

VANCOUVER



Building a Stronger Community

City of Vancouver-Clark County

Vancouver Urban Growth Area Annexation Blueprint: 20-Year Plan

2007 Update



City of Vancouver-Clark County

Vancouver Urban Growth Area Annexation Blueprint: 20-Year Plan 2007 Update

I	Schedule	3
	▪ Annexation Area map	4
II	Introduction	5
III	Annexation Policy	5
	Growth Management Act	5
	Community Framework Plan	5
	City of Vancouver Comprehensive Plan	5
	Clark County Comprehensive Plan	5
	▪ Zoning Acreage by Annexation Area table	6
IV	Annexation Methods	7
	Revised Code of Washington	7
V	Annexation History	8
	Vancouver Urban Growth Area	8
	Annexations	8
	▪ Vancouver Urban Growth Management Agreement map	9
	▪ Growth Management Act Vancouver Urban Growth Area map	10
	▪ History map	11
VI	Service Providers	12
	No Change in Service Boundary	12
	Change in Service Boundary	12
	May Change Service Boundary	12
	▪ Water and Sewer Service Boundary map	13
	▪ Fire District map	14
VII	Proposed Annexation Areas (includes summary sheet, zoning map and aerial photo)	15
	Annexation Areas & Subareas: 1-5 Years	16
	Annexation Areas & Subareas: 6-10 Years	31
	Annexation Areas & Subareas: 11-15 Years	46
	Annexation Areas & Subareas: 16-20 Years	58

I. Schedule

The annexation areas identified below are grouped in 5-year timeframes. Within each timeframe, the areas are listed alphabetically, not chronologically. Use the letter following the area name with the related map. *See Exhibit A*

The proposed schedule is based on information including: city policy, proximity to existing city limits, adopted 2008 VUGA, service and neighborhood boundaries, and the available methods of annexation. The City will proceed with annexation as efficiently and effectively as possible, consistent with state law requirements and popular support.

Annex within 1 to 5 years

Columbia River (A) (1 subarea)

Five Corners (E) (6 subareas)

Orchards (D) (6 subareas)

Section 30 (B) (1 subarea)

Van Mall North (F) (3 subareas)

Annex within 5 to 10 years

Alcoa (R) (1 subarea)

Burnt Bridge Creek West (M) (1 subarea)

East Evergreen (C) (3 subareas)

Lake View (Q) (2 subareas)

Minnehaha (G) (6 subareas)

Annex within 10 to 15 years

Barberton (H) (2 subareas)

Kozy Kamp (K) (2 subareas)

Pleasant Valley (J) (3 subareas)

St. Johns (I) (3 subareas)

Annex within 15 to 20 years

Felida (O) (5 subareas)

Highway 99 (L) (5 subareas)

Lakeshore (N) (3 subareas)

Salmon Creek (P) (4 subareas)

II. Introduction

“The City of Vancouver supports annexation to provide a full range of urban services and efficiencies to developing and developed urban areas.” (page 6-5, Vancouver Comprehensive Plan: 2003-2023)

The City of Vancouver utilizes the various methods of annexation provided for in the RCW 35.13. Most of these methods are driven by residents, property owners and/or business owners.

The Annexation Blueprint is a plan outlining a general annexation schedule for Vancouver’s Urban Growth Area (VUGA). Originally adopted (M-2824) in 1993 in accordance with the Fourth Plain-Vancouver Mall agreement between the City of Vancouver and Clark County, the Blueprint enables the City, County and other affected agencies to plan for future annexations.

The first update occurred in March 1995 following a number of sizable annexations. The update also addressed the 1994 expansion of the VUGA resulting from adoption of the first county Comprehensive Plan developed in accordance with the Growth Management Act. The second update occurred in December 1997 following the Cascade Park annexation.

This is the third update of the Annexation Blueprint. The City of Vancouver and Clark County worked together to develop this 20-year Blueprint in accordance with the Inter-Local Agreement resulting from adoption of Clark County Comprehensive Plan 2004-2024, adopted in 2007. This Blueprint update reflects the VUGA expansions adopted in 2004 and 2007. It also reflects service agreements as well as the loss of the Boundary Review Board.

III. Annexation Policy

Growth Management Act (1990): The City of Vancouver and Clark County first adopted comprehensive plans in accordance to the GMA in 1994. The GMA requires counties to establish 20-year Urban Growth Area (UGA) boundaries to accommodate projected growth. The GMA also encourages cities to annex the UGA and provide urban-level services while counties provide regional services. Land outside the UGA can not be annexed.

Community Framework Plan: In 1993, the Community Framework Plan was developed and adopted by Clark County and all of the incorporated cities/towns located in the county to provide regional guidance for local comprehensive planning. The Framework Plan was updated in 2000 and 2001, and incorporated in the City of Vancouver’s 2003 Comprehensive Plan update and Clark County’s 2007 Comprehensive Plan update. Section 9 of the Framework Plan lists the county-wide planning policies associated with annexation. These policies address: service provision, coordinated partnerships, and development of an analytical review process.

City of Vancouver Comprehensive Plan: In 1994, the City adopted its first Comprehensive Plan in accordance with the GMA. The Comprehensive Plan was updated in 2003. The Plan provides several annexation policies to guide development and implementation of the Blueprint. These policies address: procedure, coordinated partnerships related to services, and sequencing. The City of Vancouver’s Comprehensive Plan clearly states that the City anticipates annexing the land located in the VUGA.

Clark County Comprehensive Plan: In 1994, the County adopted its first Comprehensive Plan in accordance with the GMA. The Comprehensive Plan was updated in 2004 and 2007. The Plan provides a number of policies related to annexation. The policies are directly related to service provision and annexation timing. The county also commits to actively support annexations which are ‘balanced’. *See Exhibit B*

Amount of Land (Acres) in General Zoning Categories

Exhibit B

Annexation Areas	Commercial	Industrial	Residential	Mining	WSU	Parks Open Space Public Facility	Total ⁵
1-5 Years							
Columbia River (A) ¹		168	25				193
Five Corners (E)	378	953	2374			53	3758
Orchards (D)	332	1131	3294			25	4782
Section 30 (B) ²	111	438		40			589
Van Mall North (F)	50		780			21	851
Total for years 1-5	871 (9%)	2,690 (27%)	6,473 (63%)	40		99	10,173
6-10 Years							
Alcoa (R)		148					148
Burnt Bridge Creek (M)	2		121			1	124
East Evergreen (C)	35	61 ³	1493				1589
Lake View (Q)			59			3438 ⁴	3497
Minnehaha (G)	194	595	2098			6	2893
Total for years 6-10	231 (3%)	804 (10%)	3,771 (46%)			3,445 (41%)	8,251
11-15 Years							
Barberton (H)	101	438	1331				1870
Kozy Kamp (K)	172	484	1594		4	53	2307
Pleasant Valley (J)	180	248	1391		375	58	2252
St. Johns (I)	72	91	750			6	919
Total for years 11-15	525 (7%)	1,261 (17%)	5,066 (69%)		379	117	7,348
16-20 Years							
Felida (O)	44	3	3041			415	3503
Highway 99 (L)	579	29	1664			52	2324
Lakeshore (N)	178		1388			92	1658
Salmon Creek (P)	604	524	1939			283	3350
Total for years 16-20	1,405 (13%)	556 (5%)	8,032 (74%)			842	10,835

- 1 The Columbia River annexation area will require substantial infrastructure improvements before it will convert from predominantly mining uses to viable industrial development.
- 2 The Section 30 annexation area will require substantial infrastructure improvements before it will convert from predominantly mining uses to viable industrial and commercial development.
- 3 The 61 acres of industrial zoning in the East Evergreen annexation area is being developed as Pacific Park, a regional facility in the Metropolitan Parks District.
- 4 Vancouver Lake is the majority of the acreage listed as open space in the Lake View annexation area. Not including the lake, there is 5% commercial, 17% industrial and 78% residential.
- 5 These totals do not include the area located in the various rivers.

IV. Annexation Methods

The City of Vancouver is a First Class City. Therefore, the City utilizes the nine (9) methods of annexation provided in RCW 35.13. In an effort to encourage conformance to the GMA, new methods of annexation, or modifications to current methods, are consistently being considered by the State Legislature. In 2004, the Washington Department of Community Trade and Economic Development completed a study titled “Annexations Under the Growth Management Act: Barriers and Potential Solutions”, which outlined several legislative changes geared toward reducing sprawl and encouraging annexation.

Below is a brief summary of the nine annexation methods currently available to the City of Vancouver.

Boundary Line Adjustments (RCW 35.13.300)

- Existing or proposed city boundary lines can be adjusted to avoid a situation where a common boundary line is or would be located within a right-of-way of a public street, road, or highway.
- Boundary adjustments can also be made where a portion of a parcel of land is located partially within and partially without city boundaries.

Direct Petition: 75 Percent (RCW 35.13.125)

- This method requires petition signatures of the property owners who own at least 75 percent of the total assessed value for the total area.

Direct Petition: Alternative (RCW 35.13.410)

- This method requires signatures from both: a) owners of a simple majority of the acreage proposed for annexation, AND b) a simple majority of the area’s qualified voters.

Election: Initiated by Resident Registered Voters (RCW 35.13.020)

- Annexation is initiated by a petition signed by 20 percent of the number of voters living in the area to be annexed who voted in the last election.
- Then, a formal election is held where registered voters in the proposed annexation area vote on the annexation; a simple majority level of support is required.

Election: Initiated by Annexing City (RCW 35.13.015)

- Annexation is initiated by City Council resolution.
- Then, a formal election is held where registered voters in the proposed annexation area vote on the annexation; a simple majority level of support is required.

Federally-Owned Areas (RCW 35.13.185)

- A first class city may annex any contiguous federally-owned area which the federal government has given, granted, or leased to the city or over which the federal government has ceded jurisdiction, giving the city the right to occupy or control it.

Inter-Local Agreement (RCW 35.13. 470)

- Clark County and the City of Vancouver can accomplish an annexation by entering into an Inter-Local Agreement.
- The annexation area shall be located in Vancouver’s Urban Growth Area, and 60 percent of the area must be adjacent to city limits.

Municipal Purposes (RCW 35.13.180)

- A city may, by a majority vote of the council, annex territory outside its limits for any municipal purpose. This may be done regardless of whether the territory is contiguous or noncontiguous.
- A condition of this method of annexation is that either the property to be annexed must be owned by the city or town OR all of the owners of the property must give their written consent.

Unincorporated Islands (RCW 35.13.182)

- When there is an unincorporated area containing less than 100 acres of which at least 80 percent of the boundaries are contiguous to a city, the City Council may initiate annexation proceedings by resolution.

V. Annexation History

Vancouver Urban Growth Area (VUGA)

Over time, our community has experienced periods of incredible growth; especially during WW II and in the 1980s and 1990s. Growth during WWII was due to the jobs created in the ship building industry to support the war efforts. Growth during the 1980s and 1990s was due, in part, to adoption of Senate Bill 100 in Oregon in 1974. This bill limited the amount of land available for development in Oregon, and pushed residential growth towards Vancouver. This new direction for growth was exacerbated with completion of the I-205 bridge in 1981.

By the 1980s, Clark County and the City of Vancouver were working together to address the new sprawl. These efforts culminated with adoption of a plan designed to help deal with this growth, the ‘Vancouver Urban Growth Management Agreement’ (VUGMA), adopted in 1988. VUGMA incorporated Oregon’s approach of defining urban areas. The Vancouver Urban Growth Area (VUGA) defined in VUGMA was modified slightly in 1990, and adopted with few modifications by Clark County in 1994 under Washington’s Growth Management Act (GMA). *See Exhibit C*

The GMA requires Clark County and the City of Vancouver to continue working together in an on-going effort to addressing sprawl. In 1994, both Clark County and the City of Vancouver adopted their first comprehensive plans in accordance with GMA. The VUGA was expanded by Clark County in 2004, and again in 2007. *See Exhibit D*

Annexations

The City of Vancouver was incorporated in 1857. The City originally included approximately 920 acres (1.4 square miles) and 1,800 residents. Today the City is approximately 50 square miles with over 160,000 people. This growth is due in part to the active annexation efforts of the past 100 years.

A total of 167 annexations were successfully completed by 2008. The first annexation, in 1909, contained 2,670 acres, quadrupling the geographic size of the City. *See Exhibit E*

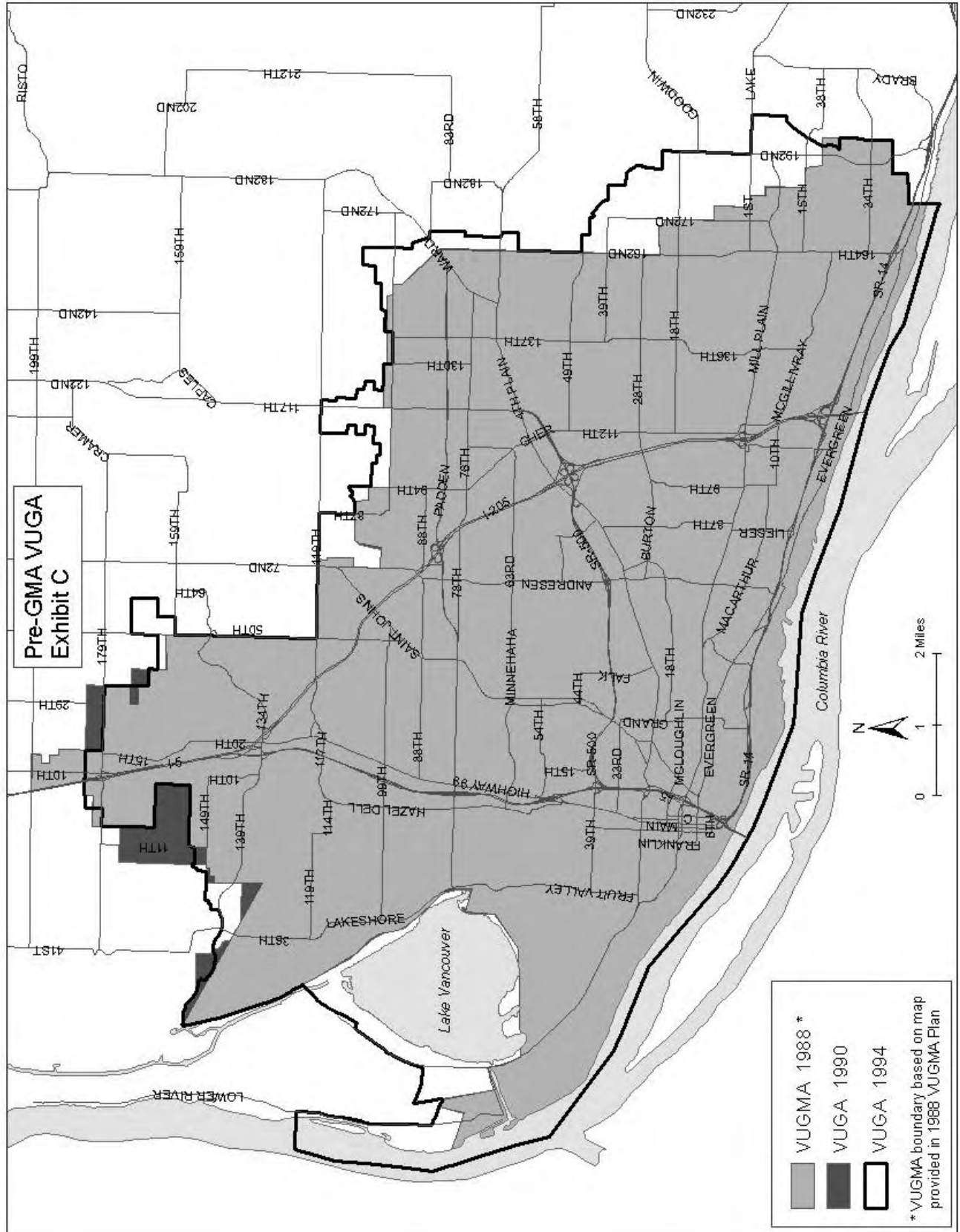
Four of the nine methods described on page 7 have been used by our community to annex land into the City of Vancouver.

