

**City of White Salmon
Unincorporated Island Annexation**

N. Main Island Annexation

WS-ANX-2023-01

Staff Report

Stephanie Porter, Clerk Treasurer

Erika Castro-Guzman, Community Development and Special Project Coordinator

The annexation statutes provide for an abbreviated procedure to annex unincorporated islands or pockets of property within a code city or town that is planning under the Growth Management Act.

Resolution to Initiate Annexation

Resolution 2023-09-574 approved by the City Council on September 6, 2023, to initiate the process of an unincorporated island annexation of the N. Main Island Annexation WS-ANX-2023-01.

General Property Location and Tax Parcel Numbers

The proposed annexed area is located within the Columbia River Gorge Scenic Area White-Salmon Urban Exempt Area and includes Klickitat County Parcels 03111900009900, 03111908480300, 03111900009800, 03111995000200, 03111971012200, 03111971010100, 03111971010200, 03111971011700, 03111971011500, 03111971011300, 03111922000500, 03111971011200, 03111971011100, 03111971010900, 03111971010800, 03111971010700, 03111950000200, 03111950000100. The annexation area is bounded on the west by current city limits of White Salmon; is bounded on the east by current city limits; is bounded on the south by city limits of White Salmon and NW Spring Street and is bounded on the north by city limits of White Salmon.

Existing Lot Sizes

The subject parcels proposed for annexation into the City of White Salmon total approximately 17.49 acres including right of way.

Current Zoning

The subject parcels total approximately 17.49 acres of urban exempt area outside of the current city limits. The proposed annexation consists of General Commercial and Residential zoning per Klickitat County.

Parcels 03111971010100, 03111971010200, 03111950000100, 03111950000200, 03111971010700, 03111971010800, 03111971010900, 03111971011100, 03111971011200, 03111971012200, 03111971011700, 03111971011500, 03111971011300, and 03111922000500 are zoned R Residential District. Residential zone provides for a minimum lot size for single-family homes on community water and sewer systems shall be six thousand square feet. Klickitat County Zoning Ordinance 62678 § 2.10:4, 1978.

Parcels 03111995000200, 03111908480300, and 03111900009800 are zoned GC General Commercial District. The General Commercial zone provides for a minimum lot size of none, if it is a public sewer system; otherwise, as determined by the health officer. Klickitat County Zoning Ordinance 62678 § 2.12:4, 1978.

Zoning Application If Annexation Approved

Upon approval of the Unincorporated Island Annexation into the City of White Salmon, the following parcels 03111971010100, 03111950000100, 03111950000200, 03111971010700, 03111971010800, 03111971010900, 03111971011100, 03111971011200, 03111971012200, 03111971011700, 03111971011500, 03111971011300, and 03111922000500, will be zoned R2 Two-Family Residential District, a zone allowing for residential lots a minimum area of lot: five thousand square feet per single-family structure, six thousand square feet per two-family structure, three thousand square feet per townhouse.

The following parcels 03111995000200, 03111908480300, 03111971010200, and 03111900009800, will be zoned C General Commercial District, a zone allowing for lots with no minimum area. Parcel 03111971010200 (Mt View Grange) will be brought in Commercial as a non-conforming existing use. The Comprehensive Plan Map will be updated to reflect this change in 2024.

The city zoning within the city limits that is adjacent to the proposed annexation area is as follows:

- To the south of the proposed annexation area R2 Two-Family and R3 Multi-Family Residential
- To the east and west of the proposed annexation area R1 Single-Family Residential
- To the north of the proposed annexation area C General Commercial

Determination of Unincorporated Island Annexation.

RCW 35A.14.295(1)(a) allows for a code city to annex unincorporated islands within the County on the condition that said area is less than 175 acres with the boundaries of such area contiguous to the City. The identified unincorporated island consists of 17.49 acres of land and is surrounded by City limits to the North, South, East and West with the exception of Main Avenue at the Northwest corner of the island, making an Unincorporated Island Annexation allowable by law.

