



CITY OF CAMAS STAFF REPORT

To: City Council
From: Robert Maul, Planning Manager
Date: December 21, 2015
Proceeding Type: Public Hearing
Subject: Unincorporated Island Annexation Grand Ridge (ANNEX15-01)

Legislative History:

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| • First Presentation: | November 2 nd , 2015 |
| • Second presentation: | December 7 th , 2015 |
| • Action: | December 21 st , 2015 |
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Background:

On October 5th, 2015 the City of Camas adopted Ordinance 15-016, which annexed property into the city limits known officially as the Grand Ridge Annexation Area (ANNEX14-04). In doing so the City created an “unincorporated island” of properties located within the Grand Ridge Subdivision and several lots immediately to the south (See Figure 1 map). The area highlighted in blue was annexed and the area in yellow is now the unincorporated island. The unincorporated island area contains approximately 159 parcels that total approximately 60 acres.

The City Council passed resolution No. 15-022 on December 7th, 2015 which set the public hearing date for December 21st, 2015. Two consecutive public notices were published in the Columbian newspaper on December 8th and 15th, 2015 (publication number 550267). Notice of hearing was also sent to all registered voters located within the affected areas.

Process:

The annexation statutes provide for an abbreviated procedure to annex unincorporated island or pockets of property within a city. When there is an unincorporated area containing less than 175 acres and having all of the boundaries of such area contiguous to the code city; or the area is of any size containing residential property owners and having at least 80% of the boundaries of such are contiguous to the City, and it must be in the same County.

The property qualifies based on the qualification that is less than 175 acres and 100% of its boundary is contiguous to the City. The Annexation of unincorporated islands process is as follows:

1. City council must adopt a resolution for annexation of the unincorporated island. This resolution must describe the boundaries of the area to be annexed, state the number of voters residing in the area as nearly as possible, and set a date for the public hearing on the resolution.
2. Notice of the hearing on the annexation resolution is to be given by publication of the resolution at least once a week for two weeks prior to the date of the hearing.
3. Conduct a public hearing, giving residents and property owners an opportunity to be heard.
4. After the hearing, city council may by ordinance annex the territory described in the resolution. The ordinance may also provide for the adoption of the proposed zoning regulations or for the assumption of indebtedness by the area to be annexed. The effective date of the annexation ordinance may not be less than 45 days after passage, to allow for a referendum period.
5. Notice of the proposed effective date of the annexation, including a description of the property to be annexed, is to be published at least once a week for two weeks after the passage of the ordinance.
6. The annexation ordinance is subject to a referendum for 45 days after passage. A referendum petition must be signed by qualified electors in number equal to not less than 10% of the votes cast in the last general state election in the area to be annexed. If a timely sufficient referendum petition is filed with the city council, the question of annexation is to be submitted to the voters.
7. If no referendum petition is filed, the annexation will be effective on the date fixed in the ordinance.

Recommendation:

Staff recommends that the City Council conduct a public hearing, take testimony, deliberate and then take final action. If Council wishes to annex the island as proposed, staff recommends passing Ordinance No. 15-030.

Figure 1: Grand Ridge Annexation Area

Grand Ridge Option 2

