



# City of Stevenson

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To: City Council  
From: Leana Kinley, City Administrator  
RE: Goodman Annexation  
Meeting Date: October 12, 2022

## **Executive Summary:**

The city received an application for annexation on June 30<sup>th</sup> and a 10% Notice of Intent to Annex petition on August 19<sup>th</sup> from John and Julie Goodman for their lot along Frank Johns Rd. Their end goal is to get city water for their proposed 4-lot short plat, which are lots 1-4 in the application.

Council met and discussed the annexation request on August 29<sup>th</sup>. Staff was directed to reach out to the property owners listed in Option #2 to get feedback on their interest to annex based on the requirements of annexation. The feedback received is the property owners do not want to annex, with only some of the decision being made due to cost, others are against annexation in general.

## **Overview of Items:**

### ***Background***

Council reviewed and discussed the annexation request at length on August 29<sup>th</sup>. Documents from that meeting are available online at <https://www.ci.stevenson.wa.us/citycouncil/page/august-29-2022-special-council-meeting>. The initial annexation area is not ideal as it leaves a gap in street frontage for maintenance and improvements. The property to the south is against annexation, which means fixing the gap in street frontage (option #1), would not be approved. Without information as to the reason why a 2016 annexation request for Bone Road failed, other than the proponents moving, council chose option #2 as a possibility and directed staff to gather more information. A third option was removed based on the property owners to the west of the initial proposal being against annexation.

Council also decided to include water upgrades and sewer line extensions as part of the annexation, as well as some level of right of way improvements. The cost information was to be calculated and provided to property owners in option #2 to aid in their decision on whether they would like to be included as part of the annexation. Staff submitted the enclosed flyer to property owners in the area and received feedback from over half at the time of this memo. All respondents were opposed to annexing, with some responses received in writing included in the packet.

The following is the analysis of the costs for infrastructure improvements for each option. State law for Local Improvement Districts (LIDs) limits the amount assessed each parcel to the increased value of that parcel based on the improvements. Because of this, I removed the street improvement requirement from the LID calculations in the flyer distributed to the property owners. The assessed amount may be high for some lots and a market analysis would need to be done to determine how much it is off by. Any amount not paid for by the property owners would be paid for by the city.

### Initial proposal (right)

The proposed annexation is the single lot highlighted below. The city limits are outlined in yellow.

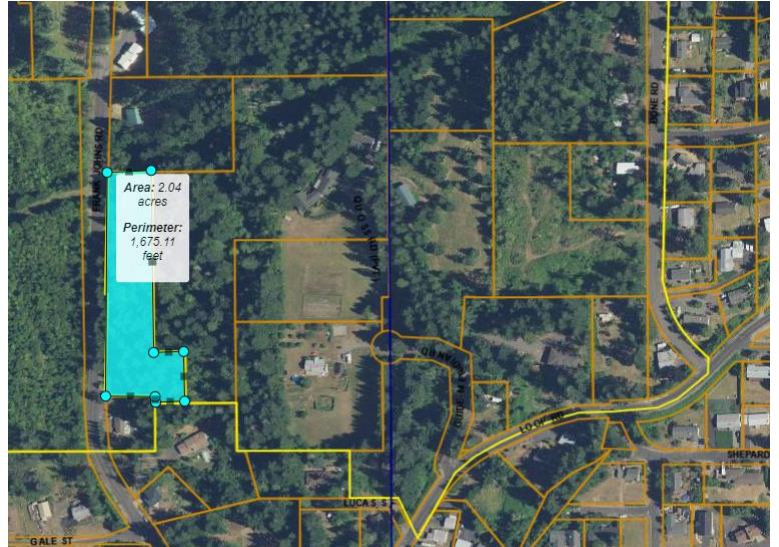
Improvement costs:

- Additional Hydrant \$20k
- Sewer line extension \$241k
- ½ Street Improvements \$629k

