



Staff Report

May 15th, 2024 Council Workshop

Weakley Annexation

Presenter: Robert Maul, Planning Manager

Time Estimate: 15 minutes

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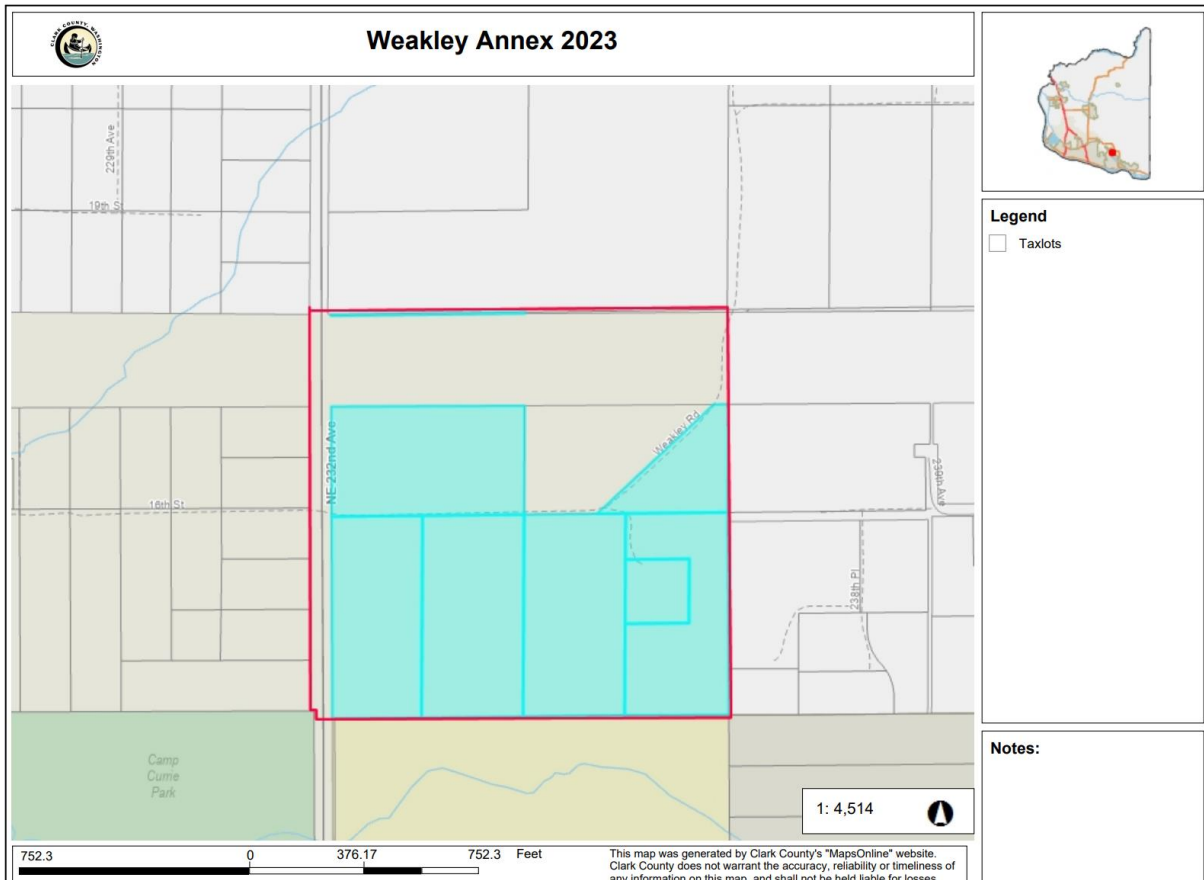
BACKGROUND: An annexation application has been submitted to the City to annex approximately 27.01 acres into the city limits of Camas.

SUMMARY: Jordan Ramis PC submitted a 10% Notice of Intent to Annex to the City of Camas on April 18th, 2023 on behalf of several property owners within the proposed annexation area. The properties are located in a block of land that is approximately 40 acres in size that is bordered by NE 232nd to the west, City limits and the Lacamas Heights Elementary to the south and City Urban Growth Boundary lines to the east and north (see Figure 1). There are a total of 8 parcels within that block of land as well as a 9 acre Bonneville Power Association (BPA) right of way. Seven of the property owners have signed the Notice which comprises approximately 27.01 acres of land. All of the land depicted in Figure 1 is located in the City's Urban Growth Boundary (UGB).

The initiating parties represent approximately 90% of valuation (\$3,911,869) of land owners in the proposed area. Four of the parcels abut the existing city limit boundary to the south. The notice is valid and satisfies the requirements of RCW 35A.14.120.

The area in question was also part of the North Shore Subarea plan that was adopted in November of 2022 (see Figure 2). As such, the comprehensive plan designations have changed in that area. There are now 3 new designations in the area that include North Shore Mixed Use, North Shore Low Density Residential, and North Shore High Density Residential. The land under the BPA right of way is parks and open space. Staff is currently working on adopting a new zoning map to correspond with the new land use designations. If approved to move forward, this annexation can run a parallel process with the adoption of the zoning maps to allow for compliance with RCW35A.14.120.

Figure 1: Proposed Annexation Area



City Boundary:

When drawing boundaries the goal is to have orderly patterns that allow for the ability provide services, continuity and allow for potential growth patterns that make sense. As proposed the seven parcels fit within a 40 acre area of the UGB that borders the county at two ends, city limits to the south and a public right of way to the west. There is one parcel not included that creates a gaps, or hole in the boundary area under consideration. Additionally, there is a power company right of way at the north end of the subject parcels that split two of the tax lots in question. If considered for annexation it is recommended that the proposed annexation boundary should expand to include all of the parcels as well as the power right of way at the northern end and public right of way of NE 252nd Ave to create a solid 40 acre block (see figure 1).

With the addition of the remaining lot and all of the right of way discussed the total valuation for the area is approximately \$4,325,869.

Figure 2 North Shore Plan



Process:

As per RCW 35.13.125, the City Council is required to meet with the initiating parties and will discuss the following:

1. Whether the City will accept, reject, or geographically modify the proposed annexation;
2. Whether it will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330, and RCW 35A.14.340); and
3. Whether it will require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

If the Council were to accept the proposed annexation (with or without modifications) the next step in the process is for the initiating party to collect signatures from property owners representing at least 60% of the assessed value of the area to be annexed. During that time

staff will also schedule hearings with the Planning Commission to develop a recommended zoning designation for the 60% hearing. If a valid petition is submitted, then the City Council may hold a public hearing to consider the request.

BUDGET IMPACT: Unknown at this time. Staff will bring forward more specifics at future meetings.

RECOMMENDATION: Staff would support an annexation of the entire 40 acre area to allow for a logical and predictable service area, and to affix zoning designations that implement the North Shore Subarea plan.

Options:

Option	Results
<i>• Reject the Notice of Intent</i>	<i>The annexation process ends and the subject property would remain in unincorporated Clark County.</i>
<i>• Accept the Notice as submitted</i>	<i>The initiating parties would draft a petition and begin gathering signatures.</i>
<i>• Accept the Notice but modify the boundaries.</i>	<i>The initiating parties would draft a revised petition and begin gathering signatures.</i>