

MEMORANDUM

DATE: October 9, 2019

TO: Mayor and City Council CC: Eric Holmes, City Manager

FROM: Rebecca Kennedy-Long Range Planning Manager

RE: Annexation Notice and Process

The purpose of this memo is to provide early notice of an annexation request and a provide a refresher on annexation processing.

Present Situation:

City staff has received a notice of intent to annex from a singular property owner. The Presbytery of the Cascades church is located at 16210 NE 20th Street (at 162nd Ave). The site is 4.4 acres in size. Surrounding uses include commercial and residential development. The current County Comprehensive Plan designation is Commercial (C) and the current zoning designation is Community Commercial (CC). The applicant's intent is to annex into the City with a concurrent application to change the Comprehensive Plan and zoning designation for part of the property to an Urban High (UH) density residential Plan designation and an R-18 zoning designation. Should the plan and zone change application and annexation applications be successful the applicant intends to subdivide 2 acres of the property into a 26 lot single family residential development with the church remaining on its own 2.4 acre site.

Process:

Annexations are subject to the regulations of RCW 35.13. This annexation will use the "direct petition" annexation method. This method typically results in two council actions. In this particular case however two additional actions will be required to process the applicant's requested Comprehensive Plan and zone change.

The first action is a public meeting in which Council votes on a Resolution to proceed.

The meeting is scheduled with 60 days of receiving the notice of intent to annex. The notice of intent must include property owners that equal 10% of the value of the property to be annexed. In this case, as a single ownership request, 100% of the property ownership is represented.

The 10% ownership public meeting has been scheduled for November 4, 2019.

At the November 4th meeting staff will present a Resolution to proceed. The resolution covers three specific areas.

- 1. Consider the annexation physical boundary
- 2. Consider the proposed Comprehensive Plan and zoning designations for the annexed area
- 3. Consider whether to require the applicant to assume any City indebtedness.

Presbytery of the Cascades Annexation 10/9/2019 Page 2 of 2

The second and third actions would are public hearings required for the Comp Plan and zone change request. The applicant submits the change request for Planning Commission review and recommendation to Council in the same manner as annual review requests. (Plan and zone changes that are coupled with an annexation request are exempted from the annual review timeline requirement). Through a public hearing process the Planning Commission will forward a recommendation to Council on the plan and zone changes to become effective upon annexation. City Council would then vote on adopting the plan and zone change ordinance at a public hearing. This process is expected to occur spring of 2020.

If the plan and zone change process is successful staff would schedule the final annexation ordinance public hearing late spring/early summer of 2020.

Required Meetings:

Meeting Type	Body	Task	
Public meeting	City Council	Annexation Resolution	
Public Hearing	Recommendation to Council	Plan/zone change	
		recommendation	
Public Hearing	City Council	Plan/zone change	
		Ordinance	
Public Hearing	City Council	Annexation Ordinance	

Outreach:

The subject site was posted and a notice was published in the Columbian on October 4, 2019.

A courtesy notice has been sent to the County Manager and Assessor.

A courtesy notice has been sent to potentially impacted internal departments (Police, Fire, CED, Parks, et al) Future notices will be published and posted for the three remaining public hearings.

Attachment(s):

- Notice of Intent to Annex
- Boundary Map (including recommended right of way)
- Vicinity Map
- Future Development Plan



NOTICE OF INTENT TO COMMENCE ANNEXATION PROCEEDINGS TO THE CITY OF VANCOUVER WASHINGTON

TO: Honorable Mayor Anne McEnerny-Ogle and City Council of Vancouver, Washington P.O. Box 1995

Vancouver WA 98668

This is a Notice of Intent, submitted to the City Council of Vancouver, Washington, that states the undersigned property owner request that City Council commence annexation proceedings to annex certain property to the City of Vancouver.

This Notice of Intent is presented on behalf of the undersigned property owner who owns real property in the unincorporated Vancouver Urban Growth Area, which is adjacent and contiguous to the City of Vancouver, Washington, and which is legally described in **Exhibit A**. The parties to this Notice of Intent to commence annexation proceedings request annexation of parcels as shown on the map provided as **Exhibit B**. The area proposed to be annexed is approximately 4.71 acres in size. The undersigned owns more than ten percent of the assessed value of the total area as shown in the database provided as **Exhibit C**. This meets the requirements of RCW 3 5.13.125, the statue under which this Notice of Intent is filed. The City Council of the City of Vancouver, Washington, is hereby requested to proceed under RCW 35.13.125 and to schedule a public meeting to be held within sixty days after the filing of the Notice of Intent and to determine the following:

- 1. Whether the City of Vancouver will accept this proposed annexation as defined in **Exhibit A** and shown in **Exhibit B**; and,
- 2. Whether City of Vancouver shall require the simultaneous adoption of comprehensive plan and land use zoning designations; and,
- 3. Whether the City of Vancouver shall require the assumption of all or any portion of the existing City indebtedness by the area to be annexed.

The undersigned property owners hereby request the following:

- 1. That the City of Vancouver accept the proposed annexation as defined in **Exhibit A** and shown in **Exhibit B**; and,
- 2. That the City of Vancouver shall simultaneously adopt a new comprehensive plan (Urban Higher Density Residential) and land use zoning designation (R-18) for a portion of the property as provided for by VMC 20.230.030. C; and,
- 3. That the City of Vancouver shall not require the assumption of any portion of the existing City indebtedness by the area to be annexed.