Current Land Use

The area is zoned for residential and commercial use. The proposed annexation area is surrounded by city limits with zoning that includes General Commercial (C), Multi-Family Residential (R3), Two-Family Residential (R2) and Single-Family Residential (R1). The area immediately south of the proposed annexation area is zoned R3 and R2; the east and west are zoned R1; and north is zoned C.

All current uses within the proposed annexation area are residential or commercial.

Available Utility Services

A. Water and Wastewater Utilities

There is sufficient water and sanitary sewer infrastructure within reasonable proximity of the proposed annexation area. However, there may be a requirement to upgrade existing utilities, or for new development it will be the responsibility of any developer to make necessary infrastructure improvements within the proposed annexation area if approved. Given that this is an annexation proposal and not a development proposal, there is insufficient information available to provide detailed infrastructure improvement requirements other than stating that developers shall be required to comply with the most recent construction standards as required by law, ordinance, or policy.

No water or sanitary sewer service accounts shall be sold to any development project prior to final approval of the proposed development. No property may develop or take service in such a

manner that leaves adjacent properties without means to obtain service. In accordance with water and sewer policies, line extensions are required to cover all frontage of the property requesting service unless all adjacent properties have other means of being served.

B. Stormwater Utility

There is no stormwater system in this area. New developments will be required to provide for conveyance, detention, and water quality protection on site.

C. Refuse Collection

Upon annexation, refuse collection will be provided by Republic Services. Refuse collection will be mandatory in compliance with White Salmon Municipal Code 8.08.030.

D. Electrical Utility

Electrical utilities are provided by P.U.D. No. 1 of Klickitat County.

E. Natural Gas Utility

Natural gas utilities are provided by Northwest Natural Gas Company.

F. Telephone

Landline services are provided by CenturyLink.

G. TV Cable

TV Cable is provided by Charter Communications.

H. Internet

Internet is provided by several different internet providers.

Topography

The proposed annexation area is slightly to moderately sloped. The area has been developed in a variety of lot sizes from small to larger lots.

Street and Road Access

Access to the proposed annexation area is provided by NE Estes Ave, NE DeWalt Dr, N Main Ave, and NE Spring St.

Upon approval of this Unincorporated Island Annexation, the remaining portions of NE Estes Avenue, N Main Ave, and NE Spring St, plus NE DeWalt Drive in its entirety will become the responsibility of the City of White Salmon for operations and maintenance.

The current condition of NE DeWalt Drive and NE Spring Street is Fair.

The current condition of NE Estes Avenue and N Main Avenue is Good.

N Main Avenue is a major arterial to which NE DeWalt Drive and NE Spring Street connect; east of N Main Avenue, NE Estes Ave connects between NE DeWalt Drive and NE Spring Street. It is expected that in future development, N Main Avenue, a 60-foot-wide street with a sidewalk on the west side of the street, is expected to be the primary access.

Proposed Unincorporated Island Annexation Area Contiguous to City Limits Boundary

RCW 35A.14.295(1)(a) allows for a code city to annex unincorporated islands within the County on the condition that said area is less than 175 acres with the boundaries of such area contiguous to the City.

Wetlands and Existing Hazards

There are no known hazards or wetlands that have been identified, beyond the stream's riparian buffer identifying anadromous fish presence on the east side of the proposed annexation area. Some mapped critical areas exist throughout the proposed annexation areas. These are mostly comprised of habitat and wildlife areas. Development will be permitted in a manner that achieves protection of these areas through compliance with the City's Critical Areas Ordinance.

Police and Fire Emergency Response

A. Police Protection

The Klickitat County Sheriff's Department currently provides primary police protection to the subject parcels. If annexed into the City, primary police protection will be the jurisdictional responsibility of the Bingen-White Salmon Police Department. There are no immediate impacts to the Interlocal Agreement with the City of Bingen for Police Services. There are expected to be minimal cost impacts to the department based on the size and location of the area to be annexed.

B. Fire Protection

Fire District 3 of Klickitat County currently provides primary protection to the subject parcels. If annexed into the City, the primary fire protection provider will be the jurisdictional responsibility of the City of White Salmon's Volunteer Fire Department. There is no estimated impact to the revenues received by Fire District 3.

