall be on file in the office of the City Clerk-Treasurer and there shall be only one copy. This Code and all its terms is to be read and interpreted in light of the contents of same map. In cases where there may be conflicts of interpretation between the map and the text of the Code, the text of the Code shall prevail.

<i>SYMBOL</i>	<i>ESSENTIAL USE</i>
<i>R</i>	<i>General residential land use zone allowing the following housing types and densities: Single family homes and duplex units on individual lots at 11 per acre, Multifamily units at 25 units per acre, and Mobile Home Parks at up to 10 units per acre.</i>
<i>C</i>	<i>General retail commercial and professional service land uses and light industrial uses which can be designed to operate compatibly in close proximity to adjoining commercial uses with a minimum lot size of 2,500 square feet.</i>

Findings: Staff has reviewed the annexation area and finds that the existing uses are generally allowed within the proposed annexation area. Chapter 3.03 allows barns shelters and feeding areas, keeping of livestock, and Home occupations as conditional uses. It appears that some of the annexed area is currently used for one or more of these conditional uses, but because they are existing uses and not inconsistent with the uses allowed within the zone, they comply with the requirement of section 1.07 Staff will further verify the conditional use requirements for

employees, allowed livestock and floor areas allowed in the conditional use standards can be met prior to the final acceptance of the annexation. These standards will be included in the planning commission review and recommendation on the annexation.

Zone Change requirements

The applicant is also requesting a change in the designated zoning within the city UGA to be applied concurrent with annexation. The City of Toledo Development Code requires the following:

2.08 ANNEXED PROPERTY

The City Council shall determine the zoning of all property annexed into the City of Toledo in accordance with RCW 35A.14.120. Any subsequent rezoning of the property shall follow the procedures for amendments to this Code as described in Chapter V, Section 18.

Findings: Staff has reviewed RCW 35A.14.120 and finds that the requirement for the petition for annexation can include the application of zoning but does not require that the zoning be consistent with the pre-designated zone in the land use maps adopted by the city. Council can accept the modified zoning or require the application of the predesignated zoning at the time of annexation. The code described in chapter V section 18 are variance requirements. The application for the annexation and changes to the zoning proposed will be reviewed by planning commission and based on a review of the variance criteria and those included in chapter 21 in section V (Amendment) of zoning text and mapping. The final recommendation on acceptance or rejection of the annexation proposal will include recommendations from the planning commission on these code requirements specifically. The change in the designated zoning will also require a SEPA review and the final recommendations on the annexation will include the results of that review. With additional review council can find that the proposed modification to zoning should be considered with the annexation request with further action to be taken upon final action following a planning commission hearing and recommendation.

Results of tonight's council action

If council rejects the 60% petition, there is no further action needed and the process ends.

If council accepts the 60% petition with the modified boundary, staff will request the county assessor certify the modified boundary. There would be no new certification required if council does not modify the boundary at this meeting. In either case, staff will also provide a notice of intent to annex to the Lewis County BRB and all taxing districts with taxing authority in the annexation area. Staff will also set a special meeting and public hearing date for early July for the Planning Commission to consider the annexation and make a recommendation to City Council for final action in their July 17th council meeting.

If council also accepts the proposal to rezone the area requested, Staff will also prepare a SEPA notice and publish a SEPA determination based on the information the applicant has submitted with the application for 60% petition.

City Council Meeting Minutes

May 15, 2023

Mayor pro Tem opened meeting at 6:00 with flag salute

Consent Agenda

Emily motioned

Shelly seconded

All in favor - Motion Carried

Department Reports

Mayor Pro Tem: Thanked the Lion's Club for their efforts regarding Kemp Olson park. He also called out that the City has been remiss in acknowledging all the good work that Toledo's volunteers and volunteer organizations do for the City. Sink at the Park has been fixed.

Public Works:

Ash Street, behind the ShortStop, is in disrepair. Need to fix the asphalt before PW can address the alley. The new screw press is installed and functioning properly. Department of Ecology did a surprise visit and was pleased with what they saw. They called out INI which Mike Fisher stated they will work on in the future.

Jamie requested PW status come in writing so it can be reviewed prior to Council meetings. Eric asked Mike how much PW saved the City on the screw press. It was a \$65K item that Mike picked up for about \$100.

Police:

There is a case with the City attorney that is heading toward charges being filed. City attorney is also reviewing the Police policy manual. State of Washington has issued a certificate of compliance for training. Working with Rachel on Access Training as well. Still looking for second officer. There are a couple of candidates, but they are currently discussing location changes with spouse. Duane is hoping one of them works out.

