



Staff Report

April 5, 2021 Council Meeting

McNeley Annexation – 10% Notice of Intent

Presenter: Robert Maul, Planning Manager

Phone	Email
360.817.1568	rmaul@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 petition to annex two properties within the city limits. 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 1: Proposed Annexation Area



City Boundary:

As proposed, the annexation area does directly adjoin the city limit boundary to the north, south and west. East of the site is unincorporated Clark County land that is within the City of Camas Urban Growth Boundary (see figure 2).

Figure 2: Camas City Limits



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. If a valid petition is submitted, then the City Council may hold a public hearing to consider the request.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To accept, reject or modify the annexation process for the application.

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 exists 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? Both sites are within the City’s Urban Growth Boundary and support the elements of the comprehensive plan.

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

RECOMMENDATION: Accept the McNeley Annexation request and require simultaneous adoption of zoning and assumption of existing indebtedness of the proposed annexation area.

Options:

Option	Results
<ul style="list-style-type: none"> <i>Reject the Notice of Intent</i> 	<p><i>The annexation process ends and the subject property would remain in unincorporated Clark County.</i></p>

• *Accept the Notice as submitted* | *The initiating parties would draft a petition and begin gathering signatures.*

• *Accept the Notice but modify the boundaries.* | *The initiating parties would draft a revised petition and begin gathering signatures.*