Parks and Recreation Facilities

There are no existing park or recreation facilities located on the subject parcels and none are anticipated. The nearest City Park is Rheingarten Park.

Current Assessed Real Property Value

The Klickitat County Assessor lists the assessed valuation of the subject parcels at \$3,937,029.

Assumption of City's Indebtedness

As a provision of Council's acceptance of the Notices of Intent to Annex, the owners of the subject parcels to be annexed shall, as a condition to annexation, be required to assume a pro rata share of the City's then outstanding indebtedness that has been approved by the voters, contracted, or incurred prior to, or existing at, the date of annexation. As of September 20, 2023, there is no general obligation debt.

Estimate of Revenues

A. City Tax Assessment

The Klickitat County Assessor lists the value of the subject parcels as \$3,937,029. The current estimated property tax revenue the City of White Salmon could receive, based on the 2023 valuations and the 2023 tax rate, is an additional \$3,011.01. Once the parcels are annexed, the assessed value of the parcels may increase and therefore the amount of property tax revenue would also increase.

Note: RCW 84.09.030 provides that, "if the annexation is completed after March 1st, the City will have to wait until the following year to levy the tax to apply in the annexed area."

The current total levy rate for properties within the proposed annexation area is \$9.47557 per \$1000 assessed valuation. For a property that is assessed at \$300,000 the property taxes would be \$2,842.67.

The total levy rate for the city of White Salmon is \$7.86177 per \$1000 assessed valuation (not including the Fire District 3 excess levy of \$0.3731 per \$1000 assessed valuation.). For a property that is assessed at \$300,000 the property taxes would be \$2,358.53 which would be a savings of \$484.14 annually.

B. State-Shared Revenue

The state-shared revenues (fuel tax, liquor board profits, liquor excise tax and criminal justice (special programs) are distributed to the cities based on population. Approval of the proposed Unincorporated Island Annexation will increase the City’s population by an estimate of 38 (16 properties are occupied with residential structures times 2.4 which is the average household size within White Salmon based on the US Census Bureau, Census 2020 Summary File). The estimated revenue increase for state-shared revenues based on the population estimate is \$1,369.14 using the 2024 estimated distributions. As properties within the annexation area develop, the city would receive additional state-shared revenues as the population increases.

Gas Tax	\$17.12 per capita
Increased Gas Tax	\$1.12 per capita
Multi-Modal Distribution	\$1.28 per capita
Liquor Board Profits	\$7.55 per capita
Liquor Excise Tax	\$7.23 per capita
Criminal Justice (Special Programs)	\$1.35 per capita
Criminal Justice (Population)	\$0.38 per capita
Total	\$36.03 per capita

C. Utility Fees and Charges Impact

1. Water

Current “Outside-of-City” ¾’ water meter base rate for residential is \$72.30 per month or \$867.60 annually. For developed lands that are annexed into the City and connected to the city’s water system, the current “In-City” ¾” water meter base rate is \$49.13 per month or \$589.56 annually. If the subject area is annexed into the city, there will be an annual savings of \$278.04 to the property owner and a loss of revenue to the water department of the same amount.

All water consumed both “In-City” and Out-of-City” is charge at the same rate schedule and therefore the annexation will not have an effect on charges for water consumption.

Connection charges for new water connections are charged at \$7,464 per connection for Outside-of-City and \$5,287 for In-City. Developers of any vacant parcels that are annexed into the city will save \$ 2,177 per connection.

City water is available on NE Estes Ave, N Main Ave, and NE Spring Street.

2. Wastewater

Current “Outside-of-City” monthly residential wastewater fee is \$63.64 or \$763.68 annually. For developed lands that are annexed into the City and connected to the city’s wastewater system, the current “In-City” monthly residential wastewater fee is \$57.91 or

\$694.92 annually. If the subject area is annexed into the city, there will be annual savings of \$68.76 to the property owner and a loss of revenue to the wastewater department of the same amount.

Connection charges for new wastewater connections are charged \$2,000 for both inside the city and outside of the city properties.