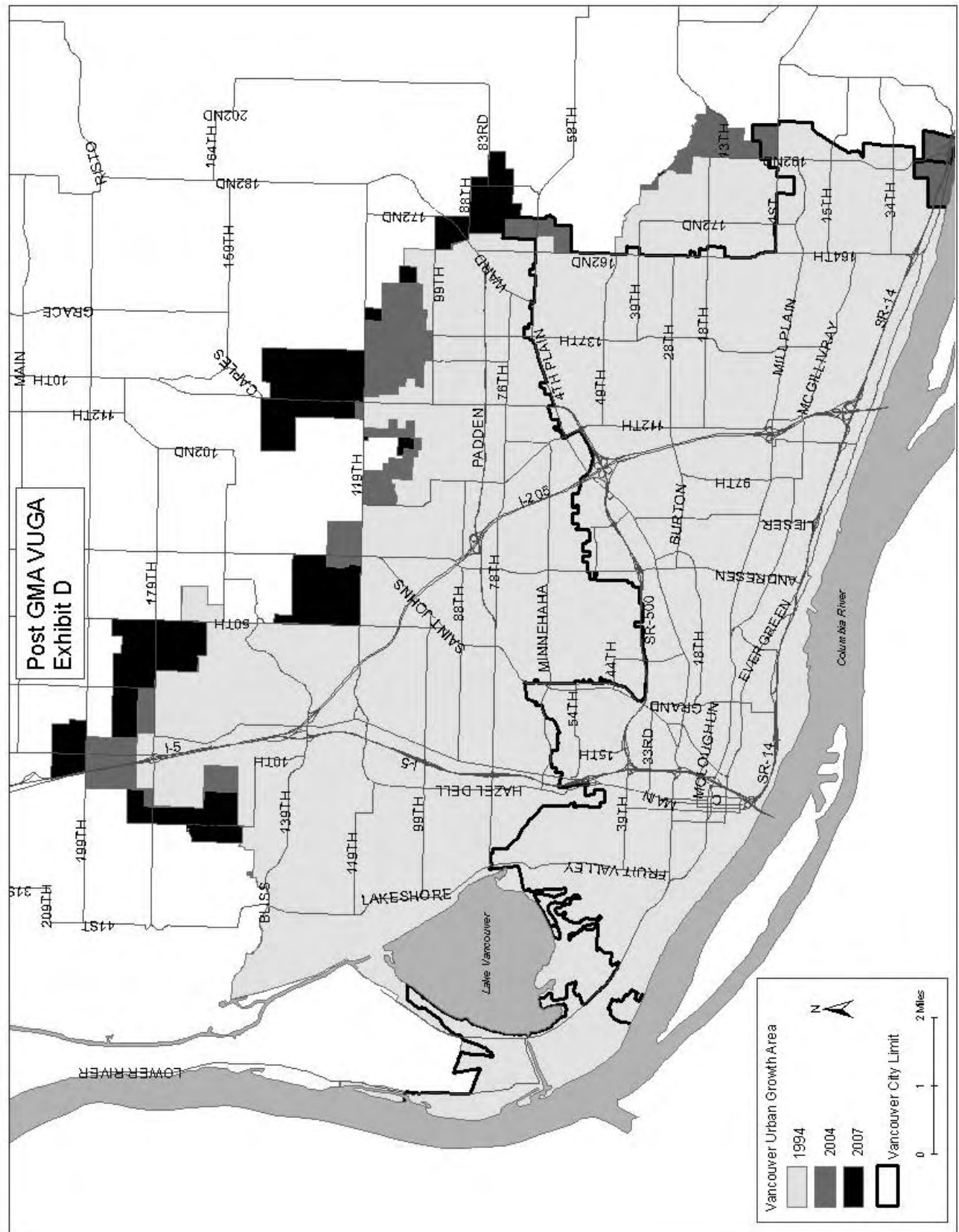
Method	Number Completed	Acres / Square Miles*
Election	6	4,000 / 6
Direct Petition-Alternative	8	350 / .5
Municipal	10	300 / .5
Direct Petition-75%	143	27,00 / 40

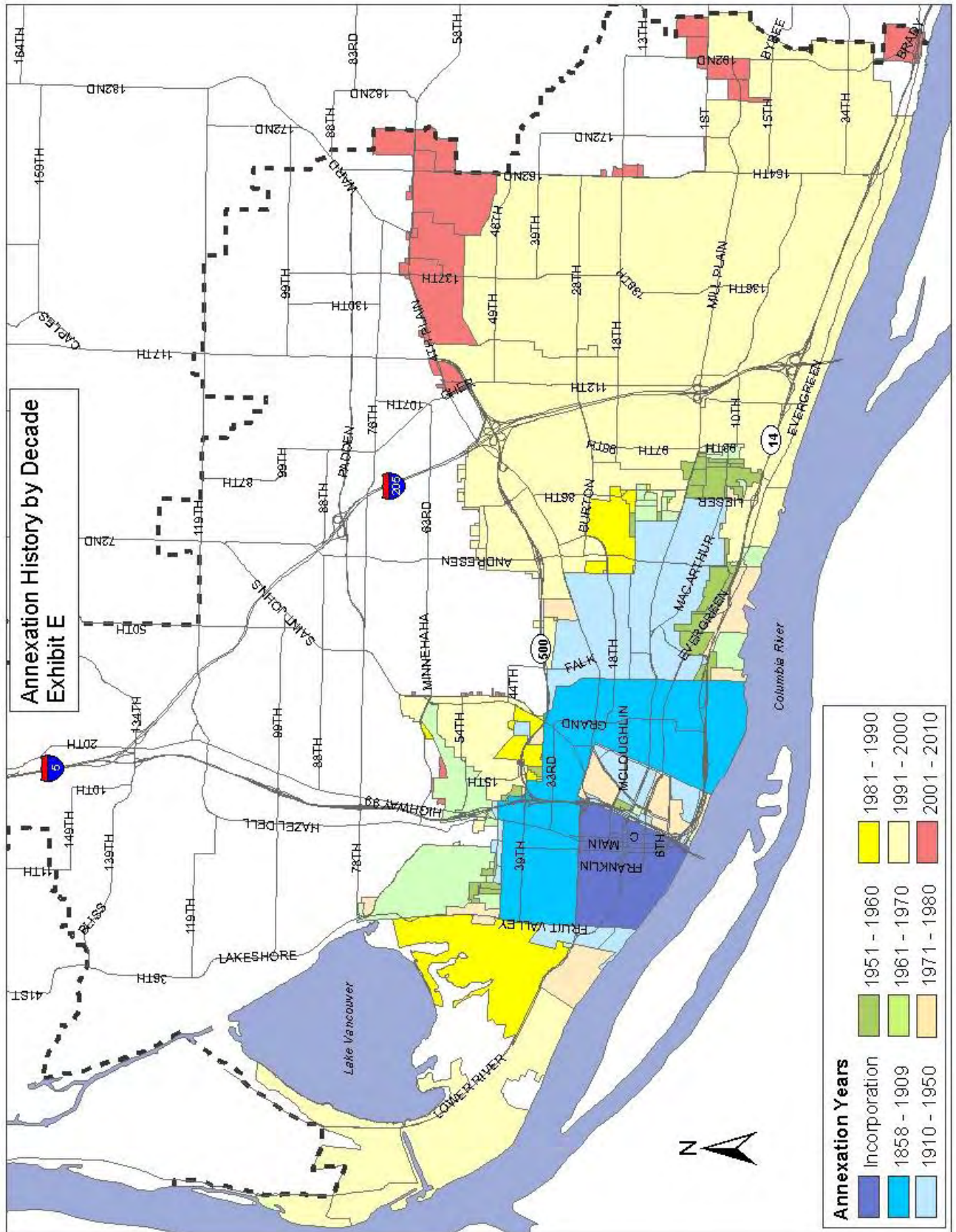
* Numbers are approximate.

In 1993, following the Fourth Plain/Vancouver Mall annexation, the first Annexation Blueprint was adopted (see Section II). Therefore, larger annexations completed after 1993 conformed to the vision outlined in the Blueprint.

Legislative changes and local decisions have often resulted in a sporadic approach to implementation of the Blueprint. As outlined in the state analysis, “Annexations Under the Growth Management Act: Barriers and Potential Solutions”, it is anticipated that further legislative changes will move forward over the coming years in an effort to further promote annexation of urban areas.







VI. Service Providers

There are a number of services providers serving customers in the Vancouver Urban Growth Area (VUGA). Most service providers continue providing regardless of whether an area is located inside the city limits or not, but some do change upon annexation. Below is a general list of the common service providers, with an indication of which service provider boundaries will change upon annexation.

No Change in Service Boundary

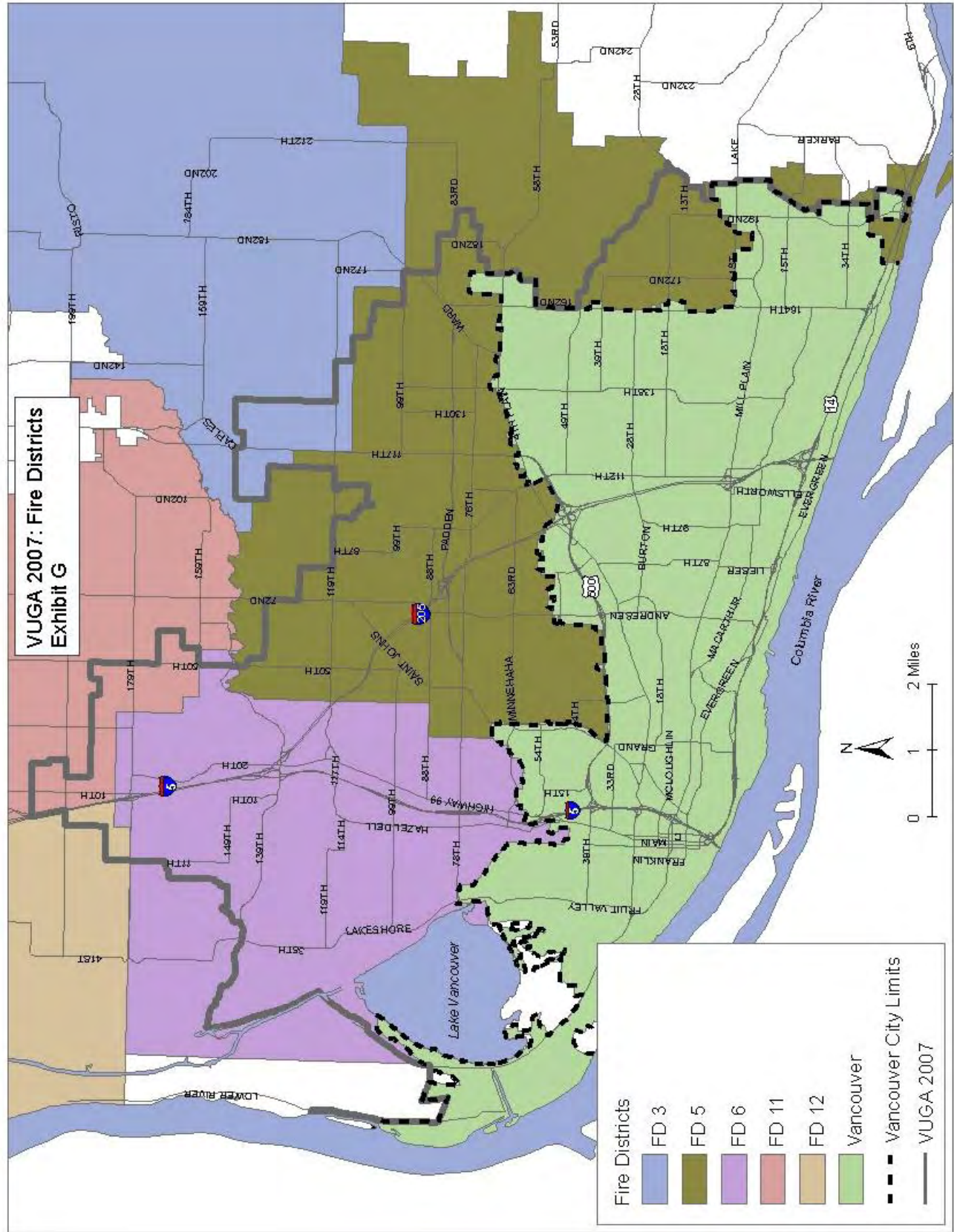
1. School Districts; there are six school districts serving the VUGA
 - Battle Ground
 - Camas
 - Evergreen
 - Hockinson
 - Ridgefield
 - Vancouver
2. Port Districts
 - Ridgefield
 - Vancouver
3. Metropolitan Parks District (Inter-local Agreement)
4. Fort Vancouver Regional Library
5. Clark Public Utility – water (*See Exhibit F*)
6. Clark County
 - Assessment and tax collection
 - Courts
 - Health Services

Change in Service Boundary

1. Fire Districts; there are five fire districts serving the VUGA (*See Exhibit G*)
 - FD 3
 - FD 5 (Inter-local Agreement)
 - FD 6
 - FD 11
 - FD 12
2. Waste Connections (Inter-local Agreement)
3. Clark County
 - Land Use / Permitting
 - Neighborhoods
 - Parks (Inter-local Agreement)
 - Police
 - Transportation

May Change Service Boundary

1. Clark Regional Wastewater District – sewer (*See Exhibit F*)



VII. Proposed Annexation Areas

The remainder of this document describes in detail each of the annexation areas identified on page 3. There are eighteen identified annexation areas. Each annexation area description contains a summary sheet, a current zoning map, and an aerial photo. The aerial photo demonstrates which land was built or vacant as of 2005.

The Blueprint anticipates phasing annexation of Vancouver's Urban Growth Area. The 20-year plan is divided into four separate five-year phases. Each annexation area is assigned to one of the phases based on general criteria including social, geographic, service provision, and local policy.

The order in which each annexation area is annexed is flexible within the related five-year phase, and dependant on securing the required support. It is also anticipated that subareas, as defined on page 3, may annex independent of the larger related annexation area.

Below is the zoning legend for the following zoning maps.

