



DEPARTMENT OF COMMUNITY DEVELOPMENT
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**CITY OF YAKIMA
FINDINGS of FACT, CONCLUSIONS & RECOMMENDATION
for
PETITION FOR ANNEXATION**

Application # ANX#001-21, PETITION 21-01

PETITIONER: Cottonwood Partners, Ray Novobielski, et. al.
LOCATION: Vicinity of Ahtanum and Occidental Roads and S 59th Avenue
PARCEL(S): 181204-22002, 23005, 23401, 23403, 23404, 181205-14402, 14412, 14413
DATE OF PETITION: May 17, 2021
DATE OF RECOMMENDATION: October 5, 2021
STAFF CONTACT: Joseph Calhoun, Planning Manager

- I. **DESCRIPTION OF REQUEST:** Petition to annex eight (8) parcels totaling approximately 34.7 acres, into the City of Yakima
- II. **PROPERTY INFORMATION:** The annexation area includes the following zoning and land use:

Parcel	Zoning	Land Use	Acres
181204-22002	R-2	Vacant	7.88
181204-23005	R-2	Vacant	10.85
181204-23401	R-2	Vacant	2.32
181204-23403	R-1	Single-Family Home	0.50
181204-23404	R-1	Single-Family Home	0.50
181205-14402	R-2	Vacant	10.12
181205-14412	R-2	Vacant	1.84
181205-11413	R-2	Single-Family Home	0.59

III. ANNEXATION TIMELINE:

Notice of Intent Received	March 11, 2021
Council Acceptance of Petition	April 20, 2021
Legal Description Certified by County Engineer	June 22, 2021
Annexation Signatures Certified by County Assessor	June 14, 2021
Annexation Signatures Certified by County Auditor	July 22, 2021
Council Set Date	September 7, 2021
Public Notice Sent	September 10, 2021
Public Notice Published in Newspaper	September 10, 2021
Annexation Signs Posted on Property	September 21, 2021

IV. FINDINGS OF FACT:

A. Annexation Procedure:

The Anderson Park Annexation was submitted and processed under the “Alternative Direct Petition Method” in RCW 35.13.410-460. This statute requires that a majority of property owners in the annexation area sign the petition, along with a majority of the registered voters. Both signature requirements were accomplished and certified by the County Assessor and County Auditor, respectfully.

B. Urban Growth Area:

Per RCW 36.70A.110(3),

“Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacity to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas.”

The 2003 Yakima County Wide Planning Policies (YCWPP) includes the following policy statement:

A.3.12.: Annexations will not occur outside established urban growth areas. Annexations will occur within urban growth areas according to the provisions of adopted interlocal agreements, if any.

The City of Yakima and Yakima County Interlocal Agreement (Resolution R-2015-139) promotes orderly and contiguous development of the City through annexation. In the preamble of the agreement it is noted “The purpose of UGA designation is to target these areas for urban growth and urban levels of services, and eventual annexation or incorporation.”

C. Comprehensive Plan Criteria:

The City of Yakima Comprehensive Plan 2040 provides the following criteria, Policy 2.1.9 of the Land Use Element:

Consider annexation requests in accordance with review criteria, including, but not limited to:

- a. Areas to be annexed are included in the UGA.

Staff Response: The total area of the Anderson Park Annexation is within the UGA

- b. The annexation boundary, where appropriate, should adjust any impractical or irregular boundaries created in the past.

Staff Response: Not applicable. This annexation is directly adjacent to city limits and includes easterly expansion of Occidental Avenue along with connection to Ahtanum Road to the south.

- c. The annexation boundary should, where appropriate, provide a contiguous and regular boundary with current City limits.

Staff Response: This annexation area is contiguous to the existing City limits.

- d. The annexation proposal should create and/or preserve logical service areas. Annexations generally should not have or create abnormally irregular boundaries that are difficult to serve.

Staff Response: The Anderson Park Annexation creates a logical service boundary based on existing access factors and anticipated future development. Currently, there are several properties that are accessed through a private road (58th Avenue). The proposed annexation does not change this access. Other properties outside of the annexation area are accessed by Ahtanum Road, which will not change. Future development within the annexation area will require the extension of Occidental Avenue to the east, along with new internal local access roadways.

- e. The City should give priority consideration to annexation proposals that are financially self-sufficient or those where the fiscal impact can be improved. The City should develop a variety of service delivery or revenue enhancing options to increase the feasibility of annexation. The City will prepare a fiscal analysis of the annexation proposal prior to annexation.

Staff Response: The fiscal impact of this annexation is minimal, and general fund revenue will increase as development occurs. The annexation area is largely vacant, with only three single-family homes in the area. The addition of +/- 10 people is not anticipated to have any impact to the delivery of City services. As development occurs and property taxes increase, the City will receive permit revenue and connection fees along with property tax revenue after construction. The annexation area's assessed value is approximately \$1.43 million, which is anticipated to generate approximately \$3,625.91 in property tax revenue based on current rates.

As most of the annexation area (33.01 acres) is vacant and zoned R-2, it is anticipated that future residential development will occur. Of the vacant 33.01 acres of residential land, approximately 3.7 acres are encumbered by floodplain and/or floodway. At R-2 densities, the remaining buildable area (after removing land for streets, parking and open space), at 21.06 acres could support approximately 253 dwelling units (at a density of 12 units per acre). The City of Yakima has approximately 2.73 persons per household (Comprehensive Plan 2040) which would add approximately 960 additional people at full buildout.

Zoning	Acreage outside Floodplain/ Floodway	Less 25% for Streets, Parking, and Open Space	Buildable Acreage
R-2: 12 du/nra	3.7	8.25	21.06
	Total Units		253
	2.73 people/unit		690

From a fiscal standpoint, the impact to city services is minimal and it is not anticipated that existing city services would suffer as a result of this annexation. New development would be responsible to extend utilities and frontage improvements. As noted above,

when development occurs the City will receive the permit and connection fees, along with the property tax revenue of the newly developed properties.

The anticipated development of approximately 253 housing units will significantly add to the City's tax revenue. New housing construction in the area is assessed around \$300k to \$400k on average. Rough estimate, based on current rates, would yield additional general fund revenue of \$192k - \$256k at full buildout.

V. CONCLUSIONS

1. The Petition for the Anderson Park Annexation was signed by 100% of property owners, as certified by the Yakima County Assessor.
2. The Anderson Park Annexation is consistent with the applicable criteria found in the City of Yakima 2040 Comprehensive Plan, the Yakima Countywide Planning Policies, and the City/County Interlocal Agreement.
3. The City of Yakima has sufficient capacity to serve the annexed area.

VI. RECOMMENDATION TO CITY COUNCIL

The Planning Division recommends approval of the proposed Anderson Park Annexation Ordinance. If approved by Council, the necessary documents will be transmitted to the Yakima County Boundary Review Board (BRB) for final consideration. If ultimately approved by the BRB, the Ordinance will be filed and become effective 60 days thereafter.