There are four properties that are currently served by septic systems for handling wastewater. It is the city’s policy that when the septic system fails or needs to be replaced, and city sewer is available within 500 feet the property must connect to the city sewer at that time paying the appropriate connection fees.

City sewer is available on NE Spring Street and the eastside of the proposed annexation.

D. Sales Tax

Property owners that live within the city limits pay 7.6% sales tax on items they have shipped or delivered to their property or any construction or services that take place on the property. The rate in Klickitat County is currently 7.0%. Property owners will pay an additional 0.6% in sales tax for those items shipped or delivered to their property and for any construction or service that is conducted on their property.

It is not possible to determine how much additional sales tax the city would receive if the annexation is approved. However, it is clear the city would see an increase, although possibly slight, in its sales tax revenue

E. Summary of Total Annual Financial Impact from All Revenues Gained or Lost

Population Changes	38 (16 x 2.4)
Property Taxes	\$3,011.01 (White Salmon levy rate 0.76479318 x (\$3,937,029/1000))
Sales Tax	Unknown
State Shared Revenue	\$1,369.14

Sales taxes and state-shared revenue is placed directly into the Current Expense Fund. Property taxes are currently split between the Current Expense Fund and the Street Fund with 82% going to Current Expense and 18% going to Street Fund.

Current Expense Fund Annual Impact	\$2,469.03
Street Fund Annual Impact	\$541.98
Water Utility Annual Impact	-\$5,004.72
Wastewater Utility Annual Impact	-\$962.92
Total Revenue Annual Impact	-\$2,912.51

Additional Information

1. Livestock

Klickitat County allows agricultural uses (including livestock) on parcels that are zoned Suburban Residential and Rural Residential. The City of White Salmon allows limited livestock animals to be kept within the city limits (chickens, ducks, rabbits, goats and lambs under limited circumstances). It is the city’s policy that property owners that are annexed into the city limits

will be allowed to keep their livestock animals until the animals are sold, given away or die. Livestock animals shall not be replaced except in compliance with the city's code. In addition, if the property is sold after coming into the city limits and the property owner still has livestock, that livestock or the right to have livestock on the property (except according to city code) cannot be assigned to the new property owner.

Public Notification of Annexation

Staff has published a Public Notice of Annexation in The Columbia Gorge News on September 20, 2023 and September 27, 2023 for the WS-ANX-2023-001 Island Annexation and has posted such notification in three locations within the potential annexation area as per RCW 35.13.182 – Annexation of Unincorporated Island of Territory - Resolution – Notice of Hearing. In addition, the notice was posted at White Salmon City Hall, White Salmon Post Office, White Salmon Community Library and on the city's webpage. Copies of the notice and staff report were mailed to all property owners within the proposed annexation area.

Exhibits

- Exhibit A Maps: Utilities and Vicinity
- Exhibit B Parcel Listings, Assessed Valuations and Owner Name
- Exhibit C Resolution 2023-09-574 Establishing Intent to Annex an Unincorporated Island of Land to the City of White Salmon Pursuant to RCW 35A.14.295; Legal Descriptions and Annexation Map