Current Zoning

	R1-20
	R1-10
	R1-7.5
	R1-6
	R1-5
	R-12
	R-16
	R-18
	R-22
	R-30
	R-43
	OR-15
	OR-18
	OR-22
	OR-43
	Neighborhood commercial
	Highway commercial
	Limited commercial
	Community commercial
	Mixed use
	Office campus
	Business park
	Light industrial
	Heavy industrial
	Railroad industrial
	Schools/Public facilities
	University
	Airport
	Agriculture/Wildlife
	Parks/Open space
	Parks/Wildlife refuge
	Mining lands

Annexation Areas & Subareas: 1-5 Years
Columbia River

Annexation Area Boundary: Current city limits to the northeast, north and west; the Columbia River/state boundary to the south; and, Vancouver's Urban Growth Area (VUGA), which is adjacent to the City of Camas' UGB, to the southeast.

Annexation Area Size: Approximately 330 acres (1/2 square mile)

Annexation Subarea Boundaries: N/A

History: This annexation area was brought into VUGA in 2004. The majority of the area was used for gravel mining, with the remaining property located along the river and containing environmentally sensitive areas.

Services:

- Neighborhood Associations: The portion of this annexation area lying south of SR-14 is located in a new city recognized neighborhood association—East Old Evergreen. None of the area falls within a county recognized neighborhood association.
- City of Vancouver sewer
- City of Vancouver water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 5; already City of Vancouver via Inter-local Agreement
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Evergreen & Camas School Districts

Planning: The City of Vancouver is in the midst of developing a subarea plan that includes the Columbia River annexation area, as well as some additional surrounding property already located in the city limits. The City is also developing an infrastructure plan that addresses roads, sewer, stormwater, and water services.

Annexation Status: Vancouver City Council accepted a request by 10% of the property owners to annex the Columbia River annexation area in August 2006. Staff is working with the area property owners to collect the signatures needed to continue processing this request.

Mapping Area: A

Five Corners

Annexation Area Boundary: The Five Corners annexation area is defined by: SR-503/117th Avenue to the east; current city limits to the south; I-205 to the west; and, the Lewis & Clark Railroad, and VUGA to the north.

Annexation Area Size: The Five Corners annexation area is approximately 3,755 acres (6 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the Five Corners annexation area, the area was divided into six (6) subareas.

Subarea A is defined by: Current city limits to the east, south, and west; and Fourth Plain Blvd to the north.

Subarea B is defined by: SR-503 / 117th Ave to the east; current city limits to the south; Covington Road to the west; and Padden Parkway to the north.

Subarea C is defined by: Covington Road to the east; Fourth Plain to the south; I-205 to the west; and Padden Parkway to the north.

Subarea D is defined by: SR-503 / 117th Ave to the east; Padden Parkway to the south, 94th Ave to the west; and predominantly following 99th Street to the north, with the inclusion of several underdeveloped parcels located along Curtin Creek.

Subarea E is defined by: 94th Ave to the east; Padden Parkway to the south; I-205 to the west; and Lewis & Clark Railroad to the north.

Subarea F is defined by: SR-503 / 117th Ave to the east; 99th St to the south, 94th Ave to the west; and Lewis & Clark Railroad and VUGA to the north.

History: Most of the Five Corners annexation area was included in VUGA predating the Growth Management Act of 1990. The area was expanded north of 99th St in 2004, and again in 2007. A majority of the area contains residential development, with some commercial and industrial located along SR-503 / 117th Ave and Fourth Plain.

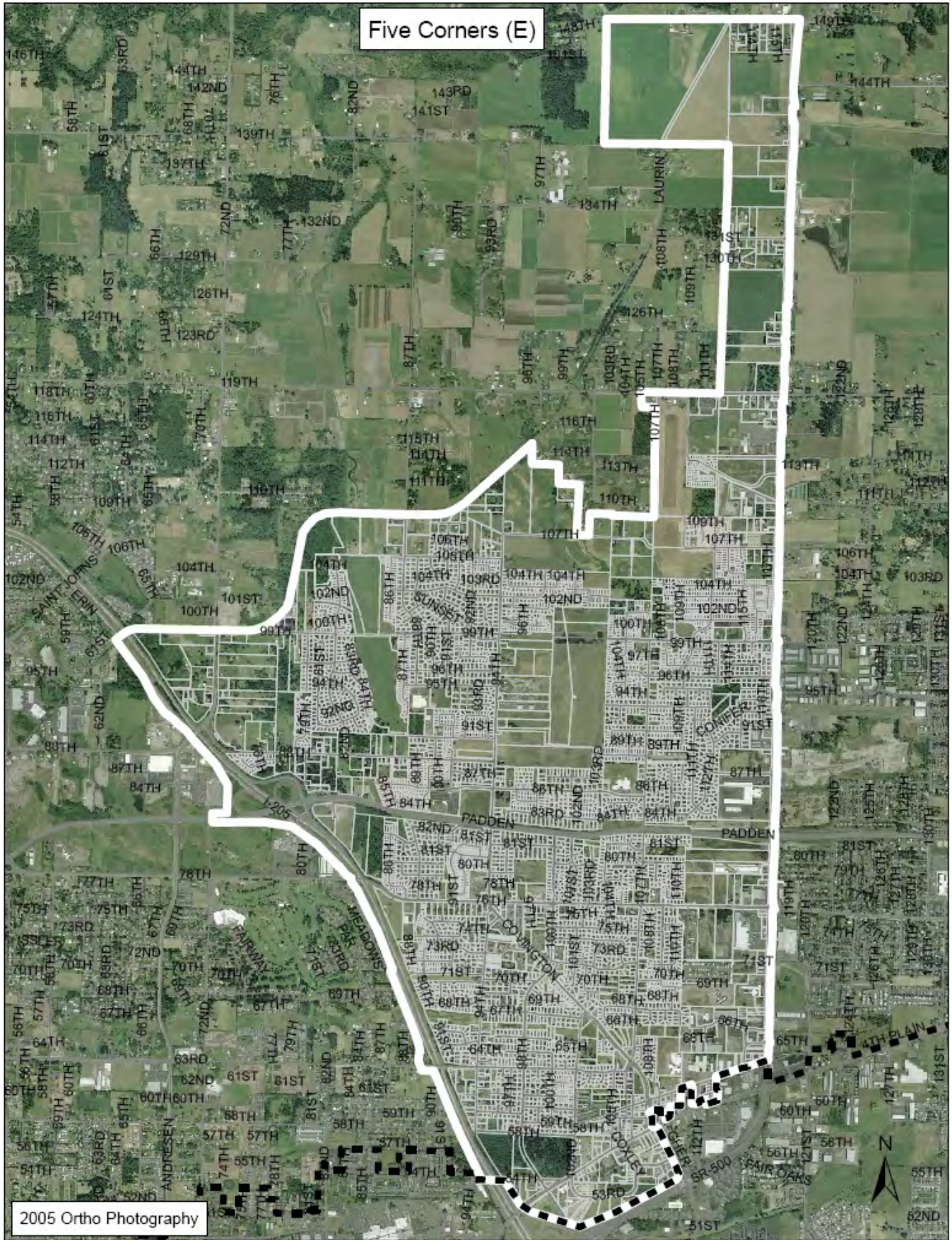
Services:

- Neighborhood Associations: There are two county-recognized neighborhood associations located in the Five Corners annexation area: Maple Tree covers two of the subareas, and Sunnyside covering most of the remaining property; change to City recognized association(s).
- City of Vancouver sewer in one subarea, Clark Regional Wastewater District in the other five
- City of Vancouver water in five subareas, Clark Public Utility in portions of the northern subarea
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 3; change to City of Vancouver
- Fire District 5; already City of Vancouver via Inter-local Agreement
- Fort Vancouver Regional Library
- METRO Parks District in five of the subareas and a portion of the sixth
- Port of Vancouver
- Evergreen School District

Planning: There are no city planning efforts currently underway in the Five Corners annexation area.

Annexation Status: In March 2007, Vancouver City Council accepted a request to annex by 10% of the property owners located in the southern subarea. Staff is working with the area property owners to collect the signatures needed to finish processing this request.

Mapping Area: E



Orchards

Annexation Area Boundary: The Orchards annexation area is defined by: SR-503 / 117th Ave to the west; VUGA to the north and east; and, current city limits to the south.

Annexation Area Size: The Orchards annexation area is approximately 4,800 acres (7.5 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the Orchards annexation area, the area was divided into six (6) subareas.

Subarea A is defined by: VUGA to the east, south, and north; 2004 VUGA and Ward Road to the west; and current city limits to the southwest.

Subarea B is defined by: 166th Ave to the east; current city limits to the south; and Ward Road to the west and north.

Subarea C is defined by: Ward Road to the east; current city limits to the south; SR-503 / 117th Ave to the west; and Padden Parkway to the north.

Subarea D is defined by: 152nd Ave to the east; Padden Parkway to the south, SR-503 / 117th Ave to the west; and 99th Street to the north.

Subarea E is defined by: VUGA and Ward Road to the east; Padden Parkway to the south; 152nd Ave to the west; and 99th Street to the north.

Subarea F is defined by VUGA to the east and north; 99th Street to the south; and SR-503 / 117th Ave to the west.

History: Most of the Orchards annexation area was included in VUGA predating the Growth Management Act of 1990. The area was expanded north of 99th Street in 2004. In 2007 the VUGA was expanded once again north of 99th Street, as well as east of 162nd Avenue. A majority of the area contains residential development, with some commercial and industrial located along SR-503 / 117th Ave and Fourth Plain.

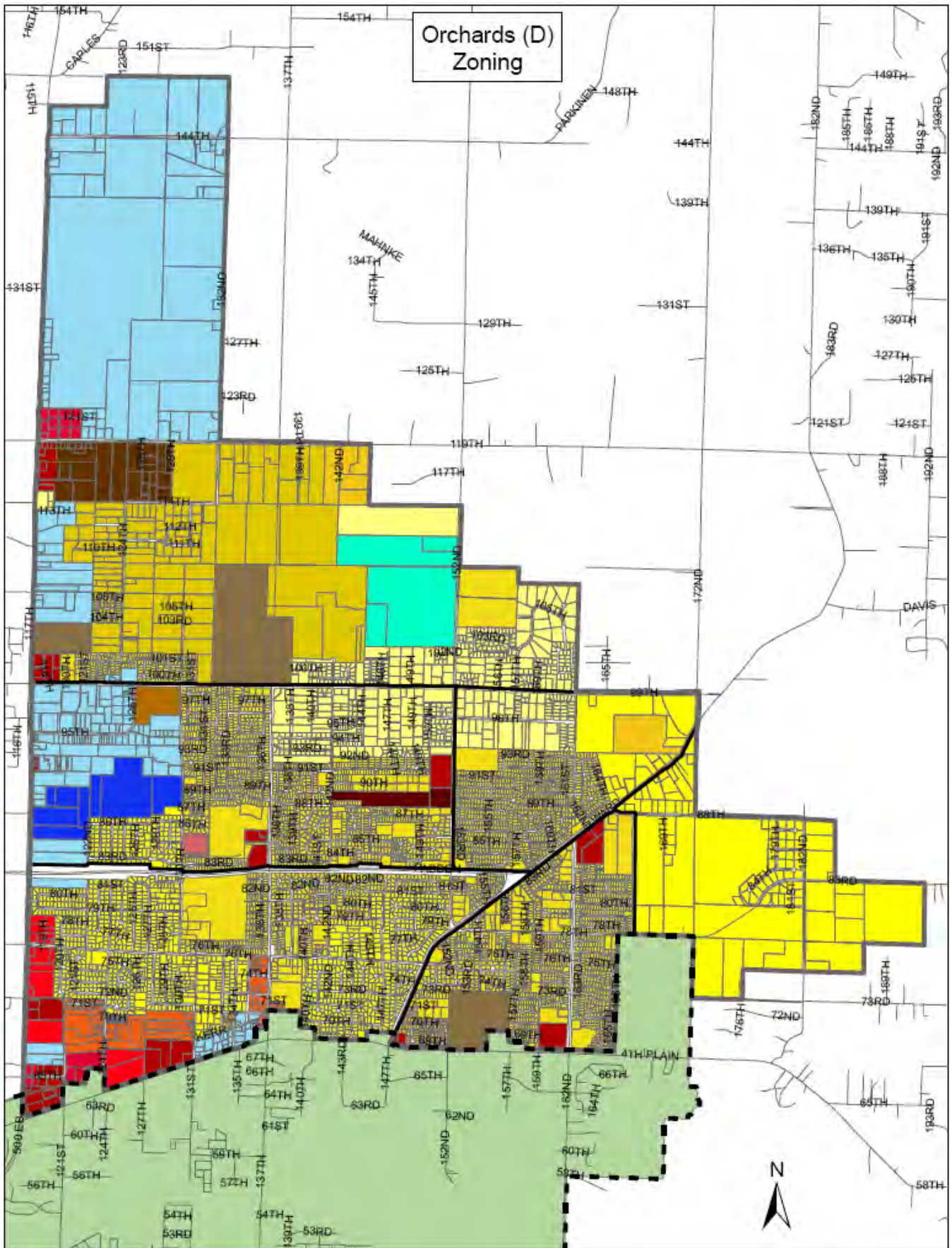
Services:

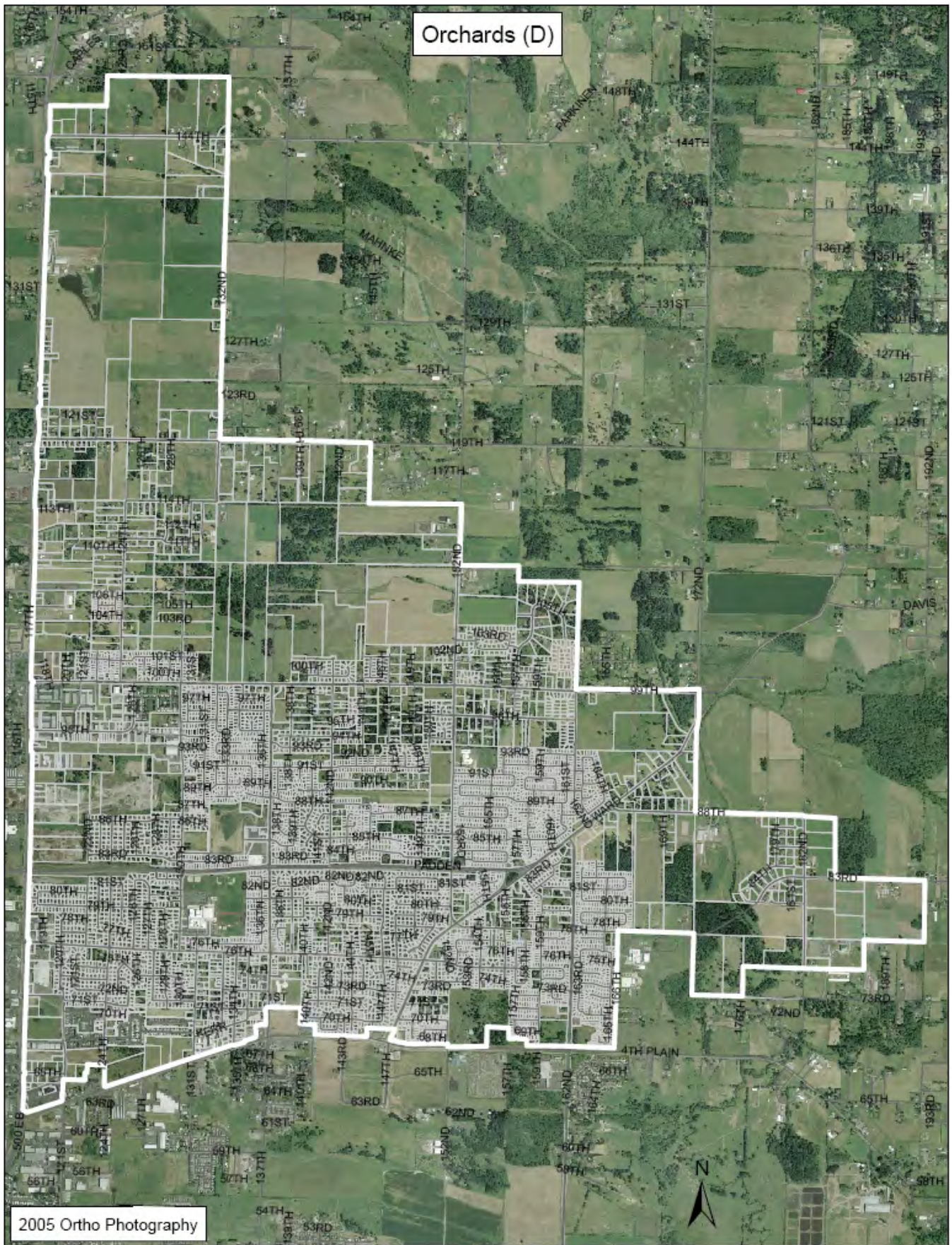
- Neighborhood Associations: There are three county-recognized neighborhood associations located in the Orchards annexation area: Greater Brush Prairie for the northern subarea, Heritage covering three subareas and Sifton covering two subareas; change to City recognized association(s).
- City of Vancouver sewer in all of five subareas and part of the sixth, Clark Regional Wastewater District in the remaining portion of the northern subarea
- City of Vancouver water in all of five subareas and part of the sixth, Clark Public Utility in portions of the northern subarea
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 5 in all of five subareas and part of the sixth; already City of Vancouver via ILA
- Fire District 3 in part of northern subarea; change to City
- Fort Vancouver Regional Library
- METRO Parks District in five of the subareas and a portion of the sixth
- Port of Vancouver
- Battle Ground, Evergreen and Hockinson School Districts

Planning: There are no city planning efforts currently underway in the Orchards annexation area.

