



Staff Report

September 18th, 2023 Council Regular Meeting

Goodwin & 28th Annexation – 10% Notice of Intent

Presenter: Robert Maul, Planning Manager

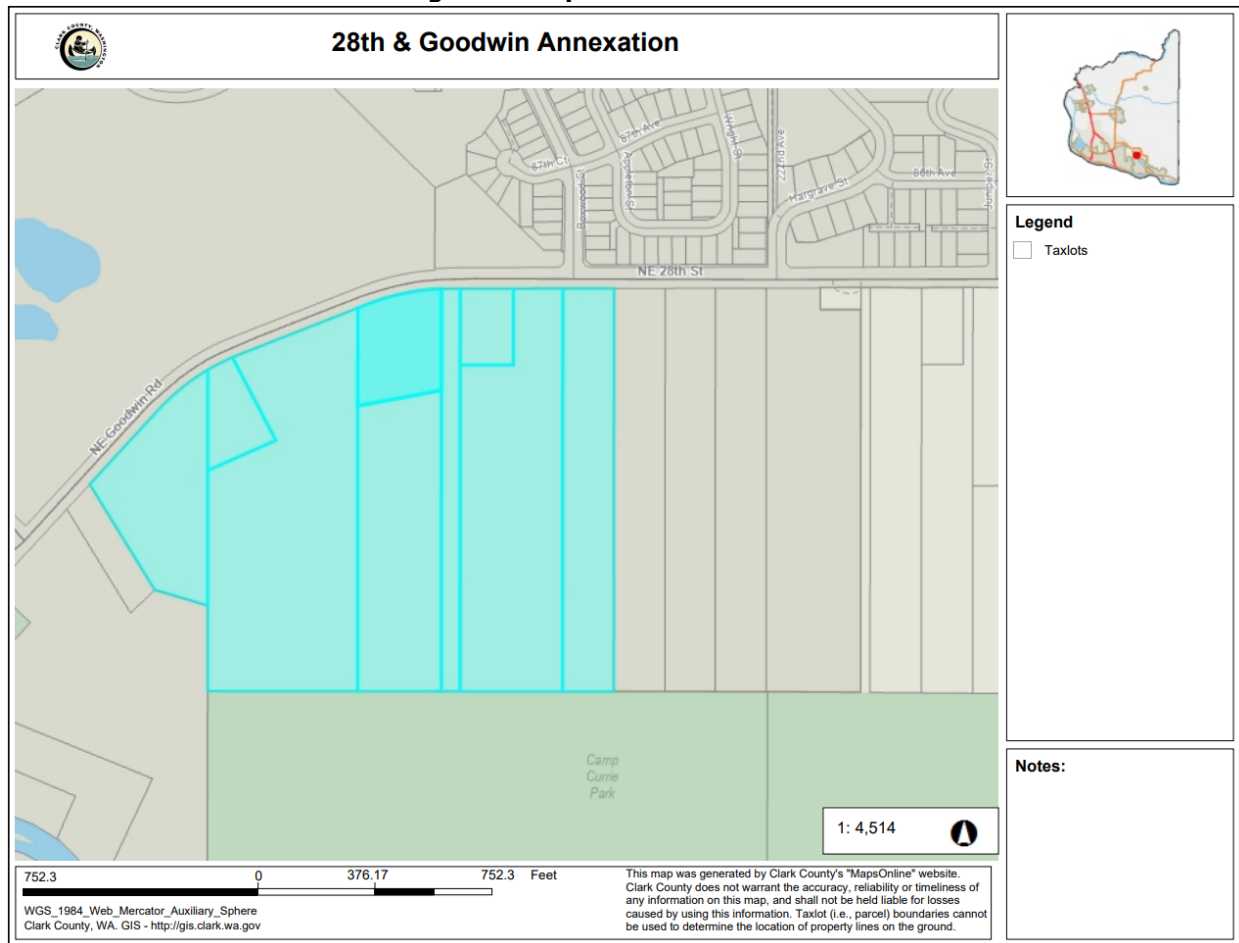
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BACKGROUND: An annexation application has been submitted to the City to annex approximately 39.36 acres into the city limits of Camas.

SUMMARY: Monica Gruher, the applicant, has filed for a notice of intent to annex nine properties into the city limits of Camas. The properties are shown in blue in Figure 1. The parcels in question abut city limits to the west, north and east, and Clark County jurisdiction and parks land to the south. The adopted Comprehensive Plan has the area designated as Single-Family Medium density zoning (see Fig. 2).