City Clerk:

No Status. Emily suggested that Council email their questions to Rachel and she'll respond.

Council Reports

Emily: Fishing Derby was held. Smaller than previous years. Seemed to be successful.

Kathy: Attended last Planning Commission Meeting for extra knowledge of the coming growth to Toledo.

Shelly: nothing to report

Jamie: nothing to report

Eric: Went to County Planning Commission with Steve Berch. Deferred to Steve for more info.

COMMITTEE Reports

Park Board:

Planning Commission: Steve Berch: County Growth Committee Public Hearing – Toledo was the only city represented. This hearing was regarding growth projection numbers. The committee approved those numbers and it will be moving on to the County Board of Commissioners.

Todd Johnson: Made a request to set a Public Hearing date regarding the correction to Land Use Code for duplex lot sizes. Eric suggested putting this on Other business so it can be discussed. County-wide GMA process will be beginning this year and run to 2025. There are grant funds available for updating the City's comprehensive plan (\$100,000 available). Steve Berch added that Toledo's 20-year Plan did not take COVID ramifications into account and the Plan needs a major rewrite. Council directed Todd to move forward with applying for this grant. Todd brought a landowner situation to Council's attention. This property is between 5th/6th and Maple. This owner needs 22,000 sq. ft. for multiple family dwelling plans. There needs to be an alley vacation to accommodate these plans. Council would like to see the property owner submit plans and the request to vacate so Council will consider it. Todd brought his fees and what is currently budgeted with him. There have been requests that fall outside of his current agreement with the City. He will be putting together a new services agreement to account those item items that are heading his way that are accounted for in his current agreement with the City.

PUBLIC HEARING

Staff Report: There is a small piece of property that was not part of the original annexation boundary. County has noted right-of-ways were not part of the legal description and have requested they be included. The applicant has attempted to reach the property owner of that missing piece, but a resolution has not been made. There is also a request from the applicant for a portion of the land in the annexation area to be rezoned for commercial use.

Please refer to the full Staff Report for more details.

Applicant Presentation: Valerie points out that Phase 5 and 6 are the proposed commercial areas. She also points out that the proposed commercial area is intended to support the number of houses and not to directly compete with the existing downtown area.

The one piece of property that needs to be included in the annexation has been reached out to. They have not confirmed or denied their desires. They have been given the necessary paperwork. The assumption is they are indifferent. Eric asked what should be done here. Todd suggests to include them and not delay by 6 months by having the County invoke a requirement to include them. Emily asked about the process on this piece of property. The owner will pay City taxes and be provided City services and their property value will most likely increase.

Public Hearing:

Pro Tem opened Public Hearing at 6:40

Steve Berch: benefit to land owner by being added to the city would allow them to subdivide their property.

Jake Morgan: pointed out the cul-de-sac in Phase 1. Todd Johnson pointed out that the map on the screen is for the Special Presentation coming later in the meeting.

Audience Member: Will property owners being annexed be required to hook up to water/sewer?

Mike Johnson didn't remember specifically but will come back with an answer.

Ron Neumann: Interjected that a requirement may not be in play based on his experience.

Shelly: Commented that if water/sewer is coming by a property the costs to hook up are lower. Mike Johnson reiterated that he doesn't remember the requirements but will research them.

Eric: He mentioned that if a septic is failing that the county may not permit and a forced hook up may have to happen.

Pro Tem closed Public Hearing at 6:45

Motion: Jamie motions to approve the 60% Annexation in its entirety. Kathy seconded. All in favor / motion carries.

SPECIAL PRESENTATION – Valerie Uskoski

Regarding Development Agreements

Valerie points out that the Jolma project is big and she would like to open discussions with the City regarding development agreements and phases to assist in the City absorbing this level of growth and development. The phases are in place to not flood the market and manage services.

Todd Johnson mentioned that the City does have code regarding Development Agreements. It's a great tool for both parties to help a development be successful.

Adam Smee suggested the way to look at developments agreements is to think about what makes the City nervous regarding new development.

Eric suggested that Planning Commission bring recommendations to Council since they are closer to the details and process.

Eric commented about how to connect new Toledo with old Toledo given that Toledo-Vader road is narrow and dangerous currently.

Shelly & Emily suggested a Workshop or proposal with Planning Commission.

Valerie commented: there is a possibility to extend out timelines between phases and lock in standards as they go.

Shelly: Since we are here discussing informally; the things that make her nervous: Traffic, Schools and Policing. Valerie responded with the discussion with Planning Commission that impact fees may help mitigate some of these items.

