



## Staff Report

October 18<sup>th</sup>, 2021 Council Meeting

Weakley Annexation – 10% Notice of Intent

Presenter: Robert Maul, Interim Community Development Director

Time Estimate: 10 minutes

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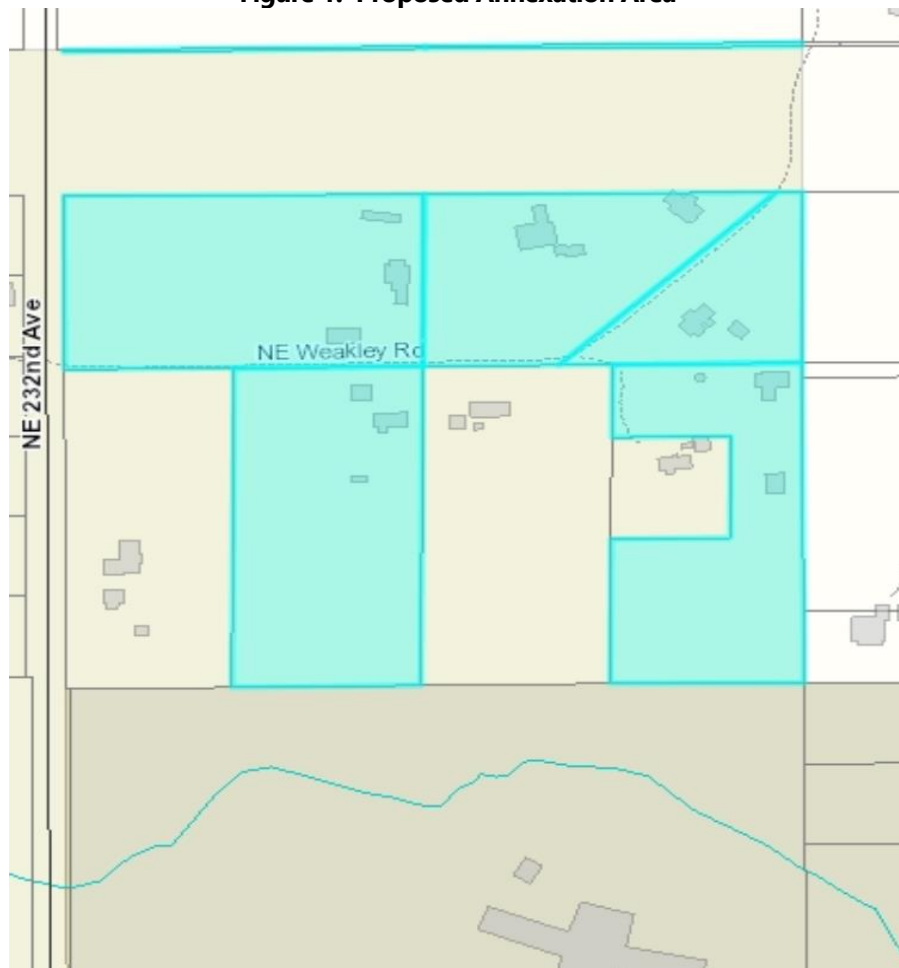
**BACKGROUND:** An annexation application has been submitted to the City to annex approximately 19.80 acres into the city limits of Camas.

**SUMMARY:** Jordan Ramis PC submitted a 10% notice of intent to the City of Camas on September 1<sup>st</sup>, 2021 on behalf of the property owners within the proposed annexation area. The annexation area is comprised of five parcels that total approximately 19.80 acres of land located off of NE Weakley Road and NE 252<sup>nd</sup> Avenue (see Figure 1). The annexation area is within the Camas Urban Growth Boundary (UGB) and just north of the newly built Lacamas Height Elementary school off of North Shore Boulevard that is within the city limits.

Property owners of the five parcels have signed the notice of intent to annex. The initiating parties represent 100% of valuation (\$2,149,393) of land owners in the proposed area. Two of the five parcels abut the existing city limit boundary to the south. The notice is valid and satisfies the requirements of RCW 35A.14.120.

The adopted comprehensive plan designation for the subject area is currently Single-Family Medium, which allows for zoning designations of R-7.5, R-10, and R-12. Existing city zoning to the south is R-7.5. Clark County zoning to the North and East is R-5 (rural 5 acres). There is an Urban Holding designation on the annexation area in question as well as the unincorporated Urban Growth Area to the west across NE 252<sup>nd</sup>.

