



### **Staff Report 076A-20**

**TO:** Mayor and City Council

**FROM:** Eric Holmes, City Manager

**DATE:** 8/3/2020

**SUBJECT** Presbytery of the Cascades Annexation

#### **Key Points**

- Single owner request to annex into the City of Vancouver.
- Site is approximately 4.4 acres located at the NE corner of NE 162nd Avenue and NE 20th Street.
- Applicant requested a change of the Comprehensive Plan and zoning designation for the eastern 2 acres of the property for a proposed 26 lot residential development.
- Public hearing opened on July 20, 2020, continued to August 3, 2020.

#### **Strategic Plan Alignment**

**Goal 1:** Ensure our built urban environment is one of the safest, most environmentally responsible and well maintained in the Pacific Northwest.

**Goal 1, Objective 1.1:** Develop and maintain a safe, balanced and innovative transportation system that will meet the needs of future generations.

**Goal 1, Objective 1.2:** Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.

#### **Present Situation**

City staff has received a notice of intent to annex from a singular property owner. The Presbytery of the Cascades church is located at 16210 NE 20th Street (at 162nd Ave). The site is 4.4 acres in size. The site is currently served by City water, sewer, stormwater and fire (FD5) services. With the annexation the City would also accept approximately 620 linear feet of right-of-way in NE 20th Street from 162nd Avenue to 164th Ave. With the current owner being a nonprofit entity the property is currently exempt from property tax. Surrounding uses include both residential and commercial uses.

The current County Comprehensive Plan designation is Commercial (C) with a zoning designation of Community Commercial (CC). The applicant requested a change on the eastern two acres of the site to a City Comprehensive Plan designation of Urban High (UH) density and an R-18 zoning designation. On June 15, 2020 City Council approved these requested changes.

Council held first reading of the annexation ordinance on July 6, 2020, and set a public hearing for July 20, 2020, at that time. Due to scheduling conflicts, staff requested the public hearing be continued and is requesting final approval of the ordinance following another duly advertised hearing on Monday, August 3, 2020.

#### **Advantage(s)**

1. Supports request of property owner annexation request.
2. Annexes into the City an area where the City is already providing fire, water and sewer services.
3. Ensures future development will conform to City development standards.

#### **Disadvantage(s)**

None.

#### **Budget Impact**

None.

**Prior Council Review**

- Memorandum to Council October 9, 2019 regarding annexation details and processing guidelines.
- Public meeting [November 4, 2019](#) adopting Resolution M-4044 allowing annexation to proceed.
- Memorandum to Council April 9, 2020 regarding the Comprehensive Plan and zone designation changes.
- Public hearing [June 15, 2020](#) adopting Ordinance M-4300 to change the Comprehensive Plan and zone designation upon annexation.
- First reading of annexation ordinance on [July 6, 2020](#).
- Second reading and public hearing opened on [July 20, 2020](#).

**Action Requested**

On Monday, August 3, 2020, subject to public hearing, approve ordinance.

*Bryan Monroe, Associate Planner, 487-7958*

**ATTACHMENTS:**

- ▢ [Ordinance](#)
- ▢ [Exhibits A-D](#)
- ▢ [Presentation](#)