Annexation Status: NA

Mapping Area: **D**





Section 30

Annexation Area Boundary: The English family property and 172nd Ave to the west; 18th Street to the north; 192nd Ave to the east; and, the current city limits to the south.

Annexation Area Size: Approximately 600 acres (1 sq mile).

Annexation Subarea Boundaries: N/A

History: The Section 30 annexation area was part of the VUGA in the 1994 Comprehensive Plan. This area was originally included in the Cascade Park annexation expansion proposal, but the City of Vancouver and several of the property owners entered into a pre-annexation agreement instead which stated that annexation would commence in 2011 or earlier if requested by property owners. A request was made in 2006 (see Annexation Status below).

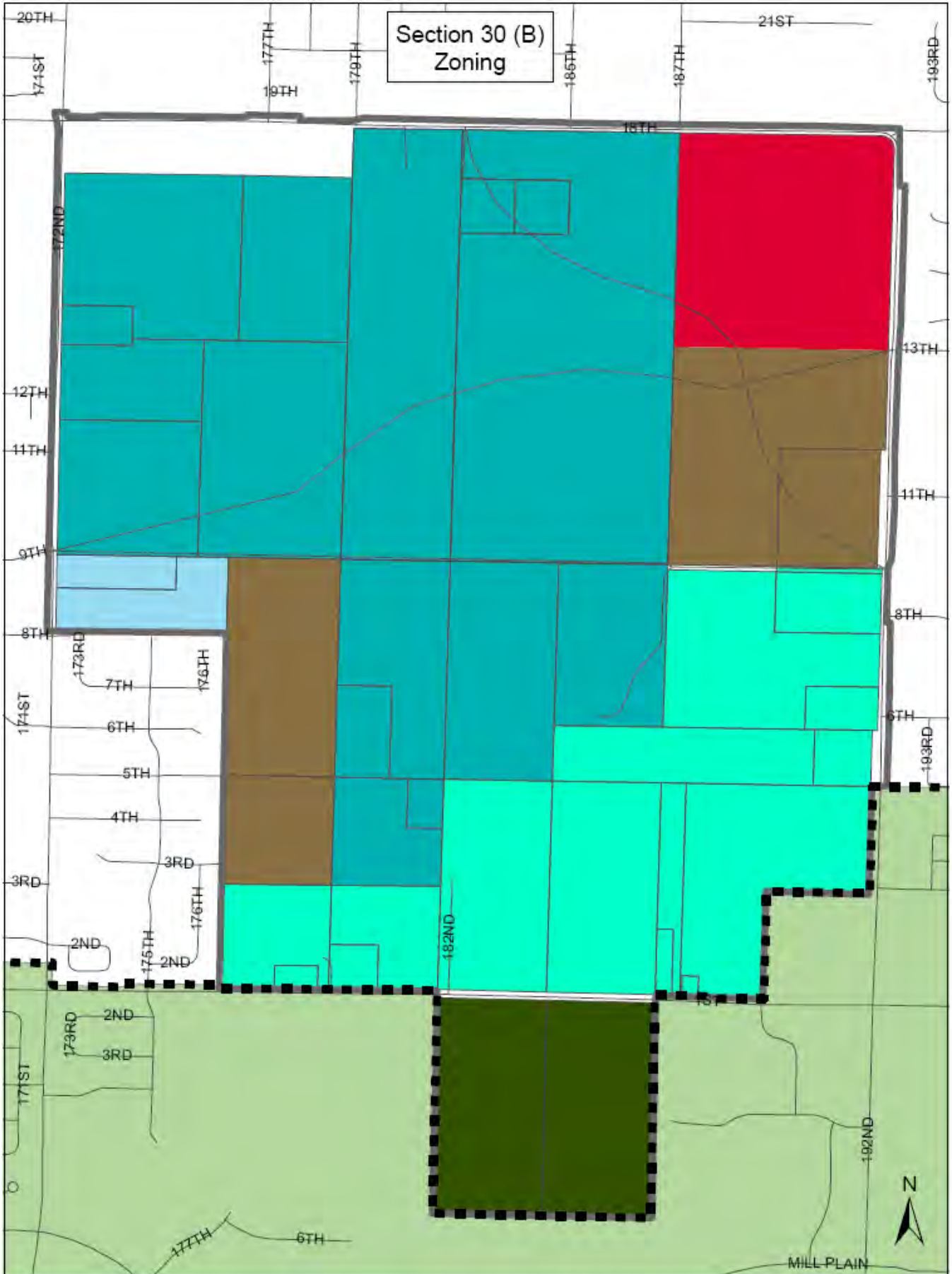
Services:

- Neighborhood Associations: There is one county-recognized neighborhood association representing the Section 30 annexation area: Fisher-Mill Plain; change to City recognized association(s).
- City of Vancouver sewer
- City of Vancouver water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and permitting; change to City of Vancouver
- Waste Connections
- Fire District 5; already City of Vancouver via Inter-local Agreement
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Evergreen School District

Planning: In 2003/04, Clark County and the City of Vancouver jointly developed the “Section 30 Subarea Master Plan”. In 2007/08, the City of Vancouver anticipates working with the current property owners to further develop the aforementioned plan in anticipation of annexation and subsequent redevelopment.

Annexation Status: Vancouver City Council accepted a request by 10% of the property owners to annex the Section 30 annexation area in December 2006. Staff is working with the area property owners to collect the signatures needed to continue processing this request

Mapping Area: **B**





Section 30 (B)

2005 Ortho Photography

Van Mall North

Annexation Area Boundary: The Van Mall North annexation area is defined by: I-205 to the east; current city limits to the south; Andresen to the west; and, Padden Parkway to the north.

Annexation Area Size: The Van Mall North annexation area is approximately 850 acres (1.25 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the Van Mall North annexation area, the area was divided into three (3) subareas.

Subarea A is defined by: I-205 to the east; City limits to the south; Glenwood Development, 87th, 84th and 88th Avenues to the west; and, 58th, 63rd and 66th Streets to the north.

Subarea B is defined by: 87th, 84th and 88th Avenues to the east; City limits to the south; Andresen to the west; and, 63rd to the north.

Subarea C is defined by: I-205 to the east; predominantly 63rd to the south; Andresen to the west; and, Padden Parkway to the north.

History: The Van Mall North annexation area was included in VUGA predating the Growth Management Act of 1990. The zoning for this annexation area is all residential except three parcels at the intersection of 78th Street and 72nd Avenue.

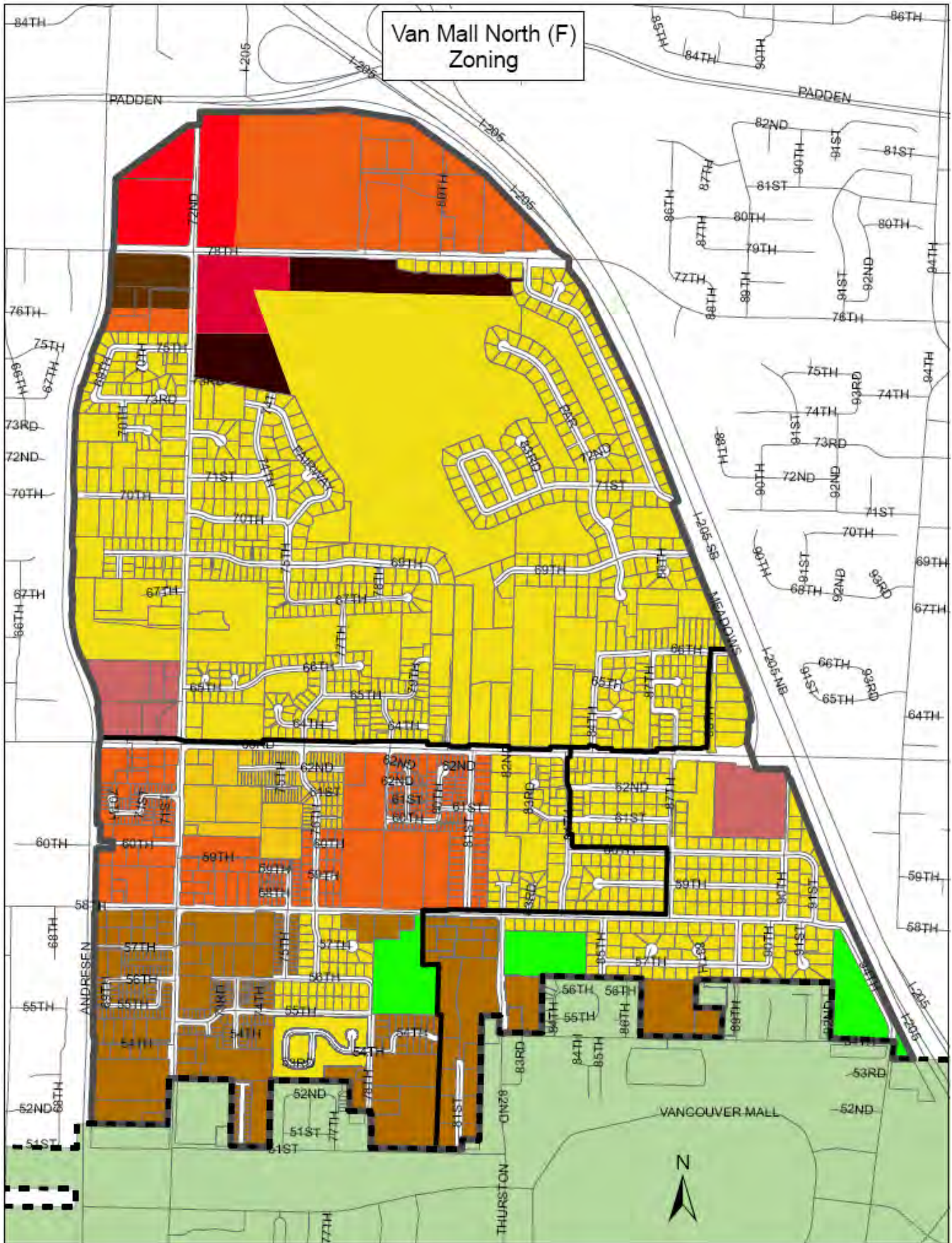
Services:

- Neighborhood Associations: There are three county-recognized neighborhood associations located in the Van Mall North annexation area: East Minnehaha covers two of the subareas, Green Meadows covers the northern subarea up to 78th Street, and Sunnyside includes the area north of 78th Street; change to City recognized association(s).
- City of Vancouver sewer in two subareas, Clark Regional Wastewater District in the northern subarea
- City of Vancouver water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 5; already City of Vancouver via Inter-local Agreement
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Evergreen and Vancouver School Districts

Planning: There are no city planning efforts currently underway in the Van Mall North annexation area.

Annexation Status: NA

Mapping Area: F



Annexation Areas & Subareas: 6-10 Years

Alcoa

Annexation Area Boundary: City limits to the east, west and north; and, state boundary in the Columbia River to the south.

Annexation Area Size: The Alcoa annexation area is approximately 200 acres (0.3 sq mile).

Annexation Subarea Boundaries: NA

History: The Alcoa annexation area was included in the VUGA predating the Growth Management Act of 1990. This area was purposefully left out of the Port of Vancouver annexation (M-3152) which went into effect December 14, 1994.

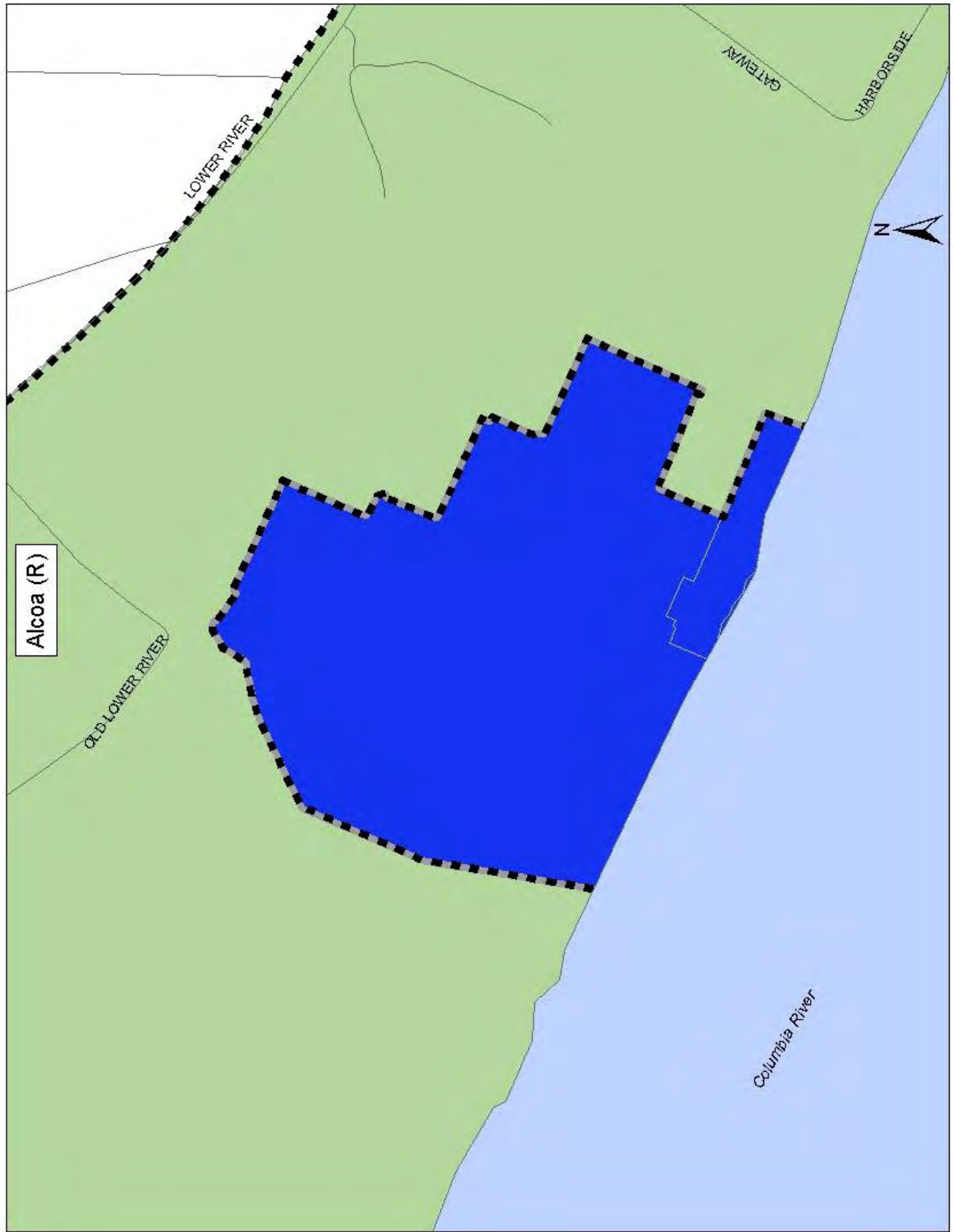
Services:

- Neighborhood Associations: NA
- City of Vancouver sewer
- City of Vancouver water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- No current fire service; change to City of Vancouver
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Vancouver School District

Planning: There are no city planning efforts currently underway in the Alcoa annexation area.