**Figure 1: Proposed Annexation Area**



**City Boundary:**

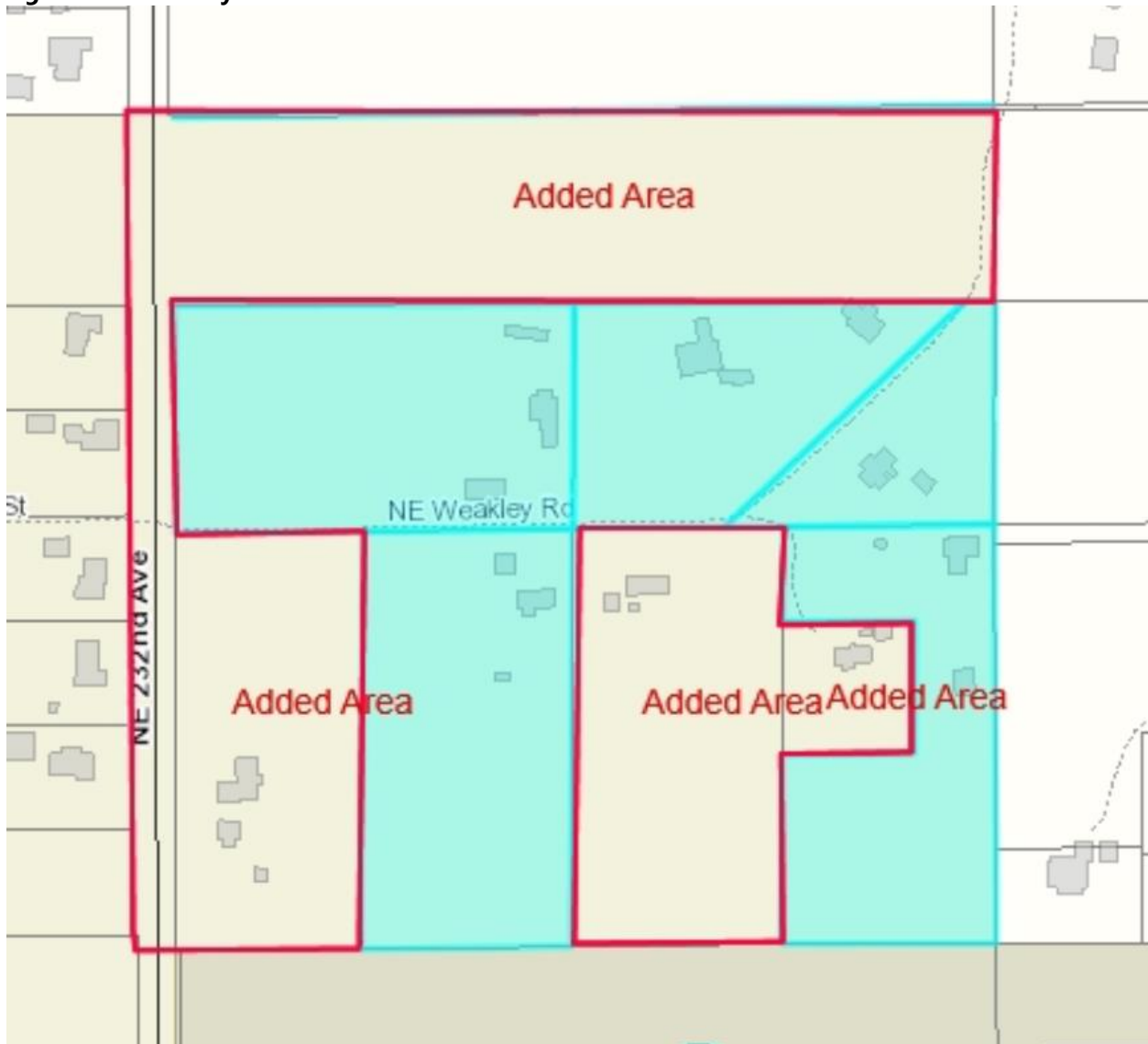
When drawing boundaries the goal is to have orderly patterns that allow for the ability provide services, continuity and allow for potential growth patterns that make sense. As proposed the five parcels fit within a 40 acre area of the UGB that borders the county at two ends, city limits to the south and a public right of way to the west. There are three tax lots not included that create gaps, or holes 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 three of the tax lots in question. If considered for annexation it is recommended that the proposed annexation boundary should expand to include the three remaining parcels as well as the power right of way at the northern end and public right of way of NE 252<sup>nd</sup> Ave to create a solid 40 acre block (see figure 2).

The area in question is also located within the project boundaries of the North Shore subarea plan that is now underway with Phase 2 of the project scope. Phase 2 anticipates land use analysis and possible comprehensive plan and zoning map changes to meet up with visioning goals vetted through Phase 1 of the subarea plan effort. As such moving forward with an

annexation effort now could create a situation where zoning designation efforts with be duplicated in a short timeframe given that Phase 2 is anticipated to be completed by next July 2022. Staff encourages the subject property owner's to engage with the City on the Phase 2 effort prior to completing any annexation to provide for an efficient land use designation for the area.

With the addition of the three tax lots the total valuation for the area is approximately \$3,459,412.

**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. 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.

**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 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 properties 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:** Hold off from annexation of this area until completion of Phase 2 of the Northshore Subarea Plan to allow for an efficient determination of comprehensive plan and zoning designation that fits the vision currently underway. If council wishes to proceed then the staff recommendation is to expand the boundary to include tax parcels and right of way as depicted in figure 2.

**Options:**

<b>Option</b>	<b>Results</b>
<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>