The initiating parties represent approximately 86% of valuation (\$7,515,394) of landowners in the proposed area. The notice is valid and satisfies the requirements of RCW 35A.14.120. 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. No action to be taken tonight. This is for discussion purposes only.

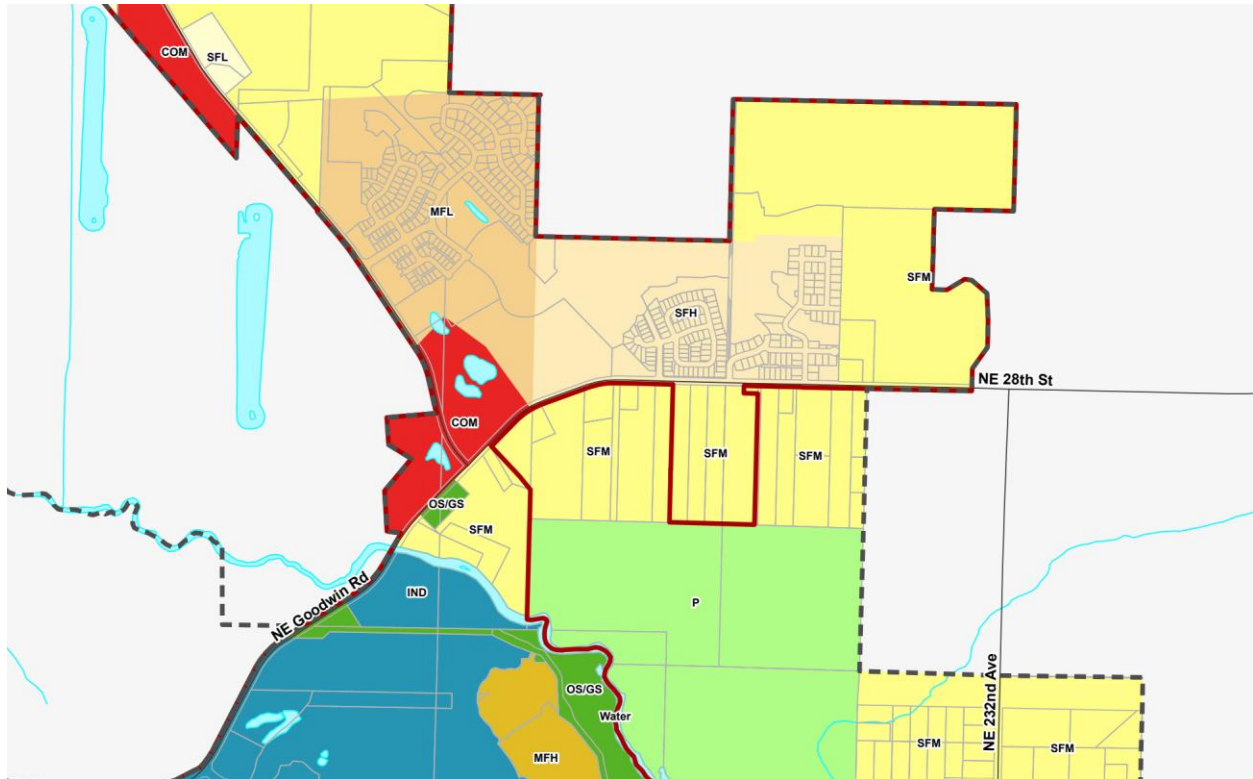
Figure 1: Proposed Annexation Area



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 nine parcels fit within an area with city boundaries to the west, north and east. Only the southern boundary abuts Clark County.

Figure 2 Comprehensive Plan Map



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: Initially service impacts will be minimal but may increase over time with future development and the demands it creates. Currently there are no capital related projects in the annexation area.

RECOMMENDATION: Staff recommends that Council accept the 10% notice of intent to annex the NE 28th Street parcels as shown in the application, and to require simultaneous adoption of zoning, and assumption of existing City indebtedness by the area to be annexed.

Options:

Option	Results
<ul style="list-style-type: none">• <i>Reject the Notice of Intent</i>	<i>The annexation process ends and the subject property would remain in unincorporated Clark County.</i>
<ul style="list-style-type: none">• <i>Accept the Notice as submitted</i>	<i>The initiating parties would draft a petition and begin gathering signatures.</i>
<ul style="list-style-type: none">• <i>Accept the Notice but modify the boundaries.</i>	<i>The initiating parties would draft a revised petition and begin gathering signatures.</i>