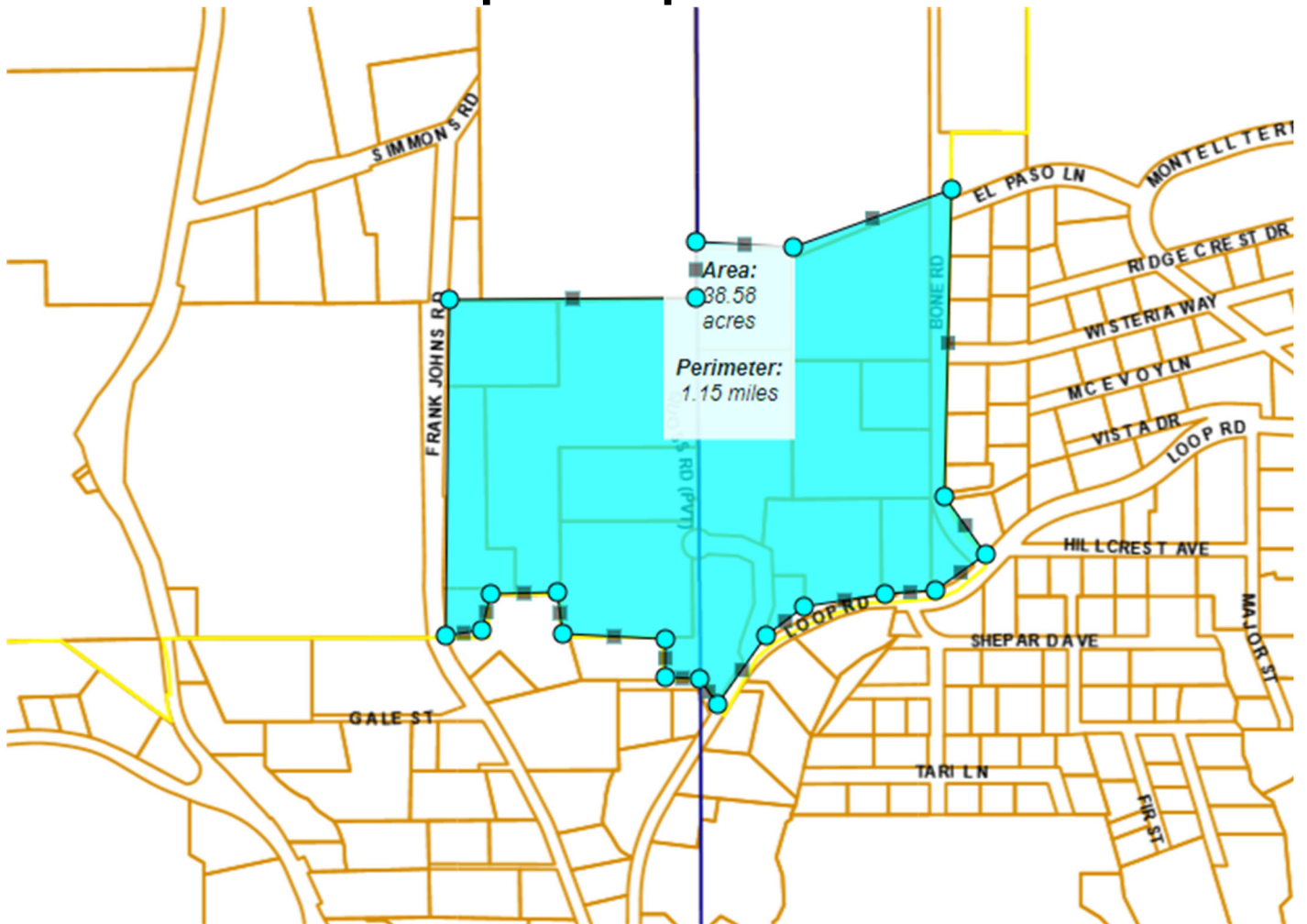




# Guide Meridian Annexation Proposal

Sept. 23, 2022

## Map of Proposed Area



## Why?

The city received an annexation request for one parcel along Frank Johns Road. A discussion regarding the proposal took place during a special council meeting on August 29th and can be viewed on the city's website at <https://www.ci.stevenson.wa.us/meetings>.

