

STAFF REPORT AND RECOMMENDATION TO THE LONGVIEW CITY COUNCIL

PRESENTED BY: Steve Langdon, Planning Manager

PROJECT NAME: Notice of Intention to Commence Annexation Proceedings

CASE NO.: ANX 2016-1

MEETING DATE: July 14, 2016

PROPOSAL: Notice of Intention to Commence Annexation Proceedings of certain real property to the City of Longview.

LOCATION: 0.22± acres located south of 37th Avenue and east of Sunset Way. See Exhibit A for a map of the proposed annexation area.

PARCEL NUMBER: 04936

APPLICANT: Marc Kinyon

CONTACT: Marc Kinyon (503) 313-5824

PROPERTY OWNER: Cheyenne West - the property owner was Marc Kinyon at the time the petition was filed

COMPREHENSIVE PLAN DESIGNATION: Low Density Residential

ZONING DESIGNATION: Urban Residential (Cowlitz County)

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

Marc Kinyon submitted a Notice of Intention to Commence Annexation Proceedings to the City of Longview Community Development Department on June 1, 2016. The area proposed to be annexed consists of 1 tax parcel and is approximately 0.22 acres (9,580± sq. ft.) in size. The proposed annexation area includes 1 single-family home. The total valuation of the area is approximately \$106,860.00.

The property is located within the NW¼ of Section 20, Township 8 North, Range 2 West, Willamette Meridian.

City staff is recommending that three additional properties and portion of Sunset Way be added to the annexation area. This recommendation is given in the “Staff Discussion” portion of this report.

II. DEVELOPMENT ISSUES

Water & Sewer: City of Longview serves this area. Water and sewer mains are located within the right-of-ways for Sunset Way.

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: Storm water 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: Sunset Way is along the eastern edge of the proposed annexation area. Ammons Drive intersection with Sunset Way is located approximately 100 feet south of the proposed annexation area. 37th Avenue is approximately 130 north of the annexation area. Sunset Way is not built to typical urban standards. It lacks sidewalks, curbing, urban type lighting, and the road width is less than standard.

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

Rose Valley silt loam - severe restrictions for shallow excavations and dwellings due to wetness; and severe restrictions for local roads and streets due to frost action and low strength.

Zoning District: The area that is within City Limits and adjacent to the subject properties is zoned R-1 Residential District. The Cowlitz County zoning designation for the subject property is Urban Residential.

Existing Land Uses: The subject area currently contains 1 single-family residence. The surrounding area contains single family homes on small to large lots. There is an apartment building located on the northwest corner of the intersection of 37th Avenue and Sunset Way.

III. STAFF DISCUSSION

The proposed annexation is for one property. If approved as is the annexation would create a jagged city boundary (pumpkin tooth). Staff is recommending three other properties and a portion of the Sunset Way right-of-way be added to the annexation area. The revised annexation area would extend the City limits to 37th Avenue with 37th Avenue remaining in county jurisdiction. Under staff's recommendation, the annexation area would consist of 4 properties each containing a single-family home. The four properties plus the Sunset Way right-of-way would be 1.6 acres in size. The valuation for the area would be \$449,850.

Mr. Kinyon applied for annexation because his property needed City sewer service. After purchasing the property he discovered it had a very inadequate septic system. When a property is adjacent to City limits and the owner wants City services, Comprehensive Plan policy states that the property should be annexed prior to receiving City services. In this case, since it involved an existing home with a health hazard, City staff allowed the property to connect to the sewer system provided the applicant applied for annexation. Mr. Kinyon submitted the subject petition and then connected to the system. He then sold the property to another party. The petition is still valid because it was signed by the property owner at the time the petition was submitted. The new property owner does have the right to rescind the petition if they

want to. At the time of this writing, city staff does not know if the new property owner will support the petition or not. See Exhibit B for property information for initial petition property and the proposed expansion area.

IV. ANNEXATION RECOMMENDATIONS

Staff recommends that the Council pass a motion to: 1.) accept the proposed annexation request plus three additional properties and a portion of the Sunset Way right-of-way; 2.) transmit the annexation request to the City Planning Commission for a recommendation on the zoning designation for the subject properties; 3.) require the assumption of any existing City indebtedness by the area to be annexed; and 4.) direct staff to coordinate with the applicant in preparing the 60% petition to be circulated by the property owner(s).

Attachments:

Exhibit A – Map of initial petition annexation area and proposed expansion area

Exhibit B – Table providing property information

Staff report date: July 7, 2016