



Staff Report 031-21

TO: Mayor and City Council
FROM: Eric Holmes, City Manager
DATE: 3/1/2021

SUBJECT Kitterman Annexation

Key Points

- Single owner request to annex into the City of Vancouver.
- Site is approximately .74 acres located at 5115 NE Hazel Dell Avenue which is generally west of Interstate 5 and north of Newhouse Road

Strategic Plan Alignment

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 received a formal annexation petition from a single property owner. The annexation site is .74 acres in size and located at 5115 NE Hazel Dell Avenue which is generally west of Interstate 5 and north of Newhouse Road. The annexation area also includes a parcel of the Washington State right-of-way that is the Burnt Bridge Creek Trail entrance on the east side of Hazel Dell Avenue. Surrounding property uses include Interstate 5 to the east, commercial to the north and south, and residential to the west. The site contains one vacant structure. The applicant intends to redevelop the property in the future. The site is served by the City water and sewer utilities systems.

The current Clark County Comprehensive Plan designation is Commercial (C) with a zoning designation of Community Commercial (CC). Upon annexation into the City of Vancouver the Comprehensive Plan and zoning designation will remain Commercial (COM) and Community Commercial (CC).

At the October 19, 2020, public meeting Council adopted resolution M-4101 to allow the annexation to proceed. The applicant submitted a formal annexation petition that was certified by the Clark County Assessor's office on January 8, 2021. The site has been posted with the hearing dates and relevant information. A public notice was published in the Columbian on January 19, 2021. Staff received two phone calls regarding the project asking about the type of development planned. No objections to the annexation were received.

Advantage(s)

1. Supports request of property owner annexation request.
2. Annexes into the City an area where the City is already providing 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](#) September 9, 2020 regarding annexation details and processing guidelines.

- Public meeting [September 28, 2020](#)
- Public meeting [October 19, 2020](#) adopting Resolution M-4101 allowing annexation to proceed.
- Public hearing 1st reading February 22, 2021 (scheduled)
- Public hearing 2nd reading and decision March 1, 2021 (scheduled)

Action Requested

On Monday, March 1, 2021, subject to second reading and public hearing, approve ordinance on first reading.

Bryan Monroe, Associate Planner, 360-487-7958

ATTACHMENTS:

- ▢ [Kitterman Annexation Ordinance](#)
- ▢ [Kitterman Annexation Ordinance Exhibits](#)
- ▢ [Presentation](#)