Exhibit A
Utility Map-Sewer

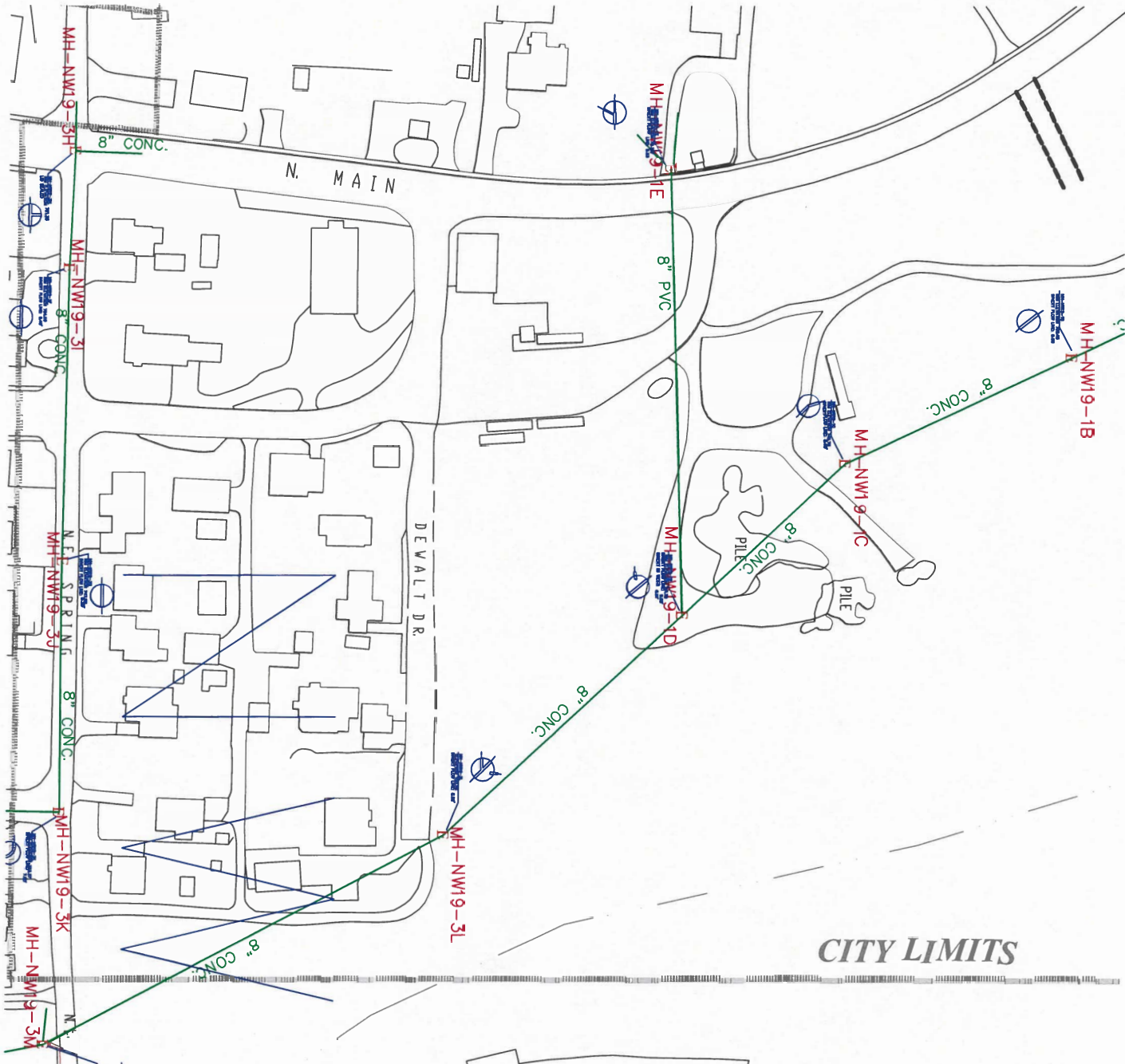


Exhibit A
Utility Map-Water

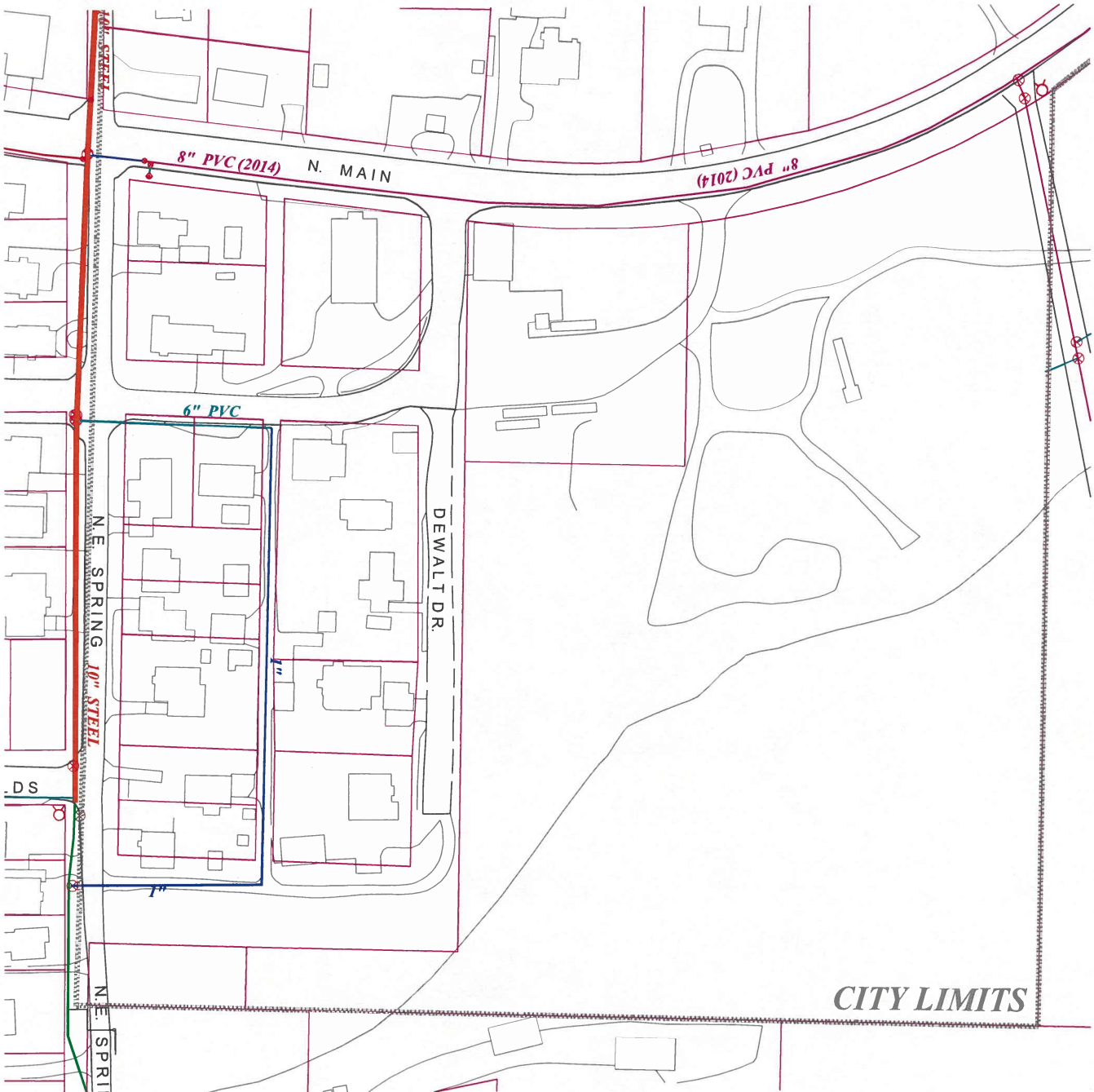


Exhibit A Critical Areas Map

City of White Salmon Critical Areas Ordinance

Legend

- Layer**
- White Salmon City Limits
 - White Salmon Urban Growth Boundary
- Wetland Sub Class**
- AQUATIC BED FLOATING-LEAVED
 - EMERGENT
 - EMERGENT PERSISTENT
 - FORESTED
 - FORESTED BROAD-LEAVED DECIDUOUS
 - ROCKY SHORE
 - SCRUB/SHRUB
 - SCRUB/SHRUB BROAD-LEAVED DECIDUOUS
 - UNCONSOLIDATED BOTTOM
 - UNCONSOLIDATED SHORE
 - Oak Forest (0 to 25% canopy Closure)
 - Oak Forest (25 to 75% canopy Closure)
 - Oak Forest (75 to 100% canopy Closure)
 - Oak/Pine Mixed Forest (0 to 25% canopy Closure)
 - Oak/Pine Mixed Forest (25 to 75% canopy Closure)
 - Oak/Pine Mixed Forest (75 to 100% canopy Closure)
 - Mule and Black-tailed Deer
 - Cliffs/bluffs
 - Talus Slopes
 - Waterfowl Concentrations
 - Fish Habitat
 - Small, non-fish-bearing streams



