



Staff Report

July 6, 2021, Council Regular Meeting

McNeley Annexation – 60% Petition

Presenter: Madeline Sutherland, Assistant Planner

Phone	Email
360.817.1568	msutherland@cityofcamas.us

BACKGROUND: An annexation application has been submitted to the City.

SUMMARY: On February 2, 2021, the City of Camas received a ten percent notice of intent to annex two properties within the city limits. On May 20, 2021, a 60 percent petition to annex was submitted. The annexation area is comprised of two parcels owned by Adam and Heidi McNeley (parcel number 986030316), and Bradley and Paula Buhman (parcel number 17810200). The parcels are 8 acres and 8.14 acres in size respectively for a total of 16.14 acres (see figure 1). The initiating parties represent both parcels of land which has a total assessed value of \$1,123,330, or 100% of the total assessed value of the defined area. The notice is valid and satisfies the requirements of RCW 35A.14.120.

The McNeley property is currently vacant and the Buhman property contains one single-family residence. Both parcels have a Clark County Urban Holding (UH-10) zoning overlay. The Urban Holding zoning overlay requires a minimum of ten acres to construct a single-family residence. The McNeley property future development plans consist of one single family residence with no intention of further developing. Per the applicant's narrative, the two properties have been in the family for more than five generations and are intended to be their forever home.

Figure 2: Camas City Limits



Process:

At the April 5th Council Workshop, Council accepted the ten percent notice of intent requiring simultaneous adoption of a zoning designation and assumption of all indebtedness of the annexation area. To simultaneously adopt a zoning designation, a workshop and public hearing before the Planning Commission was held April 20th and May 18th where a zoning designation of Single-Family Residential R-6 was recommended.

The 60 percent petition contains an updated legal description to include the annexation area with the abutting right-of-way and signatures from property owners representing at least 60% of the assessed value of the area to be annexed.

The next steps are to review the 60 percent petition, conduct a public hearing, and direct the City Attorney to prepare an ordinance for adoption at the July 19th council meeting.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To conduct a public hearing and direct the City Attorney to prepare an ordinance for the next meeting.

What's the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? The annexation process will include public notices and opportunities for engagement.

Who will benefit from, or be burdened by this agenda item? N/A

What are the strategies to mitigate any unintended consequences? N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. N/A

Will this agenda item improve ADA accessibilities for people with disabilities? N/A

What potential hurdles exist in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? The two parcels are within the City's Urban Growth Boundary and support the elements of the comprehensive plan.

BUDGET IMPACT: N/A

RECOMMENDATION: Conduct a public hearing and direct the City Attorney to prepare an ordinance for adoption at the July 19th council meeting.