



November 12, 2015

RE: Report on Nelson Annexation Request

Background

1. On October 5, 2015 Lynn and Jeff Nelsen submitted a request to initiate an annexation petition for a 10 acre parcel on the South side of Sandy Point Road and adjacent to the Plat of Woodside. The parcel is R32902-353-1540.
2. The property is located in the current Urban Growth Area boundary of the City.
3. Because the property is adjacent to the City limits, it is governed by the June 28, 1999 Interlocal Agreement between the City and Island County. This agreement requires annexation as a condition of development.

Process for Considering the Request

RCW 35A.14.120 sets forth the procedures for consideration of annexation requests. The procedures

1. Property owners notify the City of their intent to commence annexation proceedings;
2. The City Council sets a date, not later than 60 days after filing of the request, for a meeting with the initiating parties to determine whether the City will accept, reject, or geographically modify the proposed annexation;
3. If the Council authorizes the request to go forward, a petition is filed with the City. In so doing, the Council decides whether it shall require the simultaneous adoption of a proposed zoning regulation and whether it will require the assumption of all or any portion of the City indebtedness by the area proposed for annexation.
4. A decision of the City Council to accept, reject, or geographically modify the request to initiate an annexation is not appealable.

Analysis of the Request

1. The City has recently taken action to request that Island County revise the City's UGA boundary to include the City limits and four properties for which the City has sewer agreements.
2. The City has no plans to extend sewer service to serve the property. The closest potential sewer service is at a lift station at the NW corner of the Woodside plat and the lift station is privately-owned by the Woodside Homeowner's Association.

3. The City and Island County have determined that Langley has more than enough land area to meet its growth needs over the next 20 years.
4. The applicants have not presented any information in support of their request other than their one sentence letter requesting initiation of an annexation petition. Attempts to reach them have not been successful since they have been out of the country.

Recommendation

Based on the above considerations, the recommendation is that the City Council vote to not allow the annexation process to proceed beyond the initial informational meeting.

Attachments

1. October 5, 2015 request by Lynn and Jeff Nelsen to initiate annexation by the petition method
2. Aerial map showing the 10 acre property.