Location: Klickitat, WA
Source: Washington Department of Fish and Wildlife
Washington Department Natural Resources



DES: xx 10/5/15
DRW: xx 10/5/15
CHK: xx 10/5/15
APP: xx 10/5/15
REV: xx 10/5/15

PRJ: A13.0277.00



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Miles
SCALE 1 : 14,000

Path: Q:\vancouver\2019\A13.0277\Planning\GIS\02_MXD\02_CAO\03_CAO_Jan2018\White Salmon CAO Parcels 15.Jan2018.mxd

Exhibit B
Parcel Listings, Assessed Valuations and Owner Name

Parcel Number	Owner Name	Assessed Value
03111908480300	FM & BL LLC	\$ 227,680
03111995000200	Hunsaker's Oil Co	\$ 249,730
03111900009800	FM & BL LLC	\$ 0
03111971012200	Mt View Grange #98	\$ 242,460
03111971011700	Carol Dewalt	\$ 277,539
03111971011500	Zachary Meduna	\$ 336,900
03111971011300	John Kraskov Jr.	\$ 321,580
03111971010100	Jeffrey Paul	\$ 259,270
03111971010200	Donald Cherrington	\$ 242,090
03111950000200	Kim Chinnock	\$ 374,300
03111950000100	Daniel Kaler	\$ 190,700
03111971010700	Steven Erwin	\$ 211,950
03111971010800	Lynn Erdely	\$ 261,240
03111971010900	Rose Hrigora	\$ 222,300
03111971011100	Ignacio Medina	\$ 160,250
03111971011200	Michael Lim	\$ 240,690
03111922000500	Beda Calhoun	\$ 368,080
03111900009900	Klickitat County-Main Street, Dewalt Dr, Estes between Dewalt and Spring St., alley from Main St. to Maple Ave. ROW	\$ 0
No P-number	Klickitat County-NE Spring Street including Main St intersection and ROW for what should be Maple Ave	\$ 0

Exhibit C

Resolution 2023-09-574 - Establishing Intent to Annex; Legal Descriptions and Annexation Map

CITY OF WHITE SALMON

RESOLUTION NO. 2023-09-574

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITE SALMON, WASHINGTON, ESTABLISHING INTENT TO ANNEX AN UNINCORPORATED ISLAND OF LAND TO THE CITY OF WHITE SALMON PURSUANT TO RCW 35A.14.295

WHEREAS, 17.49 acres of property located N. Main Ave, Klickitat County parcel numbers 03111900009900, 03111908480300, 03111900009800, 03111995000200, 03111971012200, 03111971010100, 03111971010200, 03111971011700, 03111971011500, 03111971011300, 03111922000500, 03111971011200, 03111971011100, 03111971010900, 03111971010800, 03111971010700, 03111950000200, 03111950000100, are surrounded by the City of White Salmon and would qualify as an unincorporated island subject to annexation to the City of White Salmon pursuant to RCW 35A.14.295(1)(a); and

WHEREAS, RCW 35A.14.295(1)(a) allows for a code city to annex unincorporated islands within the County on the condition that said area is less than 175 acres with the boundaries of such area contiguous to the City; and

WHEREAS, the City Clerk Treasurer of the City of White Salmon caused Notice of Public Hearing on the resolution to be annexed to be posted and published in the manner provided by law; and

WHEREAS, the City of White Salmon, having determined that the annexation of the hereinafter described property to the City of White Salmon would be in the public interest and for the public welfare and in the best interest of the City of White Salmon and the citizens thereof;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHITE SALMON AS FOLLOWS:

Section 1. Pursuant to the unincorporated island method provided for in RCW Chapter 35A.14, the White Salmon City Council hereby declares its intent to annex the property described in **Exhibit A** and depicted in **Exhibit B** attached hereto and by this reference incorporated herein as fully set forth, being a portion of Klickitat County not heretofore incorporated as a city or town and further being within the urban growth area of the City of White Salmon.