Stevenson City Council wants to ensure any annexation is beneficial to the city, meaning infrastructure is brought up to city standards.

The Council directed staff to look at expanding the

boundaries of the annexation to include properties from Frank Johns to Bone Road south of the gas line.

The City wants to hear from you regarding your interest in annexation. Inside this flyer are details about the financial impacts of the annexation.

Council will discuss this and make a decision at the council meeting on October 12th, 6pm at City Hall and via Zoom.

# Infrastructure Requirements

Stevenson's Comprehensive Plan, which is the long-term vision for the city, states annexed areas should have water and sewer services.

The estimated cost to install five fire hydrants and sewer lines in the proposed annexation is over \$1.8M based on estimates and actual costs for recent projects.

These improvements would be financed through a Local Improvement District and paid for through an assessment on your property (property taxes). A condition of annexation may be the annexed areas would not oppose the Local Improvement District when it is created, subject to a time limit.

Property Owner	Address	Total Water/Sewer *	Annual Payment	Monthly Payment
John & Julie Goodman	Frank Johns Rd	\$ 231,187.25	\$15,039.06	\$1,253.26
William Bradley Jr.	672 Frank Johns Rd	129,173.19	8,402.90	700.24
Byron & Victoria Stolle	502 Frank Johns Rd	57,270.03	3,725.50	310.46
John & Julie Goodman	102 Guide Meridian	174,121.38	11,326.85	943.90
John & Julie Goodman	102 Guide Meridian(East)	155,831.39	10,137.06	844.75
John & Julie Goodman	NE of Guide Meridian	47,704.48	3,103.24	258.60
John & Julie Goodman	Below Guide Meridian	51,043.80	3,320.47	276.71
Robert & Coleen Wahto	111 Guide Meridian	108,836.59	7,079.98	590.00
Linda Wolen	22 Lucas St	99,125.69	6,448.27	537.36
Gary & Janice Marsh	161 Bone Rd	232,579.91	15,129.66	1,260.80
Hans H. Strauss	121 Bone Rd	86,655.73	5,637.08	469.76
The Dunn Living Trust	81 Bone Rd	132,727.02	8,634.08	719.51
Fernando Javier & Margie Hidalgo	62 Guide Meridian	127,227.36	8,276.32	689.69
Nolen & Judy Willing Revocable Trust	52 Guide Meridian	50,750.75	3,301.41	275.12
James Landers & Sophia Urrutia-Lopez	51 Bone Rd	67,412.44	4,385.28	365.44
Christopher & Andrea Byrd	11 Bone Rd	56,352.99	3,665.84	305.49
Totals		\$ 1,808,000.00	\$117,612.99	

The cost of the improvement assessed for each lot listed above cannot exceed the market value increase of the lot due to those improvements. For example, if an improvement cost \$100,000 and the value of the lot would only increase \$50,000, then the assessment could only be \$50,000 and the city would need to pay the difference.

***\*A market analysis to determine these limitations has not been done as this is preliminary to gauge interest in annexation.***

The table above shows the rough cost impact for these improvements to each lot.

The payment terms are estimated at the maximum 30-years and projected 5% interest.

