



ANNEXATION PROCESS OVERVIEW CITY COUNCIL WORK SESSION MARCH 22, 2021

ANNEXATION OVERVIEW

- Since 1990, the Growth Management Act (GMA) influences annexations.
- Cities planning under GMA can generally only annex land within their designated Urban Growth Areas (UGA).
- Our comprehensive plan accommodates the UGA including population growth, utility and transportation capacity, parks, and other capital facilities.
- As a GMA planning city, staff evaluates annexations in the context of our GMA responsibilities.
- 2014 – City Council modified its policy requiring annexation before granting access to city utilities.

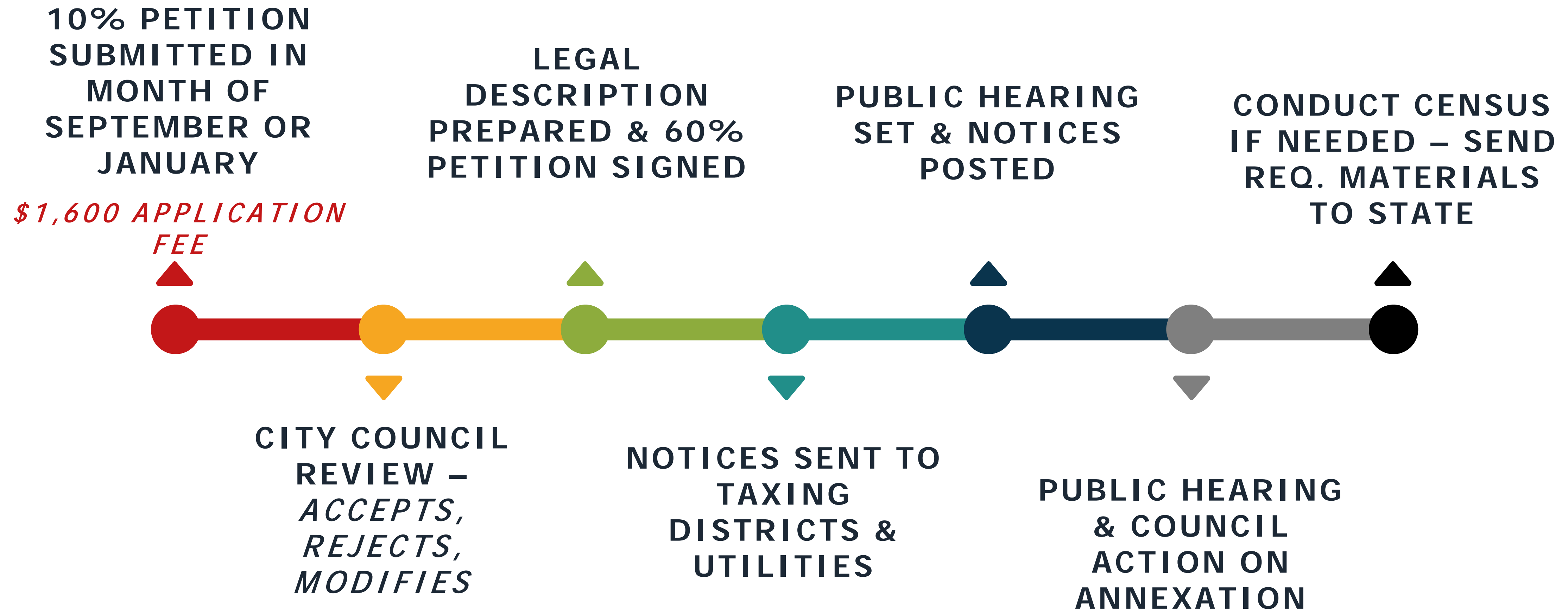
RCW 35A.14

- Annexations governed fairly strictly by state law
- Includes notification requirements
- Methods of Annexation
 - Petition Method (most commonly used)
 - Election Method (not historically used in WW)
 - Alternate Petition Method (not historically used in WW)





ANNEXATION STEPS



Same process if 3 acres or 100 acres.

