



CITY OF CAMAS STAFF REPORT

To:	City Council
From:	Robert Maul, Planning Manager
Date:	September 8 th , 2015
Proceeding Type:	Public Hearing / Motion
Subject:	Grand Ridge Annexation (ANNEX14-04) 60% Petition to Annex

Legislative History:

• First Presentation:	May 4 th , 2015
• Public Hearing:	September 8 th , 2015
• Adopt Ordinance:	TBD

Background:

In adopting the 2015/2016 budget, the City Council had anticipated the annexation of two geographic areas located within the Urban Growth Boundary for the City of Camas. The two areas are geographically separate from one another, albeit relatively close to one another. Staff has developed a work plan for the two areas and has focused in on what is referred to as the Grand Ridge area for the first effort (please see Figure 1).

There are currently ten different methods of annexation for Code Cities outlined in RCW 35A.14. The most expeditious method would have been the interlocal method whereby the city, county and affected fire districts would enter into an agreement to annex the area. A letter went out to Clark County dated December 14th, 2014 addressed to the County Administrator requesting participation in an interlocal agreement. The County Councilors chose not to enter into such an agreement and advised city staff to that effect in January 2015.

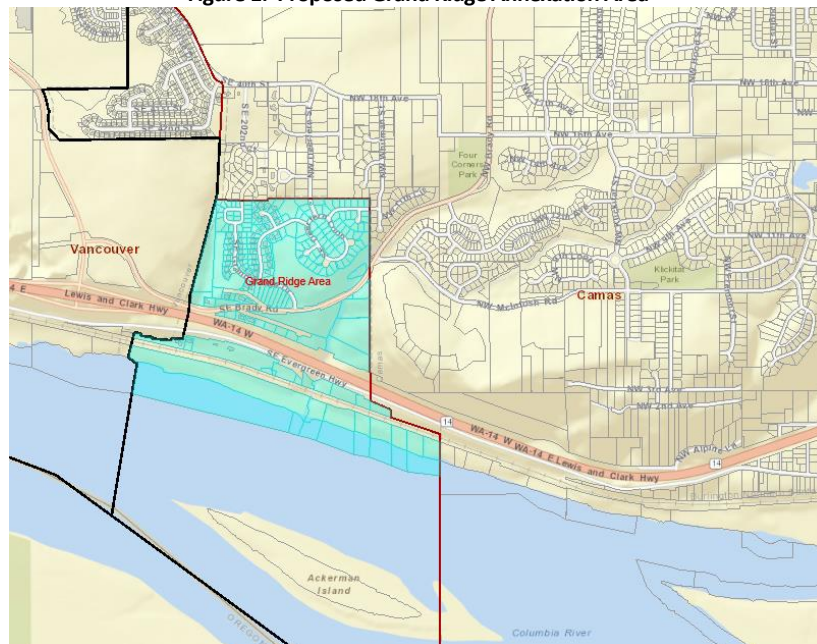
Staff then began to work on the direct petition method of annexation as it is the most commonly used annexation tool used in the state and most applicable in this case. The petition method first requires an initial notice of intent to annex by gathering signatures that represent 10% in value for the area to be annexed. 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.

The City Council met on May 4th, 2015 to discuss the 10% notice of intent to annex and geographically modified the boundary to exclude the Grand Ridge subdivision itself, but all of the land south of SE Brady Road extending to the Columbia River (See figure 2). The modified area includes approximately 92 acres of comprised of 35 parcels and 53 residents. The total valuation for the modified area is \$18,818,660. The needed valuation for 60% is \$11,291,196.

After the May 4th City Council meeting staff proceeded to collect 11 signed petitions totaling \$11,323,640, which is just a little over 60% in valuation. The Clark County Assessor certified the petitions on August 13th, 2015.

Figure 1: Proposed Grand Ridge Annexation Area



[illegible]

Staff recommends that Council conduct a public hearing, take public testimony, deliberate and take action.

<i>Option</i>	<i>Results</i>
<ul style="list-style-type: none"> Approved the annexation and direct the City Attorney to return with an adoptive Ordinance. 	Staff will return with an adoptive ordinance thereby annexing the area into the city limits of Camas.
<ul style="list-style-type: none"> Take no action 	The annexation will not move forward and the area will remain in unincorporated Clark County.

Move to approve the Grand Ridge Annexation (Annex14-04) and direct the City Attorney to return with an adoptive Ordinance.