Dated this 12 th day of September 2019
(Signature)
Jeffay S. Sievert
(Print Name)
STATE OF WASHINGTON) SS COUNTY OF CLARK) Washingto comy
I hereby certify that I know or have satisfactory evidence that Veffrey S. Sievert
Residud, Board of Trusters of The Prosecute the instrument as a (Name of Corporation)
and acknowledge it to be (her/his) free and voluntary act of such party for uses and purposes mentioned in the

OFFICIAL STAMP
MIRLA Y MENDOZA
NOTARY PUBLIC-OREGON
COMMISSION NO. 984446
MY COMMISSION EXPIRES FEBRUARY 16, 2023

instrument.

(Signature of Notary)

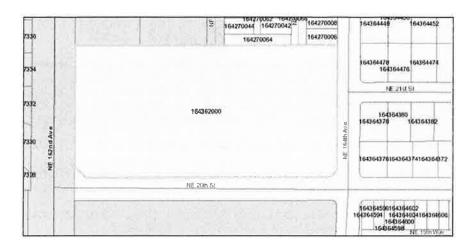
(Print Name of Notary)

My Appointment Expires: Feb 10, 2023

Notary Public for the State of Washington Oregon

EXHIBIT B PARCEL MAP

Existing parcel map/configuration:



Proposed configuration at time of annexation:

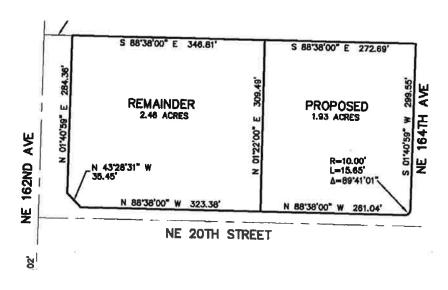


EXHIBIT A LEGAL DESCRIPTION

A portion of the Southeast quarter of Section 24, Township 2 North, Range 2 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Southeast quarter; thence along the West line of said Southeast quarter North 1°40′59° East 645.02 feet to the True Point of Beginning; thence South 88°38′00° East 690.0 feet; thence Northerly parallel with the West line of said Southeast quarter 330.0 feet; thence North 88°38′00° West 690.0 feet to the West line of said Southeast quarter; thence South along the West line of said Southeast quarter 330.0 feet to the True Point of Beginning.

EXCEPTING THEREFROM that portion lying within NE 162nd Avenue.

EXCEPT that portion conveyed to Clark County, Washington, a municipal corporation recorded on June 10, 1998 under Auditor's File No. 9806100352.

EXCEPT that portion conveyed to Clark County, Washington, a municipal corporation recorded on August 18, 1998 under Auditor's File No. 9808180056 and 9808180057.

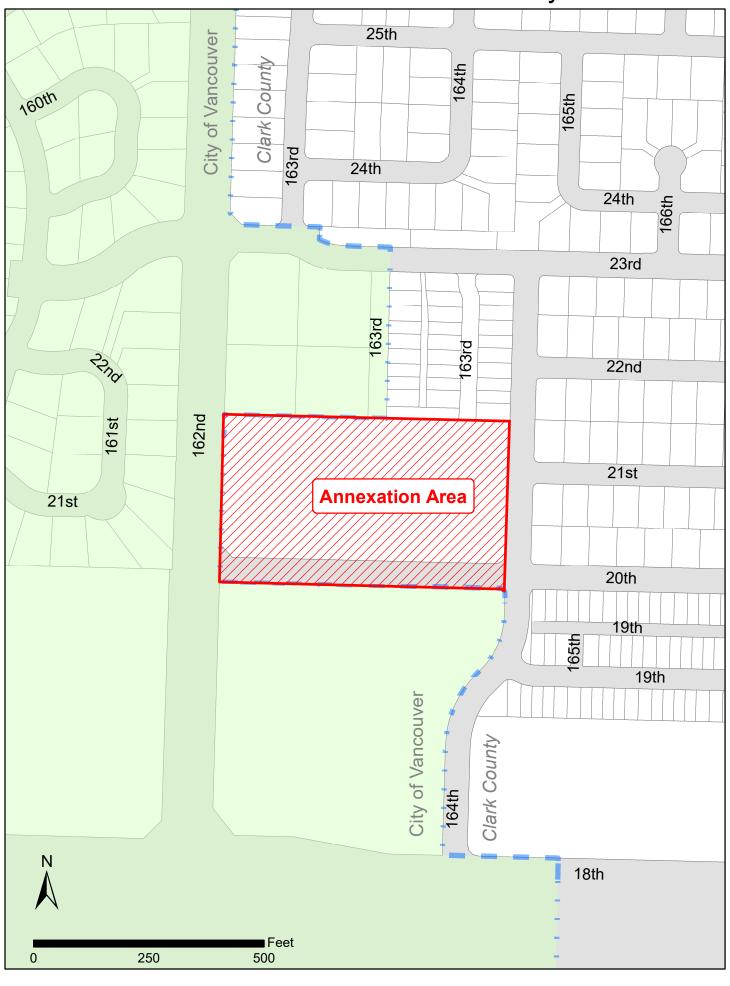
EXCEPT that portion conveyed to Clark County, Washington, a political subdivision of the State of Washington recorded on January 15, 2008 under Auditor's File No. 4412612.

EXHIBIT C Property Value PRESBYTERY OF THE CASCADES ANNEXATION

Current Owners constitute 100% ownership of proposed annexation area.

OWNERSHIP LIST	SERIAL NUMBER	AREA	2018 TAX VALUE
Presbytery of the Cascades	164362000	4.71 Acres	\$3,197,800

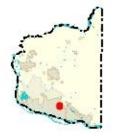
Exhibit B: Annexation Boundary





Vicinity Map





Legend

Taxlots

All Roads

Interstate or State Route

Arterial

Collector

Private or Other

Cities Boundaries

Urban Growth Boundaries

Notes:

1,211.1 0 605,53 1,211.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