# Cost Comparison

Property Tax Rates (2022)			Annual Fees and Tax Comparison		
Tax	County	City	Costs	County	City
State Schools	2.87636048	2.87636048	Property Tax <sup>1</sup>	\$ 3,411.39	\$ 3,370.77
County Regular Levy	1.18915151	1.18915151	Water	\$ 624.24	\$ 423.36
City Regular Levy	0.00000000	1.76563421	Totals	\$ 4,035.63	\$ 3,794.13
Fire District No. 2	0.67069545	0.00000000			
County Road	1.21621398	0.00000000	1. Property tax calculated using average value of \$335,000 for the area.		
Library District	0.31854787	0.31854787			
Hospital District	0.40089958	0.40089958	Utility Taxes		
EMS	0.45595741	0.45595741	Tax on Phone <sup>2</sup>		3%
Local Schools	1.93928819	1.93928819	Tax on Electricity/Gas <sup>2</sup>		3%
Port of Skamania	0.28204243	0.28204243			
PUD #1	0.28005171	0.28005171	2. Utility tax applies to cell phones and land lines, but does not apply to long distance charges or internet phone service.		
Cemetery District	0.06615760	0.06615760			
Stevenson Pool District	0.48790172	0.48790172			
<b>Total</b>	<b>10.18326793</b>	<b>10.06199271</b>			

## Your Input Is Needed!

Are you supportive of the annexation?

Do you oppose the annexation?

Do you have questions or concerns?

Council will meet on October 12th at 6pm to decide on whether to accept, reject or geographically modify the initial intent to annex. This decision cannot be appealed. You may show up at the meeting to voice your opinion, or you can submit it ahead of time to staff. All input received will be incorporated into the report for council on the topic. If the annexation request is approved, in any form, the next step is to submit a petition from property owners with 60% or more of the assessed valuation of the area to be annexed. See back page for more information on the process.

**Please contact City Hall at:**

**7121 E. Loop Rd/PO Box 371**

**Stevenson, WA 98648**

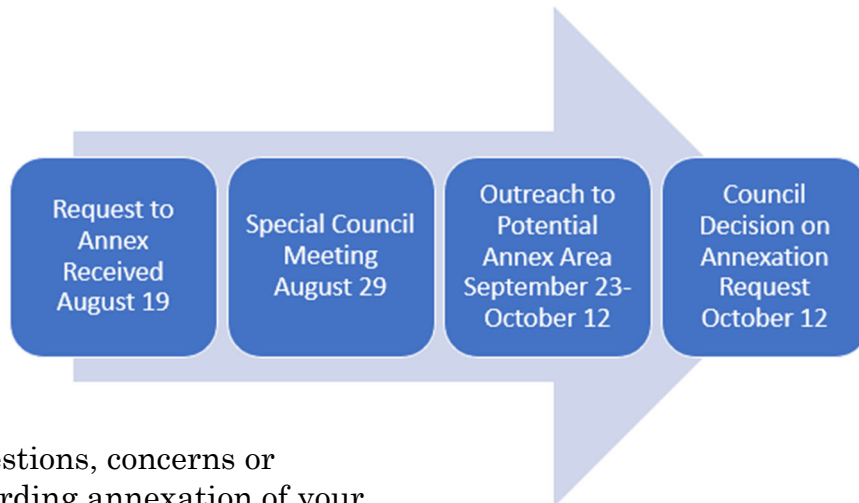
**Phone: 509-427-5970**

**Email: [leana@ci.stevenson.wa.us](mailto:leana@ci.stevenson.wa.us)**

# Process for Petition Method Annexations

- City receives a Notice of Intent to Annex petition-signed by property owners of 10% of the assessed valuation of the area to be annexed.
- Council has 60 days to decide whether to reject, accept, or geographically modify the request.
- If accepted or geographically modified, the proponents need to submit a final petition signed by property owners of 60% of the assessed valuation of the area to be annexed. There is no timeline, however the signatures cannot be older than 6 months at time of submittal.
- City holds a public hearing on the petition for annexation.
- The annexation is sent to the Boundary Review Board (guidelines per RCW [35A.14.200](#)).
- City adopts Ordinance approving the annexation (contingent upon Boundary Review Board's decision).

## Proposed Annexation Timelines



If you have questions, concerns or comments regarding annexation of your property, please contact  
leana@ci.stevenson.wa.us.

City of Stevenson  
7121 E. Loop Rd  
PO Box 371  
Stevenson, WA 98648

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