Total Costs: \$890

Market Value Improvement Est: \$750k

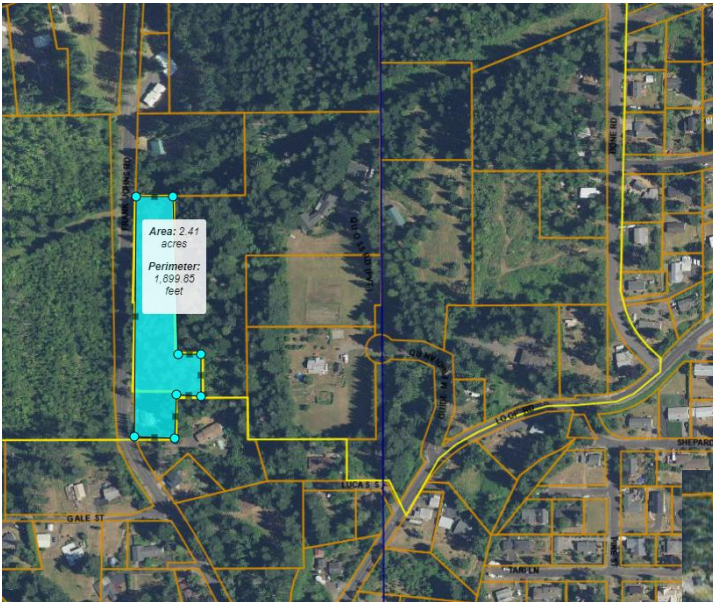
City portion of costs (LID limits) \$140k



### Geographic Modifications

- Option #1 (left)

Add the single lot to the south for street frontage continuity. Costs not calculated, will not pass.



- Option #2 (right)

Squares up the annexation from Frank Johns to Bone Road, to contain both sides of Bone Road.

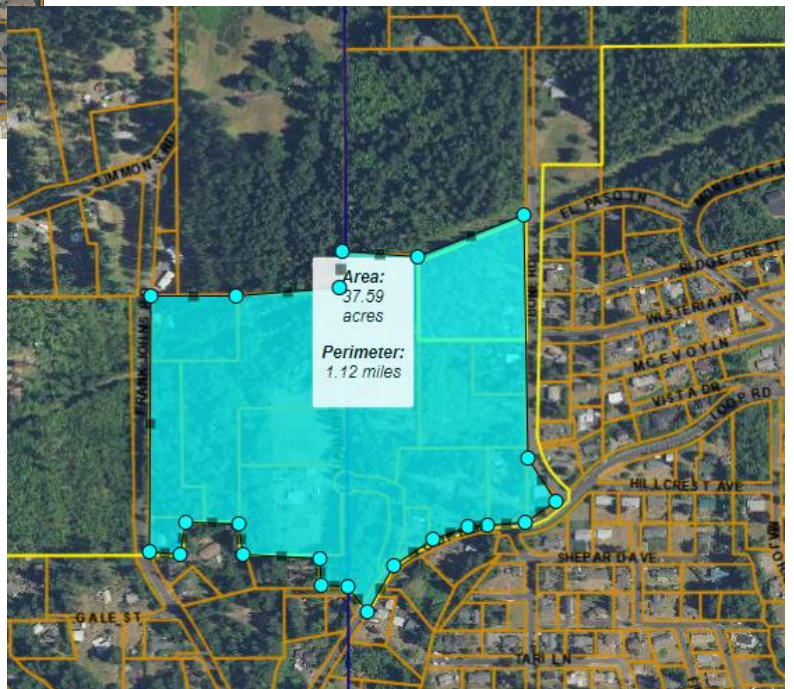
Improvement costs:

- Additional Hydrants \$100k
- Sewer line extension \$1.7M
- ½ Street Improvements \$2.3M

Total Costs: \$4.1M

Market Value Improvement Est: Unknown

City portion of costs (LID limits): Unknown



***In Conclusion***

An annexation including properties between Frank Johns and Bone Road would fail.

Annexing the parcel as proposed leaves a gap in city frontage. It also may not move forward due to the cost of infrastructure requirements.

**Action Needed:**

MOTION Options:

- To reject the annexation proposal.
- To accept the proposed annexation, require a development agreement as part of the petition to annex and require the assumption of all existing city indebtedness by the area to be annexed.