

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 2018-1

MEETING DATE: April 26, 2018

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

LOCATION: 3.49± acres located west 50th Avenue and north of Ocean Beach Highway. See Exhibit A for a map of the proposed annexation area.

PARCEL NUMBER: WL2408006

APPLICANT: Dan Ragan (DPR Enterprises WA, LLC)

CONTACT: Dan Ragan (360) 356-2000

PROPERTY OWNER: DPR Enterprises WA, LLC

COMPREHENSIVE PLAN DESIGNATION: Medium 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

Dan Ragan submitted a Notice of Intention to Commence Annexation Proceedings to the City of Longview Community Development Department on April 4, 2018. The area proposed to be annexed consists of 1 tax parcel and is approximately 3.49 acres (152,000± sq. ft.) in size. The proposed annexation area includes 1 single-family home addressed as 5024 Ocean Beach Highway. The total valuation of the area is approximately \$140,220.

The property is located within the NW¼ of Section 24, Township 8 North, Range 3 West, Willamette Meridian.

City staff is recommending that one additional property 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 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: 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: 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.

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 silty clay loam - severe restrictions for shallow excavations due to wetness, severe restrictions for dwellings due flooding, shrink-swell and wetness; 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 1 single-family residence. 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. 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 one 0.71± acre property be added to the annexation area. The revised annexation area would extend the City limits to the 50th Avenue/Ocean Beach Highway intersection. Under staff's recommendation, the annexation area would consist of 2 properties each containing a single-family home. The two properties would be 4.2 acres in size. The valuation for the area would be \$249,040. See Exhibit B for more information on the two properties.

IV. ANNEXATION RECOMMENDATIONS

Staff recommends that the Council pass a motion to: 1.) accept the proposed annexation request plus one additional property; 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: April 19, 2018