Todd Johnson: Asked if open areas were important to the City. Jamie responded that taking up all the space for housing doesn't seem right. Valerie commented that unused areas could be turned into pocket parks.

Eric and Emily debated cul-de-sacs. Valerie reminded them that the map on screen is not a final plan. Valerie also pointed that without that cul-de-sac those Phase 1 lots would have two road frontages.

Eric asked about Phase 7 – multi-family options / higher density. Parking is an issue here.

Valerie discussed traffic calming / slowing tactics

Jamie asked about naming conventions. Valerie responded that some jurisdictions name their streets.

Audience Member: Resident on Plamondon asked about how traffic impact on Plamondon will be mitigated. Speeding is already an issue on this road. Valerie comment that it tends to boil down to enforcement. She suggests pressuring the County on this item. Todd could engage the county on mitigation when the time comes.

Regarding Traffic: Valerie comment that WSDOT will be involved at some point and they are proponents of roundabouts.

NEW BUSINESS

Special Event Application – Toledo Thursday Market

Emily made a motion to approve

Kathy seconded

All in favor – motion carries.

There was discussion about blocking First Street. Carol commented about police chase that forced vehicles into the market space. As a result, they no longer block First Street.

Special Event Application – Lions Club Cheese Days

Emily made a motion to approve
Shelly seconded
All in favor – motion carries.

Ordinance 784 – New chapter to Toledo Municipal Code Title 6

There was discussion of the Blake act regarding drug possession. Depending on how the State decides on dealing with drug possession, this Ordinance would give Toledo more power to enforce and penalize for drug possession charges.

OTHER BUSINESS

Summer Help for Public Works

Emily would like to bring in summer help for Public Works. Eric suggested the Treasurer look into the budget and figure out what we can afford. Jamie suggested that PW come up with an hour estimate. Shelly reminded Council that there is a number in the budget work product that Mike provided. There was a question about prevailing wage. Mike believes that it is under the threshold to require that.

Ash Street Repair

Shelly motions to accept the Mesa bid for Ash Street repair
Emily seconded
All approved / Motion carried

Workshop

Confirming Workshop regarding Winlock Court Services, May 18, 2023 @ 6:00

Lot sizes for Duplexes

Planning Commission presented a 6,000 sq foot lot size requirement for duplexes. That recommendation was never brought before Council. Council has directed Todd to move forward with this correction and necessary procedure.

Steve Berch: Wasn't sure if the recommendation from 4K to 6K happened. It had.

Shelly moved to move forward and make this item an agenda item on an upcoming Council Meeting
Kathy seconded
All in favor / Motion carries

PUBLIC COMMENT

Tim Enders commented that the Wilson memorial at Kemp Olson Park has been vandalized (October 10, 2022). There is a \$1,000 reward for information to find the persons who did it.

Jamie asked if we are covered under insurance for this item? Emily believes so.

Duane asked for a name and number to contact regarding this issue. Ruth Enders said that she would.

Emily moved to adjourn the meeting

Jamie Seconded

All in Favor / Meeting Closed at 7:49

These minutes are not verbatim. If so desired, a recording of this meeting is on file and can be heard.

Steve Dobosh – Mayor

Rachel Beaver – City Clerk



City of Toledo, Washington
Annexation Planning Workgroup
Proposed Analysis Workplan Discussion
9/26/2022

The Consultant Team

- Team Lead; Service Districts; Planning and Process: TRJ Planning Inc. – Todd Johnson
- Engineering Reviews; Utilities; Capital Facilities Planning: Gray & Osborne Inc. – Mike Johnson
- City Services; Services; financial impacts to city budgeting: Adam Smee

Areas for study and brief description of scope (inventory existing and forecast future needs)

- City Service Districts, Population growth—TRJ Planning Inc., and Adam Smee
 - 60 day notice to taxing districts after 60% annexation petition is received and certified by county auditor.
 - Develop population growth projections based on standard planning tools for proposed annexation areas and proposed zoning. Either utilizing information from the applicant or available GIS sources to assess developable areas and project housing and commercial/ industrial growth potential using common tools for projections. For non-residential areas provide an estimate of service level increases based on regional examples and available planning data from both Lewis County and State data sources. These would be used in the analysis of the elements below.
 - Schools – Review current plans for growth and provide input on options for funding and maintaining service levels based mainly on student population and targeted class sizes. Work with the district to evaluate the impacts of annexation and rezoning of rural property. This relates both to staffing and facilities.
 - Fire District – Review current plans for capital facilities planning, station development, apparatus, staffing and working with the district, provide input on growth and funding strategies.
 - EMS- Project demand for service and increased demand in calls for service. **[Does the fire district provide EMS or is it a separate/ contracted provider]**
 - Social support services (hospital services, health and wellness)—contact local service providers and provide information about the proposed annexation and rezone of the property and provide a written summary of their anticipated impacts.
 - Garbage and Recycling (usually a franchise agreement in smaller communities) – Contact local contracted service provider, provide information on proposed annexation and rezoning and request a letter

