

**STAFF REPORT AND RECOMMENDATION
TO THE LONGVIEW CITY COUNCIL**

PRESENTED BY: John Brickey, Director of Community Development

PROJECT NAME: 50th Avenue/Ocean Beach Highway Annexation Request

CASE NO.: ANX 2018-1

MEETING DATE: July 12, 2018

PROPOSAL: Public Hearing on ANX 2018-1 50th Avenue/Ocean Beach Highway Annexation.

LOCATION: 4.2± acres located west of 50th Avenue and north of Ocean Beach Highway. See Exhibit A for a map of the proposed annexation area.

PARCEL NUMBERS: WL2408006 and WL2408007

APPLICANTS: Dan Ragan (DPR Enterprises WA, LLC)

CONTACT: Dan Ragan (360) 356-2000

PROPERTY OWNERS: Dan Ragan (DPR Enterprises WA, LLC)
Ryan and Jennifer Schrock

COMPREHENSIVE PLAN DESIGNATION: Medium Density Residential

ZONING DESIGNATION: Cowlitz County designation is Urban Residential

SEPA

DETERMINATION:

Annexations are exempt from the SEPA process. However, zoning of the area to be annexed is not exempt. Thus, prior to the City Council adoption of the annexation ordinance, a SEPA checklist and determination must be distributed for the proposed zoning designations.

I. BACKGROUND

Dan Ragan submitted a Notice of Intention to Commence Annexation Proceedings to the City of Longview Community Development Department on April 4, 2018. The initial area proposed to be annexed consisted of 1 tax parcel and was approximately 3.49 acres in size. The proposed annexation area included 1 single-family home addressed as 5024 Ocean Beach Highway.

The City Council held their initial meeting on the annexation request at their regular April 26, 2018 meeting. Per staff recommendation, the Council added one parcel to the annexation area. The added parcel is owned by Ryan and Jennifer Schrock and it has a single-family house on it.

With the addition of the Schrock property, the total annexation area is approximately 4.2 acres. The properties are located within the NW¼ of Section 24, Township 8 North, Range 3 West, Willamette Meridian.

II. DEVELOPMENT ISSUES

Water & Sewer: City of Longview serves this area. Water and sewer mains are located within the right-of-ways for Ocean Beach Hwy and 50th Avenue.

Building: All future building activity would be required to comply with the International Building Code or the Code in effect at the time of building permit application.

Fire: The City of Longview provides fire flow to this area. At the time of further development, an evaluation may be needed to ensure each project has adequate fire flow.

Stormwater: Stormwater will need to be collected, treated and discharged in compliance with the City's Stormwater Ordinance. Any future development contemplated for the property may need to obtain an NPDES permits to discharge stormwater runoff. An onsite detention facility may also be required or purchasing detention from CDID#1 may be allowed.

Transportation: 50th Avenue is along the eastern edge of the proposed annexation area and Ocean Beach Highway is along the southern edge. These roads are built to

typical urban standards and include sidewalks. A traffic study may be required when the area is ready for further development.

Comprehensive Plan: The Longview Comprehensive Plan (2006) identifies this site for development as Medium Density Residential land uses. The surrounding parcels are classified in the 2006 Comprehensive Plan as Medium Density Residential also.

Environmental Constraints: The City's Geographic Information System does not show any indicators for critical areas. The soils on site are Caples silty clay loam. According to the Natural Resources Conservation Service *Soil Survey of Cowlitz County, Washington* the soils have the following restrictions:

Caples - severe restrictions for shallow excavations due to wetness; severe restrictions for small commercial buildings due to flooding and shrink/swell; and severe restrictions for local roads and streets due to low strength and shrink/swell.

Zoning District: The area that is within City Limits and adjacent to the subject properties is zoned R-2 Residential District. The Cowlitz County zoning designation for the subject property is Urban Residential.

Existing Land Uses: The subject area currently contains 2 single-family residences. The surrounding area contains the following:

North: Church and single family homes

East: Single family home, 50th Avenue, vacant land

South: Ocean Beach Highway, Single family homes, tree farm

West: land containing regional transmission lines

III. STATUTORY REQUIREMENTS

Per RCW 35A.14.130, when a legally sufficient 60% petition is filed, the City is required to hold a public hearing on this petition.

IV. ANNEXATION RECOMMENDATIONS

Staff recommends that the City Council approve the annexation, and direct the City Attorney to prepare an ordinance annexing the properties in the City to be zoned as recommended by the Planning Commission, to be presented for passage upon approval by the Cowlitz County Boundary review Board, and to direct City staff to forward the 60% Petition for Annexation to the CCBRB for its review.

Staff report date: June 26, 2018