Annexation Status: NA

Mapping Area: **R**





Burnt Bridge Creek West

Annexation Area Boundary: The Burnt Bridge Creek West annexation area is defined by: city limits to the east, south and west; and, the Lewis & Clark Railroad to the north.

Annexation Area Size: The Burnt Bridge Creek West annexation area is approximately 125 acres (0.20 sq miles).

Annexation Subarea Boundaries: NA

History: The Burnt Bridge Creek West annexation area was included in VUGA predating the Growth Management Act of 1990.

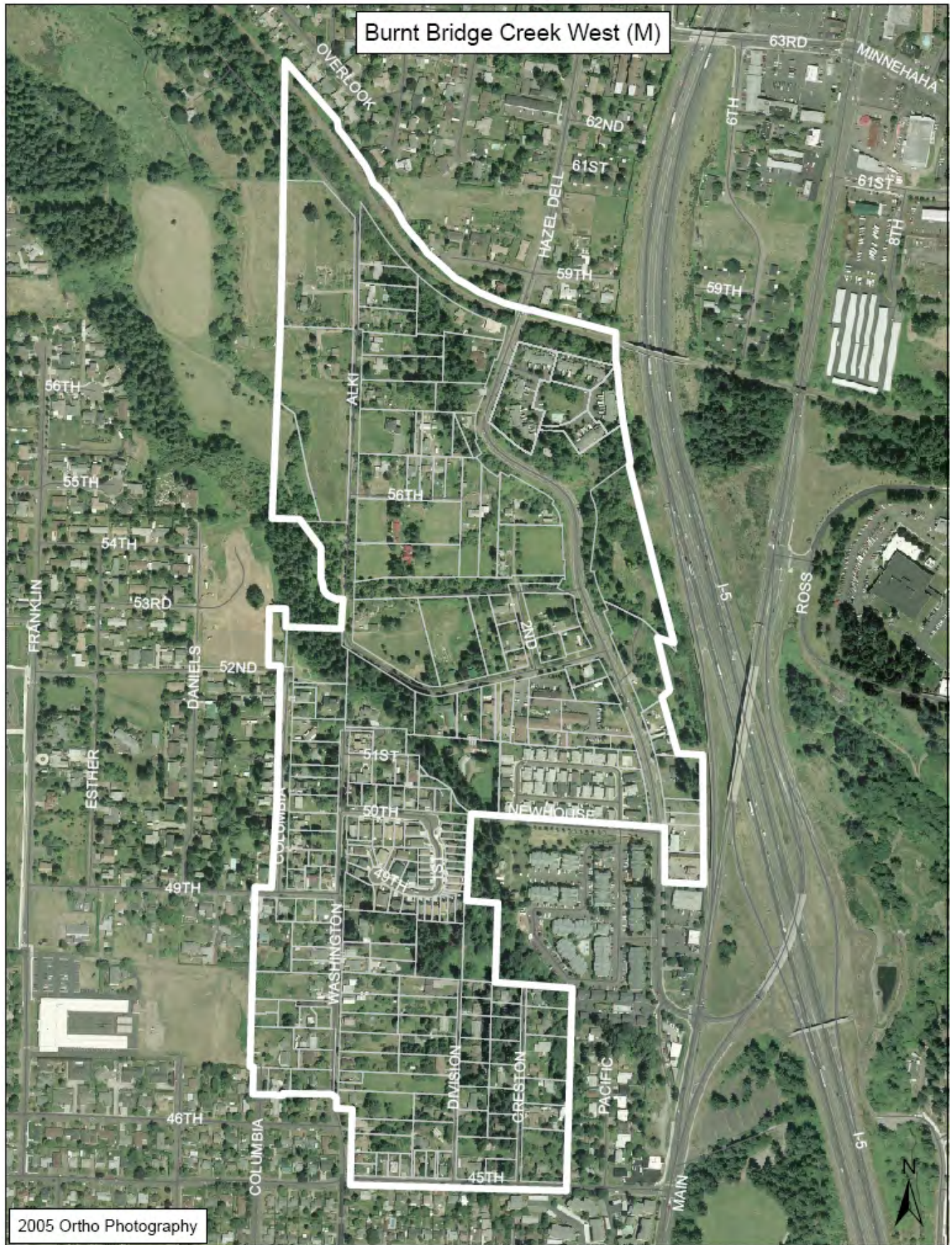
Services:

- Neighborhood Associations: There are two county-recognized neighborhood associations located in the Burnt Bridge Creek West annexation area: West Hazel Dell on the west side of Hazel Dell Avenue, and NE Hazel Dell on the east side of the Avenue; change to City recognized association(s).
- City of Vancouver sewer
- City of Vancouver water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 6; change to City of Vancouver
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Vancouver School District

Planning: There are no city planning efforts currently underway in the Burnt Bridge Creek West annexation area.

Annexation Status: NA

Mapping Area: **M**



East Evergreen

Annexation Area Boundary: The East Evergreen annexation area is defined by: VUGA to the north and east; city limits and 18th Street to the south; and, city limits to the west.

Annexation Area Size: The East Evergreen annexation area is approximately 1,600 acres (2.5 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the East Evergreen annexation area, the area was divided into three (3) subareas.

Subarea A is defined by: 172nd Avenue and the English family property in Section 30 to the east; city limits to the south and west; and, 18th Street to the north.

Subarea B is defined by: 187th and 192nd Avenues to the east; 18th Street to the south; city limits to the west; and, VUGA to the north.

Subarea C is defined by: Goodwin to the east; 5th Street to the south; 192nd and 187th to the west; and, VUGA to the north.

History: Most of the East Evergreen annexation area was included in VUGA predating the Growth Management Act of 1990; the eastern subarea was added in 2004. The zoning for this annexation area is all residential except six parcels along 162nd Avenue and the Pacific Park property at 18th Street and 176th Avenue.

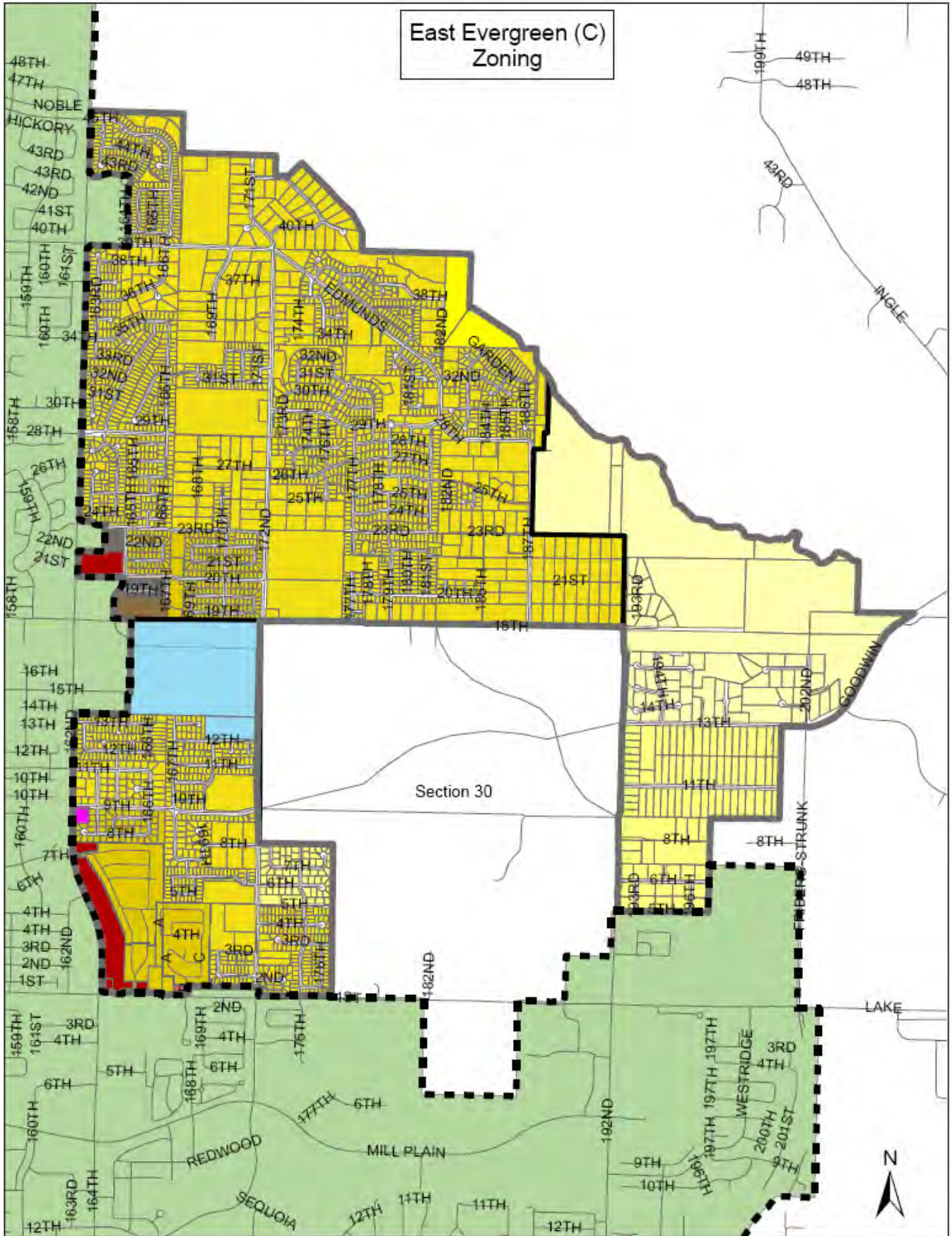
Services:

- Neighborhood Associations: There are two county-recognized neighborhood associations located in the East Evergreen annexation area: Fisher-Mill Plain covers a small portion of the area east of 176th Avenue and south of 27th Street, and Washougal River covers a small area on Goodwin Road; change to City recognized association(s).
- City of Vancouver sewer
- City of Vancouver water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 5; already City of Vancouver via Inter-local Agreement
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Evergreen School District

Planning: There are no city planning efforts currently underway in the East Evergreen annexation area.

Annexation Status: NA

Mapping Area: C



Lake View

Annexation Area Boundary: The Lake View annexation area is defined by: city limits to the south; city limits and VUGA to the west; and, Vancouver Lake boundary to the north and east.

Annexation Area Size: The Lake View annexation area is approximately 3,500 acres (5.5 sq miles).

Annexation Subarea Boundaries: Due to the size and geographic distribution of the Lake View annexation area, the area was divided into two (2) subareas.

Subarea A is defined by: the residential peninsula on the east side of the lake.

Subarea B is defined by: the remaining portion of the VUGA south of Erwin Rieger Memorial Road, the east boundary of Vancouver Lake, the Columbia River and Catapillar Island, and the unincorporated land on the south side of the lake. Subarea B would also likely include the lake itself.

History: Most of the Lake View annexation area was included in VUGA in 1994. The zoning for this annexation area is predominantly Wildlife with residential for the peninsula in the northeast corner of the lake.

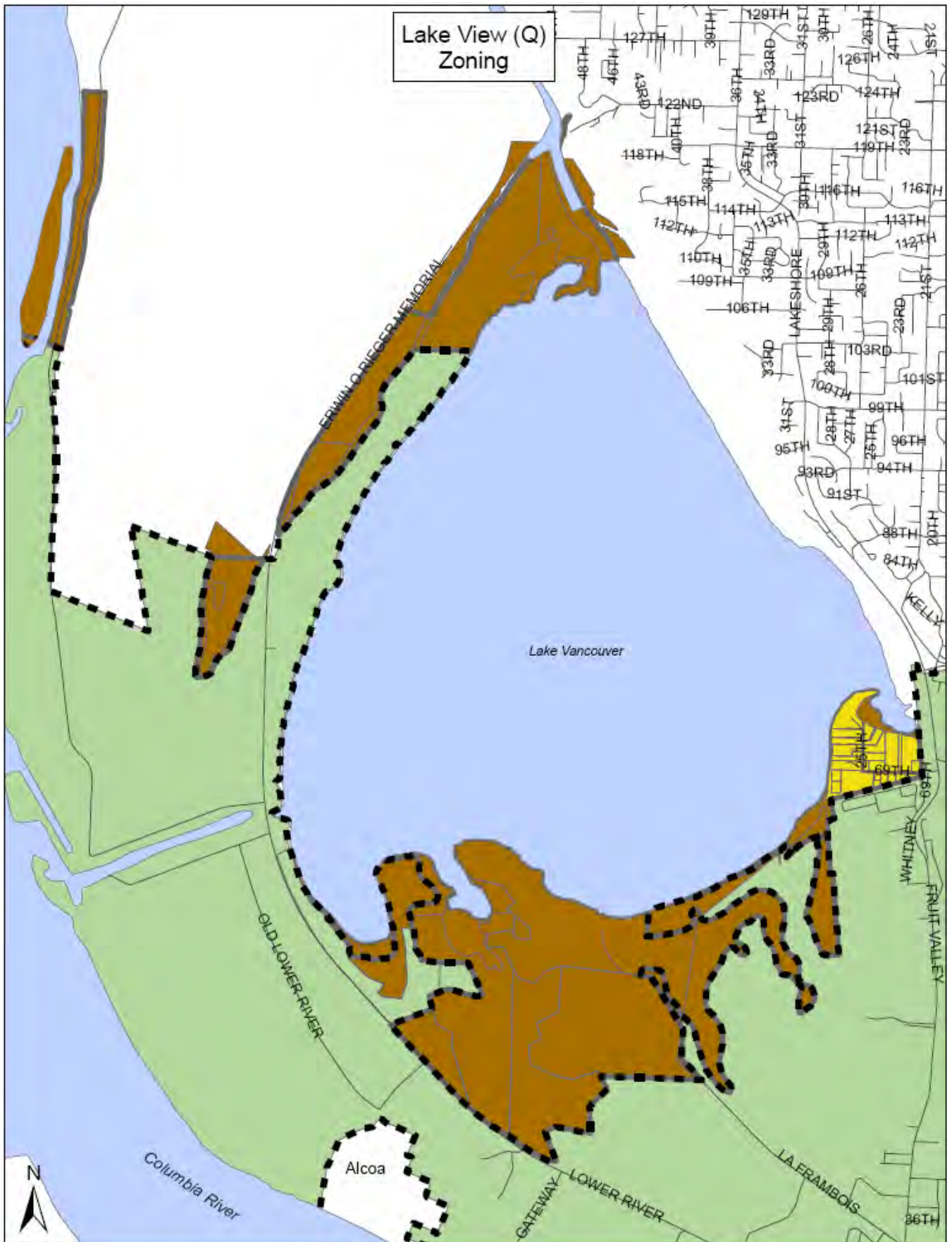
Services:

- Neighborhood Associations: NA
- City of Vancouver sewer
- City of Vancouver water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 6; change to City of Vancouver
- Some areas have no fire service; change to City of Vancouver
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Vancouver School District

Planning: There are no city planning efforts currently underway in the Lake View annexation area.