- October 17, 2022 If council accepts or modifies the 10% petition, the applicant would prepare the 60% request. If the City Council rejects the 10% petition, the process ends there.
- If accepted, the applicant would prepare a legal description of the annexation boundary and any information to support their request to annex and circulate the 60% petition for annexation and submit this information to the city. Applicant to be provided data and be included in all reviews with regular status updates (estimated 1 month, ending about November 17)
- Auditor certification of 60% petition (estimated at 2 weeks, ending December 1st)
- Upon receipt of the 60% application, the consultant team would begin the workplan outlined above. (Estimated December 1st)
- Population and growth projection data (estimated by January 3rd), would be reviewed with workgroup prior to finalization.
- Agency coordination, service provider coordination, and capital facilities planning Including scoping elements above for all consultants as well as SEPA non project publication/ process (estimated January- June of 2023)
 - Council updates and Workgroup Input meetings (workshop sessions to be scheduled and public hearing schedule) Planning Commission would be early in the month, council workshop would follow in the same month at their second meeting:
 - January- Population growth projections and utility demand projections review, and a general discussion of the annexation process)
 - February – Financial impacts and city staffing impacts that typically result from annexations and methods to address those impacts.
 - March- Input on impacts to service providers and taxing districts
 - April – Impacts expected to City utilities and update on permitting
 - May – Summary of Mitigation planning
 - June- Overall discussion and preparation for hearing
 - July adoption of an intent to annex at a public hearing
 - Lewis County BRB review period 45 days
 - August – September 1 (from state deadline below)Adoption of annexation ordinance and publication as required and appeal period

Note From MRSC ANNEXATION HANDBOOK: *If the annexation is completed after August 1, the city will have to wait until the following year to levy the tax to apply in the annexed area. For example, if an annexation is completed by August 1 of Year 1, the city can levy taxes in November of Year 1 and receive its first substantial property tax revenue after April 30 of Year 2. If the annexation is not completed until August 2 (or later) of Year 1, the city will have to wait until November of Year 2 to levy its property tax and will not receive its first revenues until the spring of Year 3. Upon annexation, the city does receive the revenue from the levied but uncollected county road district taxes (RCW 35.13.270, 35A.14.801), but this may be less money than the city would get if it were levying its own tax. Also, the road district tax revenues must be placed in the city street fund rather than the general fund, and the city might find that a drawback. For property tax purposes, it definitely pays to plan ahead when considering an annexation.*

- September could be effective date but the schedule above would need to be shortened to allow for BRB and final adoption by the city. Typically annexations by petition take a while and trying to hurry them is difficult. There are often issues that arise that cause delays and the above schedule does not anticipate that.

Next Steps

- Council to review the 10% petition on October 17
- Consultants further detail workplan and revise based on discussion from the workgroup
- When and how to engage applicant group in the process—Best time would be week following council action on 10% petition.

City of Toledo Planning Commission

PUBLIC MEETING NOTICE

North Toledo Annexation

The City of Toledo Planning Commission will hold a public meeting and will accept public input on the North Toledo Annexation request. The Planning Commission is not the approval authority for annexations, but the Toledo City Council has asked the Planning Commission to review and make a recommendation on the requested annexation. The annexation area includes the High School property and includes property north and west of the existing city limits along Toledo-Vader Road. The Planning commission will consider all input in their recommendation to City Council. City Council will hold a public hearing to consider the recommendation of the planning commission as well as any input received during the review process or presented to City Council at the hearing. The City Council hearing date and time has not been determined but will be published prior to Council action on this matter.

Purpose: Consider the annexation request and receive public input on the annexation request.

Location: Toledo City Hall, 130 North 2nd Street, Toledo WA 98591

Time: June 21, 2023, 6:00 PM – As a part of the regularly scheduled Planning Commission meeting.