10% PETITION STEP

- 10% Petition Submitted:
 - Means property owners representing 10% of the assessed value within the annexation boundary
- Review by staff begins:
 - What Outside Utility Agreements exist in the vicinity?
 - What is a logical annexation boundary that does not create irregular boundaries?
 - Is right-of-way involved?
 - What is the assessed value of the proposed annexation?
 - Willingness of adjacent properties to join annexation
- Set date for City Council Consideration (“meeting with petitioners”):
 - Must be set within 60 days of receiving the petition
 - Also provide “Early Notification”, 30 days notice of City Council meeting:
 - ✓ County Commissioners
 - ✓ Property owners within and adjacent to annexation boundary
 - ✓ Petitioner(s)
 - ✓ Fire District, water district, franchise holder(s)
- City Council has three options for a decision on a 10% Petition:
 - Accept the annexation boundary as submitted with 10% Petition; or
 - Modify the Annexation Boundary; or
 - Reject the Annexation Petition

60% PETITION STEP

If City Council accepts the 10% Petition or Modifies the Annexation Boundary move onto 60% Petition Phase.

- 60% Petition Prepared by Staff
 - Provided to owners for signature or signature automatic for outside utility agreements
- Once Receive 60% Petition:
 - Prepare 60-day notice to taxing districts (Required by RCW 35.14A.801)
- Schedule Public Hearing – timing based on 60-day notice that was sent
 - Per WVMC, City Council must set the hearing date by Resolution
- Public Hearing Notice
 - No guideline on advance notice timing - Staff typically follows our other public hearing procedures – minimum 15 day notice
- City Council holds public hearing and determines:
 - Approve or deny the annexation
- If annexation area contains residents, then conduct population census
- Send Annexation Certificate to Office of Financial Management



GROWTH MANAGEMENT AND LAND CAPACITY ANALYSIS

Urban Growth Areas

- RCW 36.70A.110 requires that urban growth areas be designated in GMA planning counties
- Urban growth areas are required to permit/allow urban densities
- Urban growth should be located in areas already characterized by urban growth that have adequate existing public facility and service capacities or that can be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources

Land Capacity Analysis

- Comprehensive Plan updates require analyzing the capacity of the land in the city limits and UGAs to accommodate residential and non-residential future uses
- Looks at vacant and under-utilized land
- 2018 comp plan land capacity analysis was conducted before zoning code change with density change – will be calculated in the future based on realized density in developments
- Must accommodate 20-year population projection in the city and UGA



CONSIDERATIONS FOR PROPERTY OWNER TO ANNEX

- If property already connected to City utilities they will see a savings on monthly utility bill – 50% surcharge removed when annexed
- Slightly lower property tax rate City vs. County
- City Police and Fire/Ambulance Service
- Access to City Library Card
- City Parks and Recreation
- Leaf Pick-up
- City charges 6% on utilities (e.g. gas, electricity, phone, cable)
- Perceived differences between City and County – identity, government
- Perceived change from “rural lifestyle” to “urban lifestyle”



CONSIDERATIONS FOR CITY TO ANNEX

- Fulfilling Growth Management Act (GMA) obligations, annexing designated UGA.
- Increase in city's size and population can attract desirable commercial development or economic opportunities and increase the ability to attract grant assistance.
- Increased property tax base
- State funding is distributed by population count
- Uniform boundaries- Less confusion on which services are provided (street network, water/sewer, and police/fire response)
- Additional public facilities to maintain (Public Works)
- Added level of service requested for and needed from all city services. Example: Code Enforcement, Planning for subdivisions, Building Inspection
- Accepting neglected or poorly constructed and/or planned infrastructure or developments Example: Stormwater facilities, substandard roads.
- Effect on police and fire, EMS response times due to geographic size/location of the annexed area.