Section 2. In accordance with the requirements of RCW 35A.14.295(2) to specify the number of voters residing therein, it is hereby declared that there are 20 voters residing within the unincorporated island as described.

Section 3. A public hearing shall be set for October 4, 2023 and November 15, 2023 at 6:00 pm or as soon thereafter as the matter may be heard whereby the City Council will consider directing the adoption of an ordinance annexing the area as herein described to the City of White Salmon.

Said ordinance shall provide for the annexed area to be assessed and taxed to pay for the general indebtedness of the City of White Salmon existing as of the effective date of the ordinance and shall further provide for zoning and land use designations to be applied consistent with the White Salmon Comprehensive Plan. The city clerk shall otherwise fully comply with the notice provisions of RCW 35A.14.297 upon adoption of said ordinance, which shall be subject to referendum thereof pursuant to RCW 35A.14.299.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this Resolution is hereby ratified and affirmed.

Section 5. Severability. The provisions of this Resolution are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Resolution or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the Resolution, or the validity of its application to other persons or circumstances.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption and signature as provided by law.

PASSED by the Council of the City of White Salmon, Washington. Dated this 6th day of September 2023.


CITY OF WHITE SALMON, WASHINGTON

DocuSigned by:

361DCEFE8E04421...


Marla Keethler, Mayor

ATTEST:

DocuSigned by:

F5160D66A85C4B3...

Stephanie Porter, Clerk-Treasurer

APPROVED AS TO FORM:

DocuSigned by:

8D43A76E83604E9...

Shawn MacPherson, City Attorney

Exhibit A

The proposed annexation contains Klickitat County Parcels 03111900009900, 03111908480300, 03111900009800, 03111995000200, 03111971012200, 03111971010100, 03111971010200, 03111971011700, 03111971011500, 03111971011300, 03111922000500, 03111971011200, 03111971011100, 03111971010900, 03111971010800, 03111971010700, 0311950000200, 03111950000100. The annexation area is bounded on the west by current city limits of White Salmon; is bounded on the east by current city limits; is bounded on the south by city limits of White Salmon and NW Spring Street and is bounded on the north by city limits of White Salmon, the boundaries of such area more particularly described as follows:

County RW (various deeds)

LOT 3 SP 2008-48 Less Ptn by AF# 1113404 in NWNW; 19-3-11,

Stormwater parcel by AF# 1113404 in NWNW; 19-3-11,

LOT 2 SP95-18 Less RW by AF# 1113094 IN NWNW; 19-3-11,

TL 22, 23, 24 IN NWNW BLK A HUNSAKERS FIRST TO WS; 19-3-11,

LOT 1; W 10' LOT 2 BLK A HUNSAKERS 1ST TO WS NWNW; 19-3-11,

E 40' of Lot 2; Lot 3 Blk A Hunsakers 1st to WS NWNW; 19-3-11

LOTS 17-20 BLK A HUNSAKERS 1ST TO WS NWNW; 19-3-11

TL 15 & 16 IN NWNW BLK A HUNSAKERS FIRST TO WS; 19-3-11

TLS 13, 14 IN NWNW BLK A HUNSAKERS 1ST TO WS; 19-3-11

TL 47C IN NWNW (56'X143') 19-3-11

TL 12 IN NWNW BLK A HUNSAKERS 1ST TO WS; 19-3-11

TL 11 NWNW BLK A HUNSAKERS 1ST TO WS 19-3-11 :MHTE: AF#1002502

TL 9 & 10 IN NWNW BLK A HUNSAKERS FIRST TO WS; 19-3-11

TL 8 IN NWNW (50 X 125) BLK A HUNSAKERS 1ST TO WS; 19-3-11

LOT 7 BLK A HUNSAKER 1ST TO WS NWNW; 19-3-11

N2 Lots 5, 6 Blk A Hunsakers 1ST NWNW; 19-3-11: (AKA BLA 87-05)

S2 Lots 5 & 6 Blk A NWNW; BL 87-05 Hunsakers First; 19-3-11 :MHTE 1159334

NE Spring St

Exhibit B

Proposed Annexation WS-ANX-2023-001
City of White Salmon