The public is invited and encouraged to attend. All public comments from those unable to attend this meeting in person must be received in writing prior to 4:00pm on the day of the meeting. If there are any special accommodations needed, please contact city hall 24 hours prior to the meeting – 360.864.4564

5/15 6:00 p.m. Toledo City Council

Schedule hearing 4000-6000 sq ft lot

Other business

Steve Bird – PC Chair

GMA planning process

Grant city consideration - \$100,000 2 years

City under 3000 population

5th street development (maple cross ST.)

Multi family 22,000 sq ft

Vacate street

City block park & grade school (Bacon property)

Council > Start process & apply

Budget Amendment

Planning grant & GMA

Procedure

Interlocal for RFP – Negotiation building & plan review

Hearing Annexation Process

Irregular piece bring it in Jenkins is this noted

Rezone commercial alignment phase 5-6

School district brought in

Travis & Valerie

Include > force

Not > BRB – Invoke jurisdiction

Irregular boundary

Delay process 6 months

Applicant include the property owner Impacts

Steve (PC) Birch

Benefit property owners value

Vast majority ownership

Code distance hook up city utilities

DA > PC

Applicant would like

Traffic Application

Schools impact fees schools

Policing

Fire/EMS (maybe)

Street patterns

Open green areas --- CAO? Yes

Density/Price point

Multi family

Buffer for commercial area

Traffic counts increase

Ask Lewis Co. traffic impacts incorporate into DA

Special Event Permit Thursday Market

60% action

Include little parcel & rezone

Pass unanimously

PW summer help

Ash Street repair - 3 bid

2000 sq ft – patch

Then rebuild – the hole

Messa Asphalt

> Pass through money – from Co.

3/22/23 Toledo PC

Annexation Jolma

Valerie – water project

Dave Toledo Tel

Windsor 10% block annexation

Informed tonight 60% Annexation package

160 of assessed value signed

Jolma Property

Toledo Tel property

Mark Bolander > steel contractor

SEPA PHAP RB engineering

3 years-

Retail & light industrial. They want sewer

Well with 50 gallon per minute water reservoir

Build water tower > sell to city prevailing wage stormwater

establishes timeline ECY permit

Well water rights – not clear no water rights

Rather than buy the water tower credit the SDC's back to the developer

Excess capacity --- storage total 80,000 gallons

Don't know steel/concrete

higher for head pressure = taller

30 psi minimum + 70 foot tall, Mike wants total height 120 feet

FAA process for the airport

Storage is fine flow elevated or just 70 feet of dead storage or boost pump

Nonresidential. light industry? Commercial?

Process water system – industrial Recycle

Landlord responsible does this require discharge permit

75,000 50'x100' building x 15 units 15,000 sq ft

Office space 3 utility demisable

75-100 jobs 1 or 3

Northwest Steel designs

100 x 300 x 3 x 5 450,000 sq ft under cover

Mayor Steve : Assisted living zoning multi family

Protect parks at end lots

Trail system green space / open space

Where are the detention ponds

Mayor likes the trail rail spur property

Want to make sure commercial doesn't compete with downtown

Commercial (storage) no 😞

Serve local development

Ability to request zoning at annexation

Other ownership west of phase 11

Limited constraints maybe commercial zoning

Todd market absorption

New traditions Homes whole sale 250 home + 50 lot cost

Kingston Homes

Townhomes high 300's low 400's

800's to the south

Valarie

Timeline post annex 1 year subdivision 4 month build time

School impact fees: 17-19k per lot

City impact fee ordinance to collect

Traffic impact fees

Parks impact fees

4/19/23 Toledo PC

Building permits fees

Planning review fees

Building review fees

New development "pay their own way" city council

Pass through professional services

In municipal code chapters

On fee resolutions

On the actual application

Planning & zoning review (site plan review)

Street frontage / PW improvements > Bld permit (essentially preclmm bld)

Anything requires water/sewer may need yes so to PC then council prior to building permit review/issuance

Eliminate fee if there is no code/design standards

Inspection fees

Interlocal Winlock or Lewis county Napavine

Subdivision infrastructure

Preliminary plat application

Civil design

subdivision inspection

code for as built - design standard

fences sheds deck

re: roof???

Cowlitz Meadows out SEPA review

32 permit \$140k one time payment to police

Next month public hearing – next month Preliminary plat

Appearance of fairness doctrine

Annexation

County 2 gaps:

1. Toledo Vader 7000sq ft
2. Plomondon

BRB > 45 day waiting period if no invocation of jurisdiction

Get roadways clearly described

Annexation June 21st

Earlier in special meetings

Council in July early then 45 days