

West Longview Annexation

City Council Workshop

June 21, 2018

Annexation of West Longview Along Ocean Beach Highway

The current Comprehensive Plan contains the following policy:

- LU-F.1.8 Encourage and promote the consolidation and regularization of city limits in the general area of West Longview along Ocean Beach Highway.
- Map

Strategic Initiative: Preserve and Enhance Neighborhoods

Strategy B: Expand city limits and adjust planning area and utility service area boundaries in a logical manner

- Deliverable #1: Promote and facilitate annexations that support the Comprehensive Plan vision for our community
 - Review cost/benefit for West Longview annexation(s)
 - Review annexation methods
 - Provide review results to Council at a workshop

Annexation method

- Interlocal Agreement Annexation of Area Served by Fire District *[RCW 35A.14.480(1)(b)]*
- City, County and Fire District(s) enter into interlocal agreement
 - Council decided to use this method for West Longview annexation in 2015
 - Revenue sharing agreement with Cowlitz 2 Fire & Rescue signed in April 2016
 - This method of annexation is subject to referendum

West Longview Annexation - OBH

- 237± acres in area
- 397 residential units
- 860 estimated population
- \$52,579,000 approximate valuation

	population	area (acres)	valuation
City of Longview	37,230	9,713	\$3,431,512,397
Proposed West Longview annexation area	860	237	\$52,579,000
percent increase	2.3%	2.4%	1.5%

Residential Land Uses

- Single family units – 155
- Manufactured/Mobile homes - 32
- Duplex units – 16
- Condominium units – 36
- Apartment units – 158
- Total of 397 residential units

Non Residential Land Uses

- 3 restaurants
- 2 convenience stores
- Bakery
- Marijuana store
- Beauty shop
- 2 upholstery businesses
- Appliance repair/parts
- Laundromat
- Paint contracting
- Animal hospital
- Auto service/parts
- Trailer sales/service
- Auto wrecking business
- Christmas tree farm
- 6 self storage businesses
- Roofing business
- 3 churches
- Fraternal organization

West Longview Annexation - OBH

- Streets
 - 1.74 miles of local streets
 - 1.1 miles of State Route
 - WSDOT responsible for pavement maintenance
 - City would be responsible for maintaining remainder (curb and outside of curb)
- 0.11 miles of private street (Alter Street)
- 0.75 miles of unimproved right-of-way (Olive Way)

Constraints for future development

- Regional power transmission lines
- Existing streets not built to urban standards
- Inadequate drainage system
- Existing irregular lot pattern

West Longview Annexation - OBH

Social & Economic Characteristics

- 88% Non-Hispanic, 12% Hispanic
- 63% renter occupied, 37% owner occupied
- \$44,792 Median household income in 2012

Utility Revenue impacts

- \$309,800± less revenue upon annexation
 - Sewer/water services - outside City limits pay 65% more
 - 397 residences no longer paying 65% surcharge

General Fund Impacts

- \$166,090± in additional property tax revenue
- \$51,800± in additional utility tax
- \$87,500± in sales and B&O taxes
- \$16,480± reduction in Library District revenue

Pros & Cons of Annexation

Pros:

- Eliminates island of unincorporated land and irregular boundaries
- Ensures future development meets urban standards

Cons:

- Increases demand on City services especially fire & police services

Effect on Departments

- The following departments believe they can accommodate the West Longview annexation under existing staffing levels:
 - Community Development
 - Fire Department
 - Library
 - Park and Recreation
 - Public Works
- Any future major annexations may trigger the need to increase staffing levels

Effect on Police Department

- Annexation and new development in West Longview will trigger the need to create new patrol area
- 5 patrol areas instead of 4 citywide
- New patrol area would need:
 - 6 patrol officers
 - \$100,000 per officer in first year expenses for training & other start up costs (\$600,000 total)
 - Lesser cost in years after
 - 2 patrol cars
 - \$53,000 each (\$106,000 total)

Annexation

- Questions
- Direction to proceed with annexation process or not?