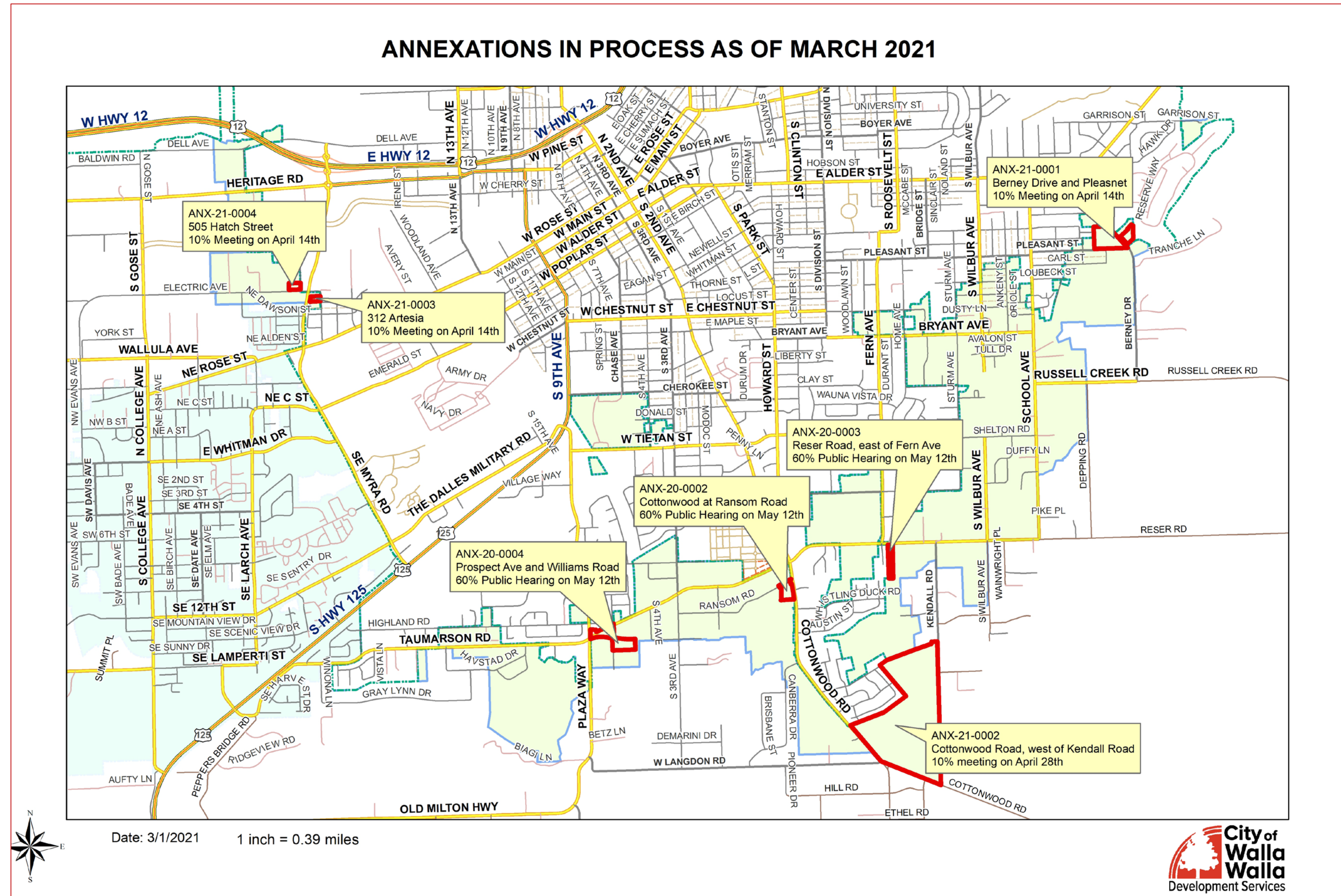
STAFF'S VIEWPOINT ON ANNEXATION

- GMA – “cities are the focal point of urban growth, governmental service delivery, and governance within UGAs [urban growth areas].” *Association of Rural Residents v. Kitsap County, CPSGMHB*
- Staff evaluates annexations in the context of comprehensive plan and GMA responsibilities
- Staff utilizes Outside Utility Agreements (OUA) as a tool to annex logical boundaries
- Goal to minimize irregular boundaries which lead to inefficient services
- Annexation is not an approval of a development application.



WHAT IS COUNCIL'S VIEWPOINT ON ANNEXATION?

- What is City Council's viewpoint on Annexations?
 - Required to receive water/sewer services
 - Annexation leads to future development
 - Impacts on housing supply
- What information can Staff provide to assist City Council in their deliberations?
- Comments on pending annexation petitions can be sent to permits@wallawalla.gov to be included in the council agenda reports.





QUESTIONS??

wallawallawa.gov

A WONDERFUL
PLACE TO

LIVE
WORK
PLAY