Annexation Status: NA

Mapping Area: Q



Minnehaha

Annexation Area Boundary: The Minnehaha annexation area is defined by: Andresen to the east; city limits to the south, southeast and southwest; St. Johns Boulevard and 50th Avenue to the west; and, I-205 to the north.

Annexation Area Size: The Minnehaha annexation area is approximately 2,900 acres (4.5 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the Minnehaha annexation area, the area was divided into six (6) subareas.

Subarea A is defined by: city limits to the east and south; 54th Avenue to the west; and, 47th Street to the north.

Subarea B is defined by: 54th Avenue to the east; city limits to the south and west; and, 49th and 51st Streets to the north.

Subarea C is defined by: Andresen to the east; 47th, 49th and 51st Streets to the south; city limits to the west; and, Minnehaha/63rd Street to the north.

Subarea D is defined by: approximately 51st Avenue to the east; Minnehaha/63rd Street to the south; city limits to the west; and, Padden/78th Street to the north.

Subarea E is defined by: Andresen to the east; Minnehaha/63rd Street to the south; approximately 51st Street and the Lewis & Clark Railroad to the west; and, I-205 to the north.

Subarea F is defined by: Lewis & Clark Railroad to the southeast; St. Johns and 50th Avenue to the west; and, I-205 to the north.

History: The Minnehaha annexation area was included in VUGA predating the Growth Management Act of 1990. The zoning for this annexation area is a mix of commercial, industrial and residential.

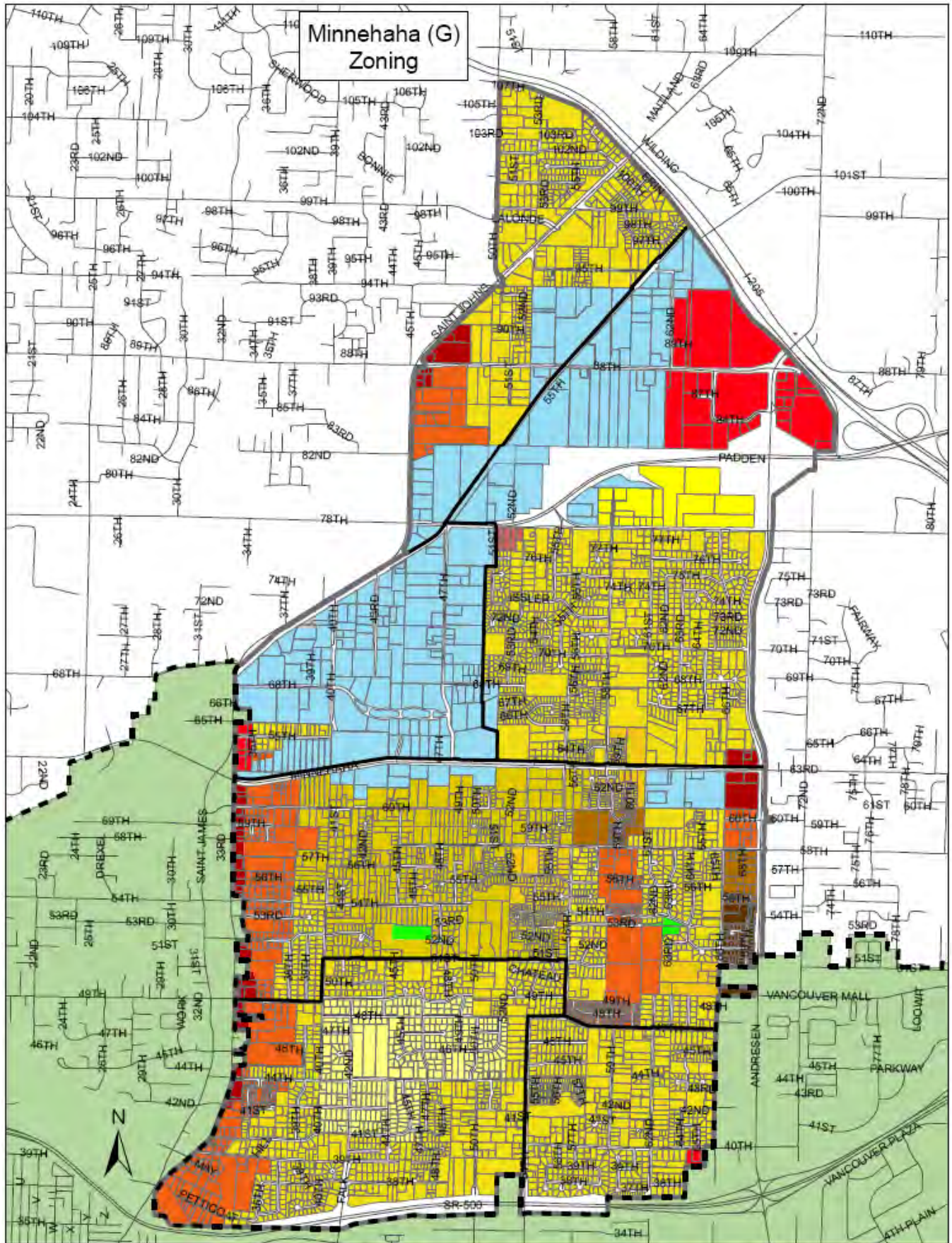
Services:

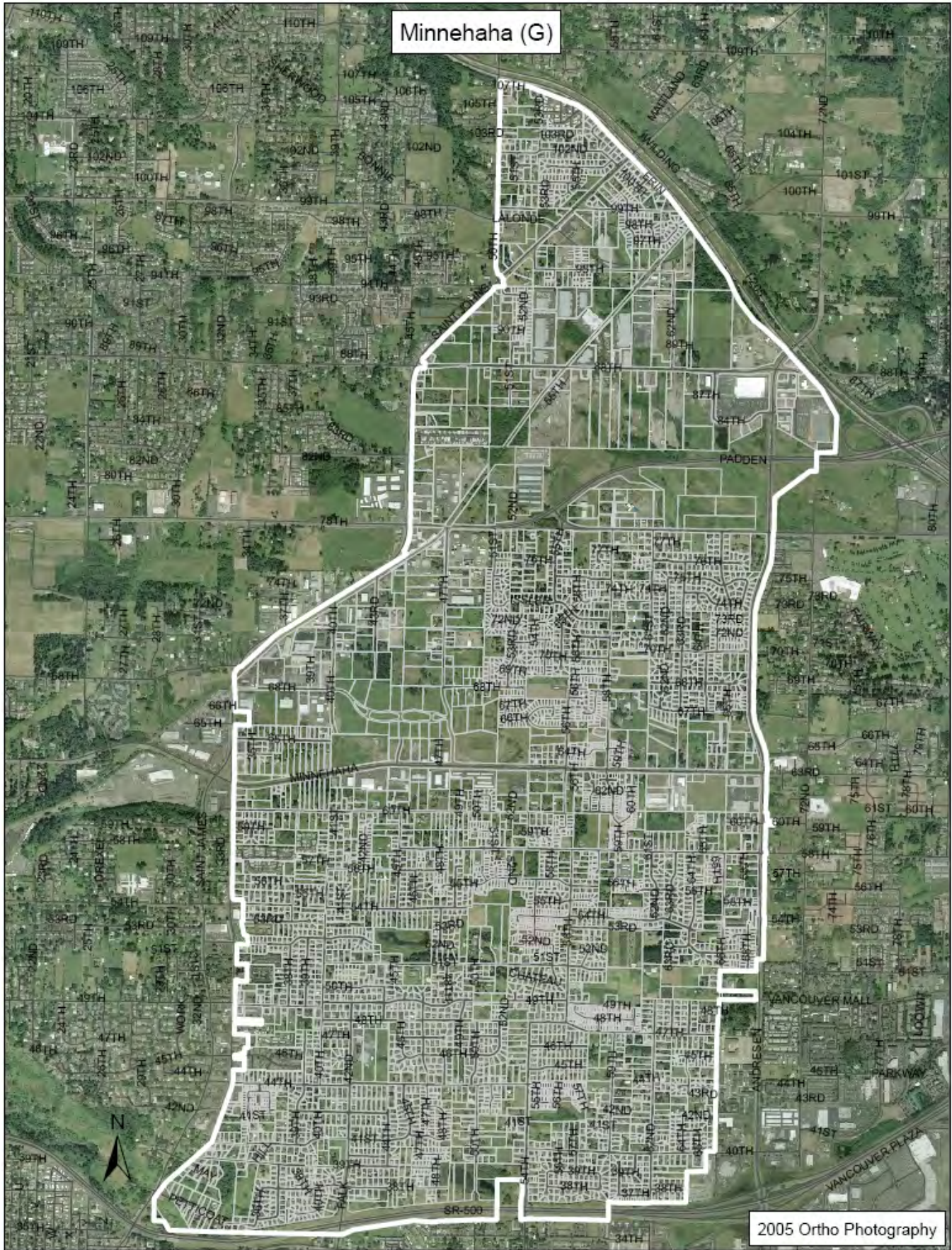
- Neighborhood Associations: There are three (3) county-recognized neighborhood associations located in the Minnehaha annexation area: Roads End for one subarea, East Minnehaha for a second subarea, and Andresen/St. Johns for three subareas, with one subarea currently without an association; change to City recognized association(s).
- City of Vancouver sewer in four subareas and part of a fifth, Clark Regional Wastewater District in the remaining portion of the fifth and all of the sixth subareas
- City of Vancouver water in four subareas and part of a fifth, Clark Public Utility water in the remaining portion of the fifth and all of the sixth subareas
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 5; already City of Vancouver via Inter-local Agreement
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Battle Ground and Vancouver School Districts

Planning: There are no city planning efforts currently underway in the Minnehaha annexation area.

Annexation Status: NA

Mapping Area: G





Annexation Areas & Subareas: 11-15 Years

Barberton

Annexation Area Boundary: The Barberton annexation area is defined by: VUGA to the north and east; Lewis & Clark Railroad and I-205 to the south; and, 50th Avenue to the west.

Annexation Area Size: The Barberton annexation area is approximately 1,900 acres (3 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the Barberton annexation area, the area was divided into two (2) subareas.

Subarea A is defined by: VUGA to the north and east; Lewis & Clark Railroad to the south; and, 72nd Avenue to the west south of 119th Street and 50th Avenue to the west north of 119th Street.

Subarea B is defined by: 72nd Avenue to the east; Lewis & Clark Railroad and I-205 to the south; 50th Avenue to the west; and 119th Street to the north.

History: Part of the Barberton annexation area was included in VUGA predating the Growth Management Act of 1990. The area was expanded considerably in 2004 and 2007.

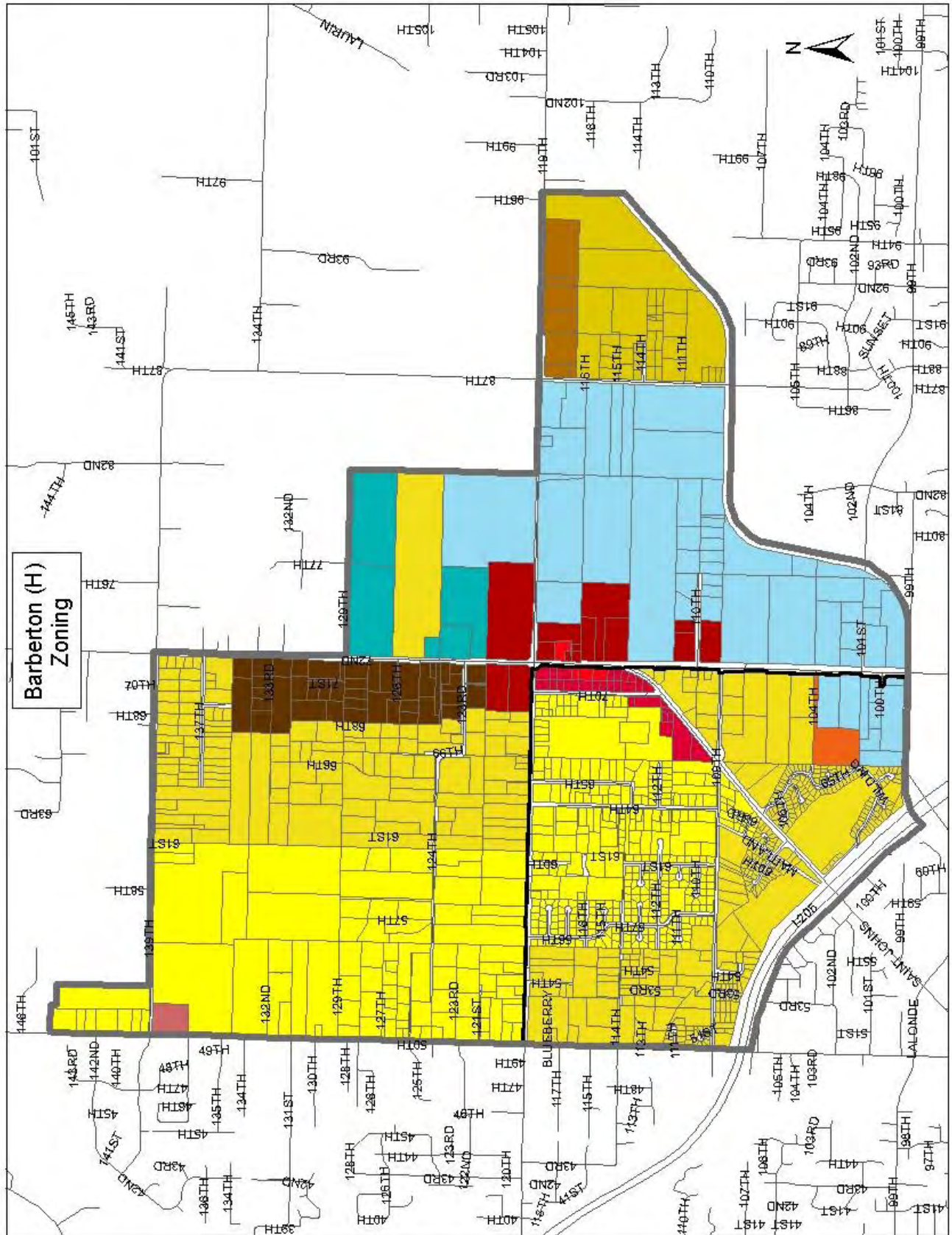
Services:

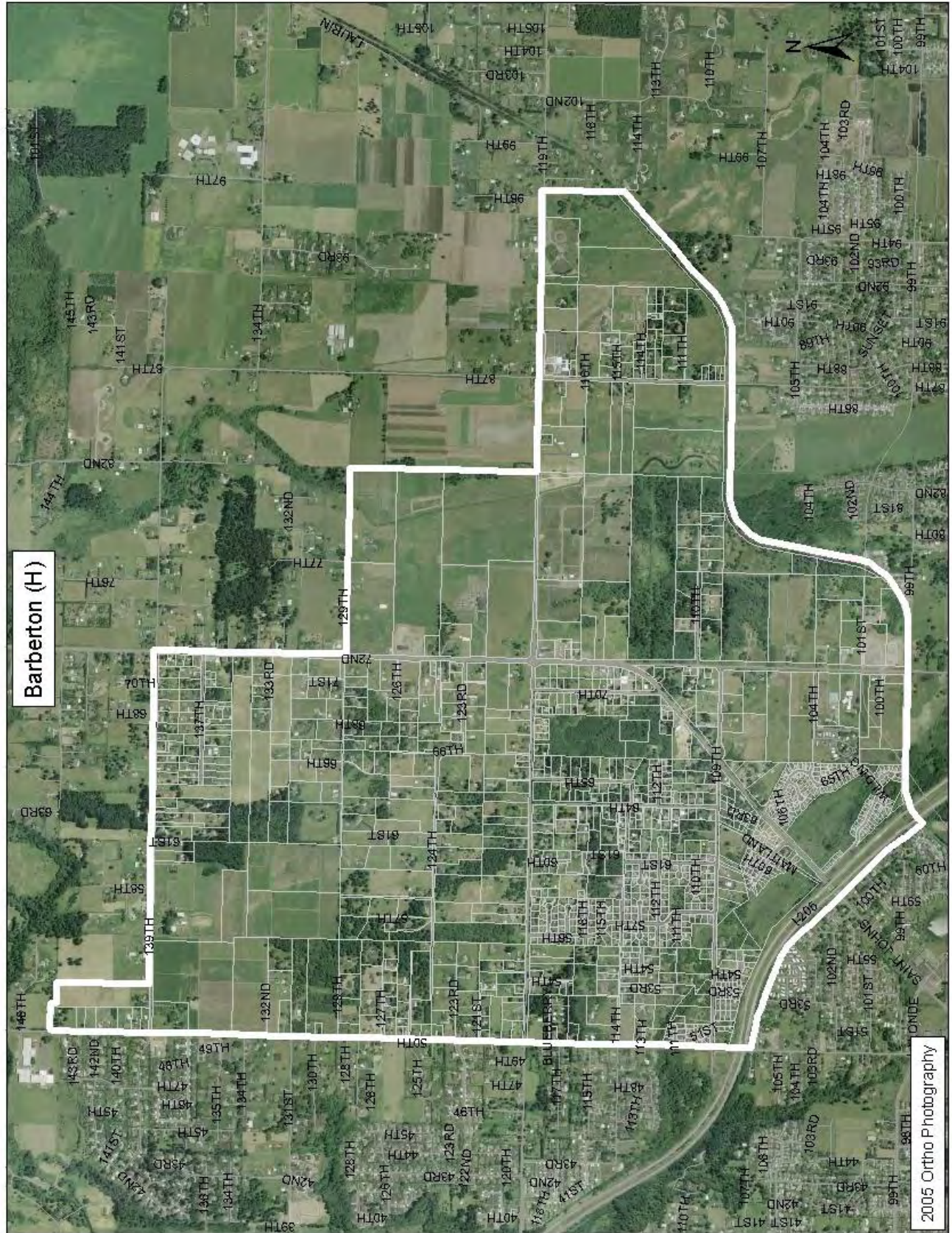
- Neighborhood Associations: There are three (3) county-recognized neighborhood associations located in the Barberton annexation area: Sunnyside for one subarea and a portion of the second subarea, with Greater Brush Prairie and Pleasant Highlands covering the remainder of the second subarea; change to City recognized association(s).
- Clark Regional Wastewater District
- Clark Public Utility water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 5; already City of Vancouver via Inter-local Agreement
- Fort Vancouver Regional Library
- METRO Parks District except the land added between 50th and 72nd Avenues north of 119th Street
- Port of Vancouver
- Battle Ground School District

Planning: There are no city planning efforts currently underway in the Barberton annexation area.

Annexation Status: NA

Mapping Area: **H**





Kozy Kamp

Annexation Area Boundary: The Kozy Kamp annexation area is defined by: VUGA to the north and east; 159th to the south; and, I-5 to the west.

Annexation Area Size: The Kozy Kamp annexation area is approximately 2,300 acres (3.6 sq miles).

Annexation Subarea Boundaries: Due to the size and geographic distribution of the Kozy Kamp annexation area, the area was divided into two (2) subareas.

Subarea A is defined by: VUGA to the east; 159th Street to the south; I-5 to the west; and, 179th Street to the north.

Subarea B is defined by: VUGA to the north and east; 179th Street to the south; and, I-5 to the west.

History: Part of the Kozy Kamp annexation area was part of the VUGA in the 1994 comprehensive plan. The area was expanded considerably in 2004 and 2007.

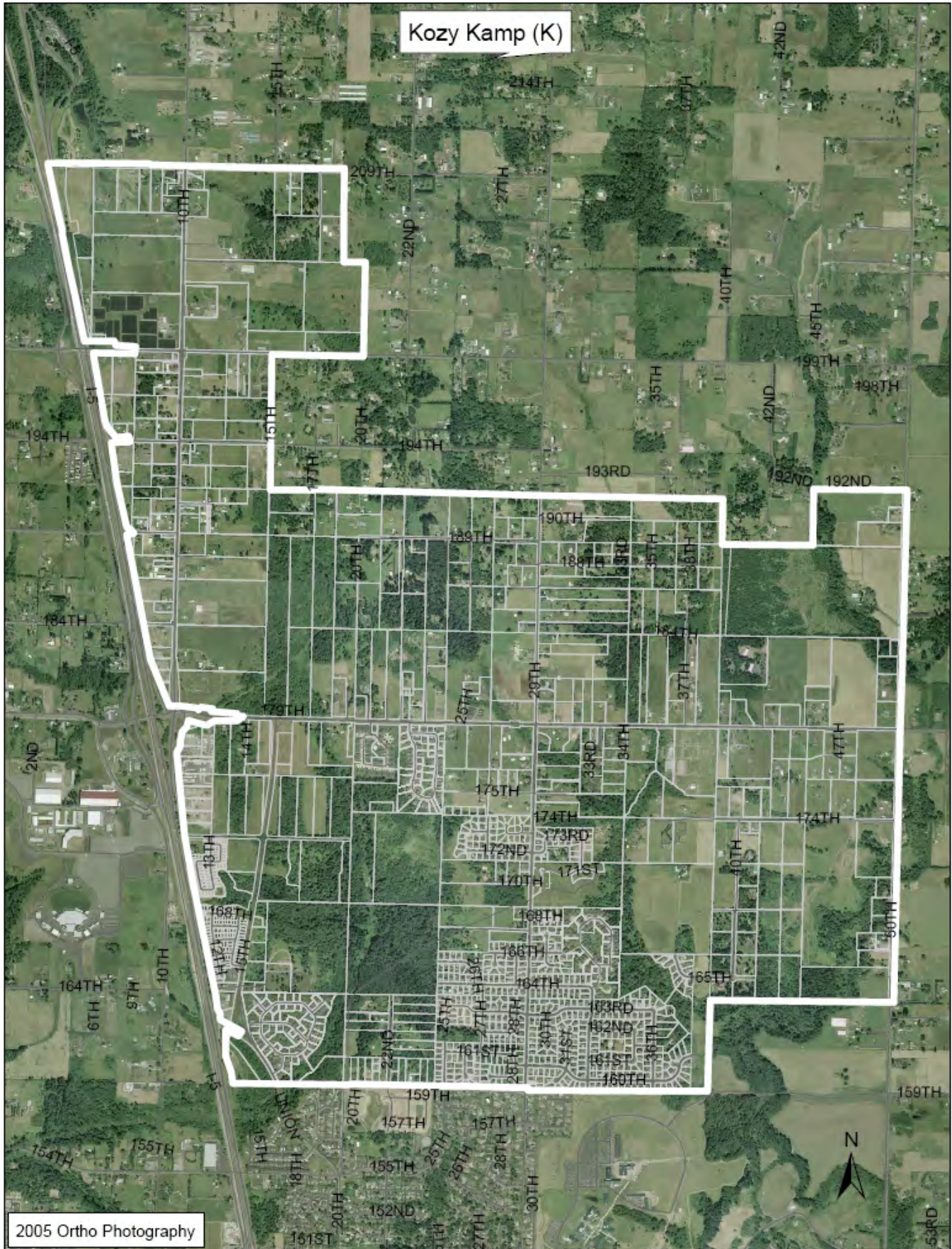
Services:

- Neighborhood Associations: There is one (1) county-recognized neighborhood association located in the Kozy Kamp annexation area: Fairgrounds; change to City recognized association(s).
- Clark Regional Wastewater District
- Clark Public Utility water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 6; change to City of Vancouver
- Fire District 11; change to City of Vancouver
- Fort Vancouver Regional Library
- METRO Parks District except the land added in 2007
- Port of Ridgefield
- Battle Ground and Ridgefield School Districts

Planning: There are no city planning efforts currently underway in the Kozy Kamp annexation area.

Annexation Status: NA

Mapping Area: **K**



Pleasant Valley

Annexation Area Boundary: The Pleasant Valley annexation area is defined by: VUGA to the east north of Salmon Creek and 50th Avenue to the east south of Salmon Creek; I-205 to the south; I-5 to the west; and, 159th Street to the north.

Annexation Area Size: The Pleasant Valley annexation area is approximately 2,300 acres (3.6 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the Pleasant Valley annexation area, the area was divided into three (3) subareas.

Subarea A is defined by: 50th Avenue to the east; I-205 to the south/west; and, Salmon Creek to the north.

Subarea B is defined by: VUGA to the northeast; Salmon Creek to the south; I-205 and 29th Avenue to the west; and, 159th Street to the north.

Subarea C is defined by: 29th Avenue to the east; 139th Street to the south; I-5 to the west; and, 159th Street to the north.

History: The Pleasant Valley annexation area was included in VUGA in 1994 following adoption of the Growth Management Act.

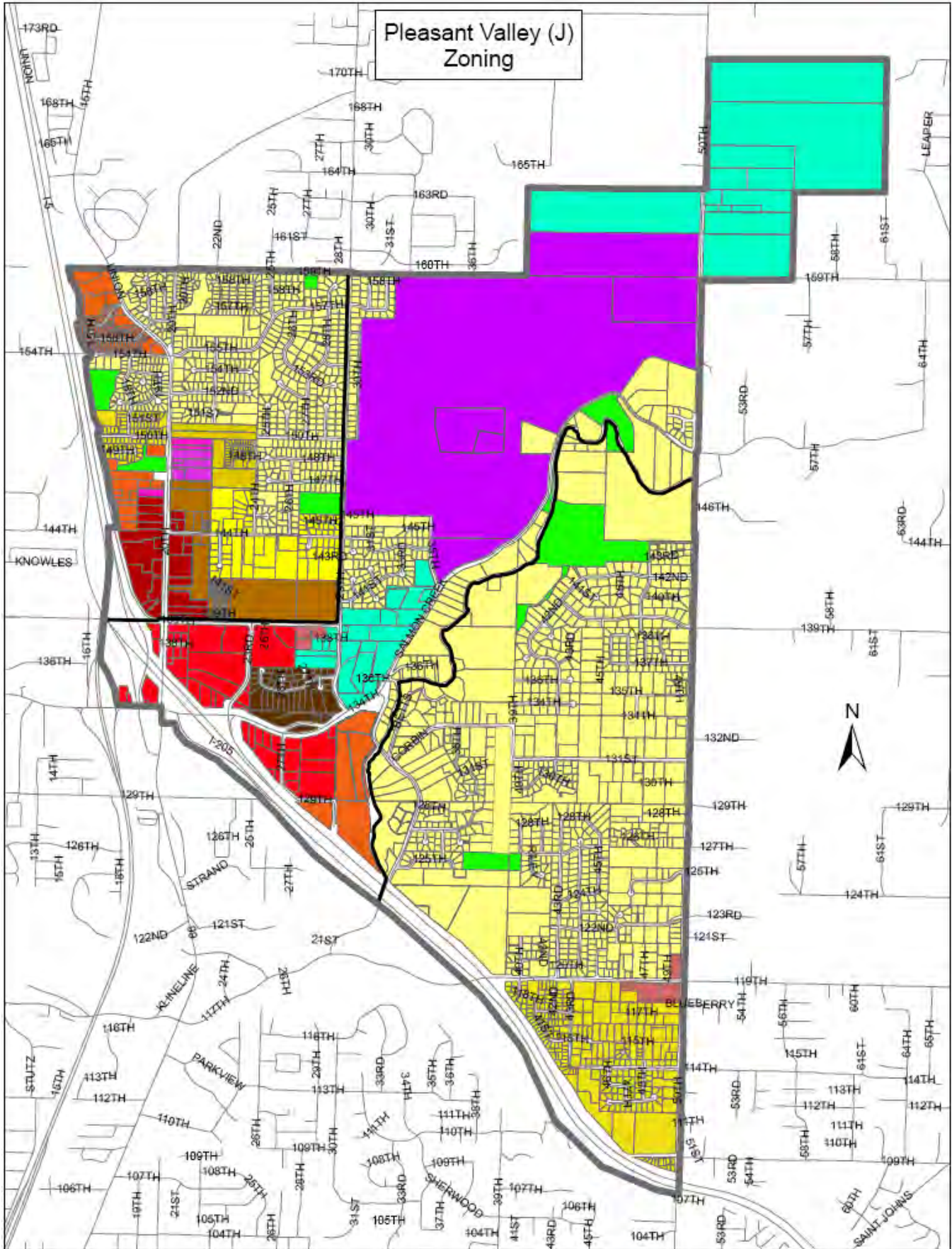
Services:

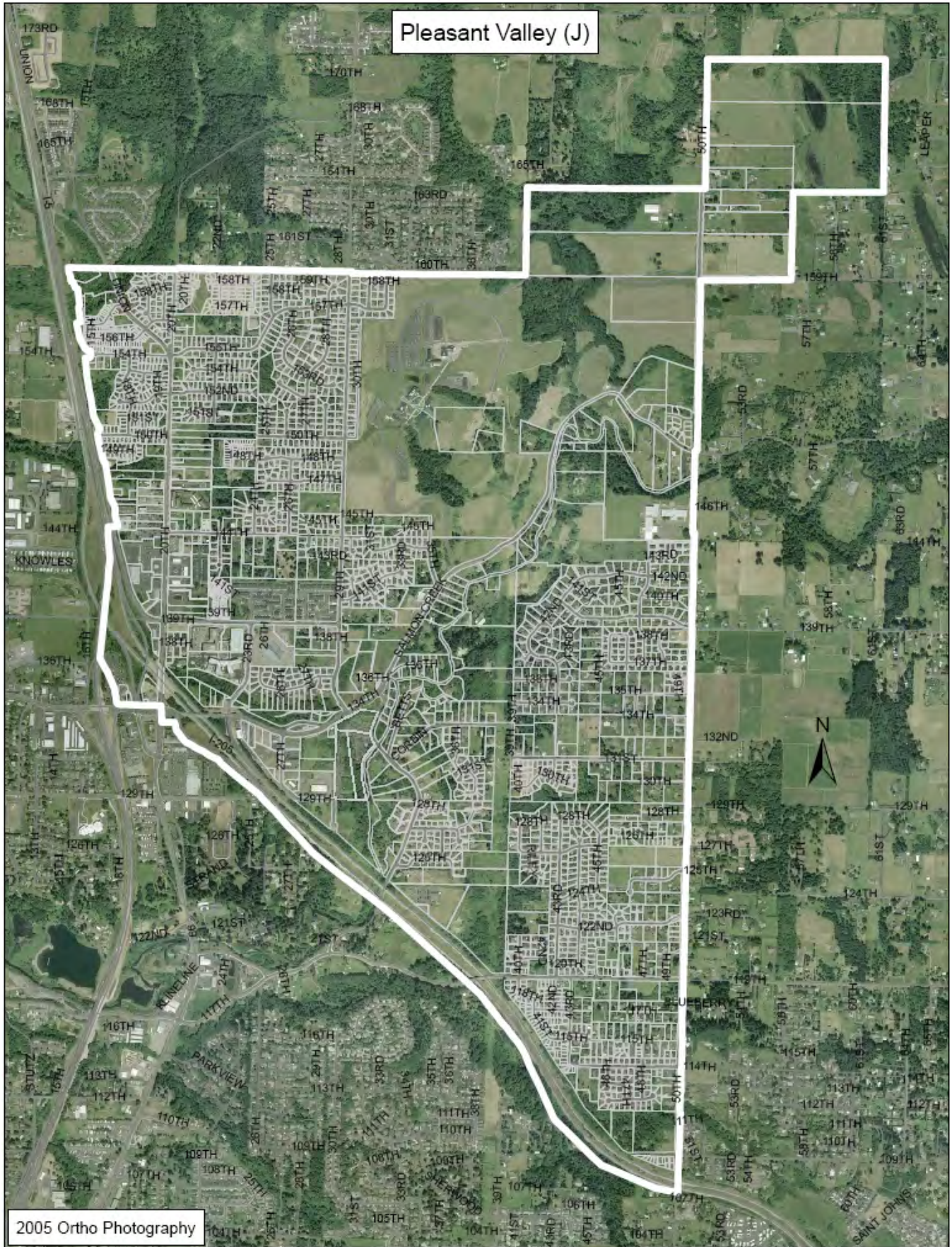
- Neighborhood Associations: There are four (4) county-recognized neighborhood associations located in the Pleasant Valley annexation area: Sherwood, Ramblin Creek/South Salmon Creek, and Pleasant Highlands in one subarea, and Fairgrounds for the other two subareas; change to City recognized association(s).
- Clark Regional Wastewater District
- Clark Public Utility water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 5; already City of Vancouver via Inter-local Agreement
- Fire District 6; change to City of Vancouver
- Fire District 11; change to City of Vancouver
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Battle Ground and Vancouver School Districts

Planning: There are no city planning efforts currently underway in the Pleasant Valley annexation area.

Annexation Status: NA

Mapping Area: J





St. Johns

Annexation Area Boundary: The St. Johns annexation area is defined by: 50th Avenue and St. Johns Boulevard to the east; city limits to the south; Bonneville Power Association (BPA) Line to the west; and, I-205 to the north.

Annexation Area Size: The St. Johns annexation area is approximately 900 acres (1.4 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the St. Johns annexation area, the area was divided into three (3) subareas.

Subarea A is defined by: city limits to the east, south and west; and, Minnehaha/63rd Street to the north.

Subarea B is defined by: St. Johns to the east; city limits and Minnehaha/63rd Street to the south; BPA to the west; and, 88th Street to the north.

Subarea C is defined by: 50th Avenue to the east; St. Johns and 88th Street to the south; BPA to the west; and, I-205 to the north.

History: The St. Johns annexation area was included in VUGA in 1994 following adoption of the Growth Management Act.

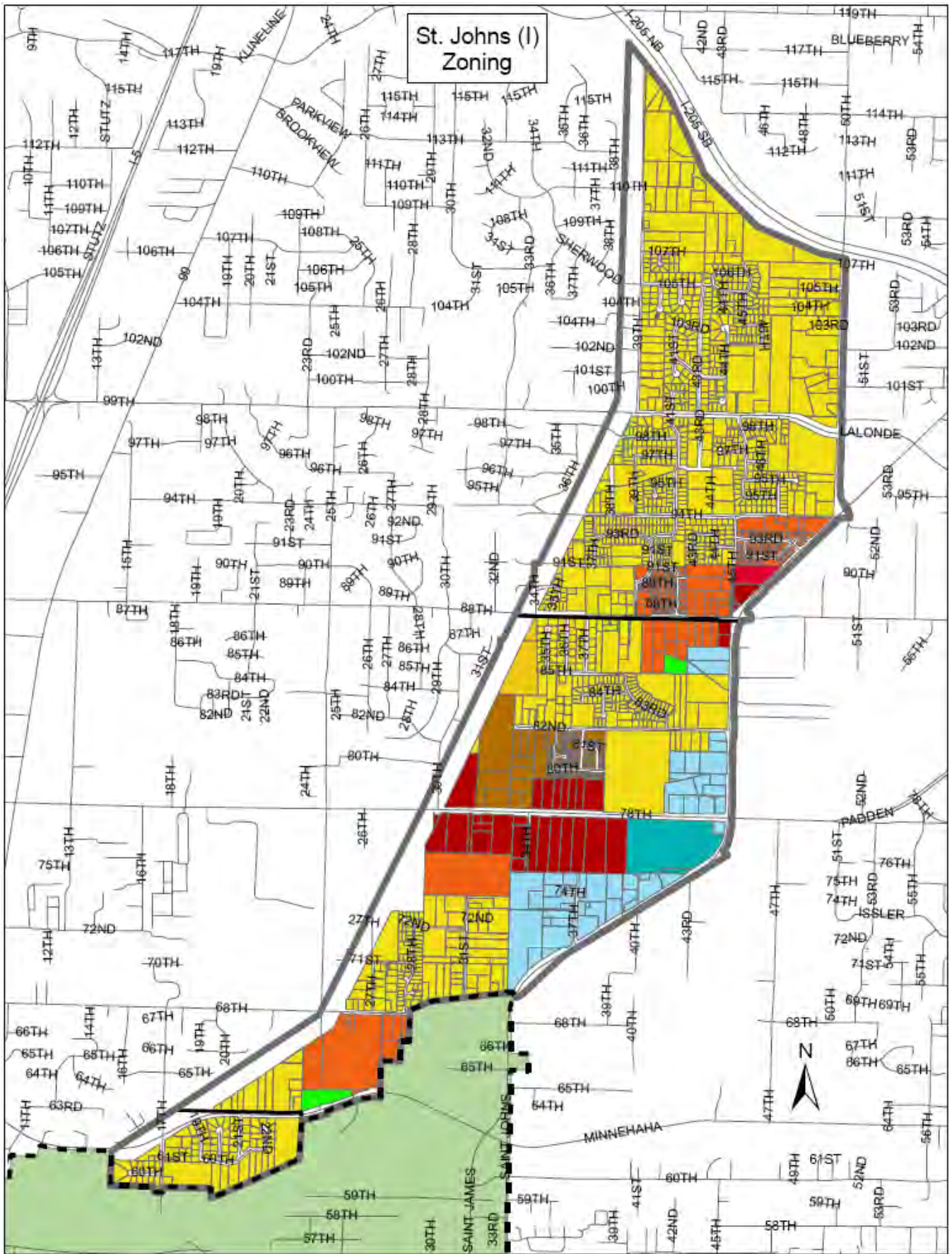
Services:

- Neighborhood Associations: There is one (1) county-recognized neighborhood association located in the St. Johns annexation area: NE Hazel Dell; change to City recognized association(s).
- Clark Regional Wastewater District
- Clark Public Utility water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 5; already City of Vancouver via Inter-local Agreement
- Fire District 6; change to City of Vancouver
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Battle Ground and Vancouver School Districts

Planning: There are no city planning efforts currently underway in the St. Johns annexation area.

Annexation Status: NA

Mapping Area: **I**



Annexation Areas & Subareas: 16-20 Years

Felida

Annexation Area Boundary: The Felida annexation area is defined by: I-5 to the east; 99th Street to the south; Vancouver Lake and VUGA to the west; and, Salmon Creek to the north.

Annexation Area Size: The Felida annexation area is approximately 3,500 acres (5.5 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the Felida annexation area, the area was divided into five (5) subareas.

Subarea A is defined by: I-5 to the east; 99th Street to the south; Cougar Creek to the west; and, Salmon Creek to the north.

Subarea B is defined by: Cougar Creek to the east; 99th Street to the south; Lakeshore Drive to the west; and, 119th Street to the north.

Subarea C is defined by: Cougar Creek to the east; 119th Street to the south; 36th Avenue to the west; and, Salmon Creek to the north.

Subarea D is defined by: Lakeshore Drive to the east; 99th Street to the south; Vancouver Lake to the west; and, 122nd Street to the north.

Subarea E is defined by: 36th Avenue to the east; 122nd Street to the south; VUGA to the west; and, Salmon Creek to the north.

History: The Felida annexation area was part of the VUGA in the 1994 comprehensive plan.

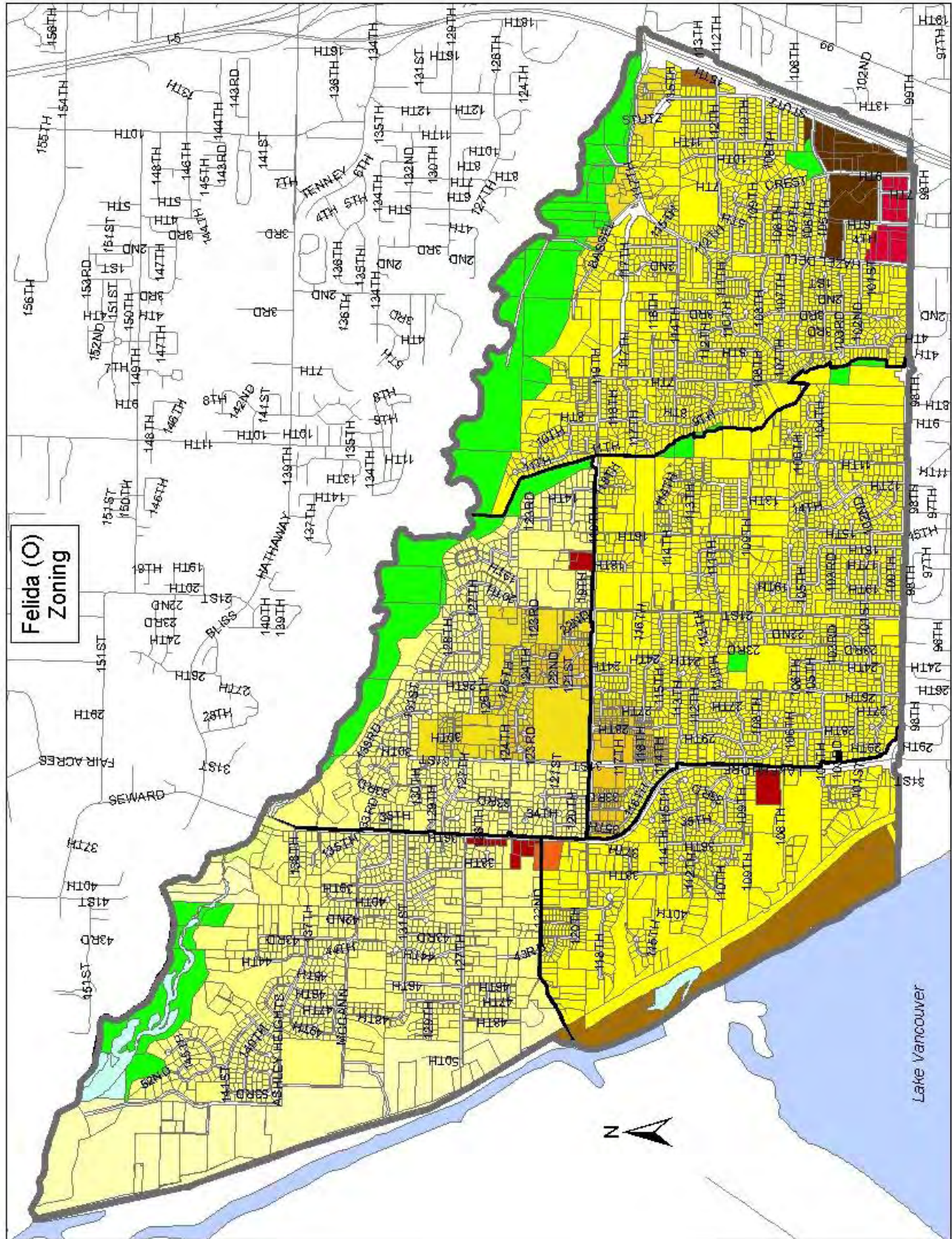
Services:

- Neighborhood Associations: There are three (3) county-recognized neighborhood associations located in the Felida annexation area: NE Hazel Dell for the commercial property in the southeast corner, West Hazel Dell for a small residential area in the southwest, and the rest is part of Felida; change to City recognized association(s).
- Clark Regional Wastewater District
- Clark Public Utility water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 6; change to City of Vancouver
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Vancouver School Districts

Planning: There are no city planning efforts currently underway in the Felida annexation area.

Annexation Status: NA

Mapping Area: **O**





Highway 99

Annexation Area Boundary: The Highway 99 annexation area is defined by: Bonneville Power Administration (BPA) to the east; city limits to the south; I-5 to the west; and, I-205 to the north.

Annexation Area Size: The Highway 99 annexation area is approximately 2,300 acres (3.6 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the Highway 99 annexation area, the area was divided into five (5) subareas.

Subarea A is defined by: BPA to the east; city limits to the south; I-5 to the west; and, 78th Street to the north.

Subarea B is defined by: BPA to the east; 78th Street to the south; 25th Avenue to the west; and, 99th Street to the north.

Subarea C is defined by: 25th Avenue to the east; 78th Street to the south; I-5 to the west; and, 99th Street to the north.

Subarea D is defined by: BPA to the east; 99th Street to the south; I-5 to the west; and, Salmon Creek to the north.

Subarea E is defined by: I-205 to the east; Salmon Creek to the south; I-5 to the west; and, 134th Street to the north.

History: The Highway 99 annexation area was part of the VUGA in the 1994 comprehensive plan.

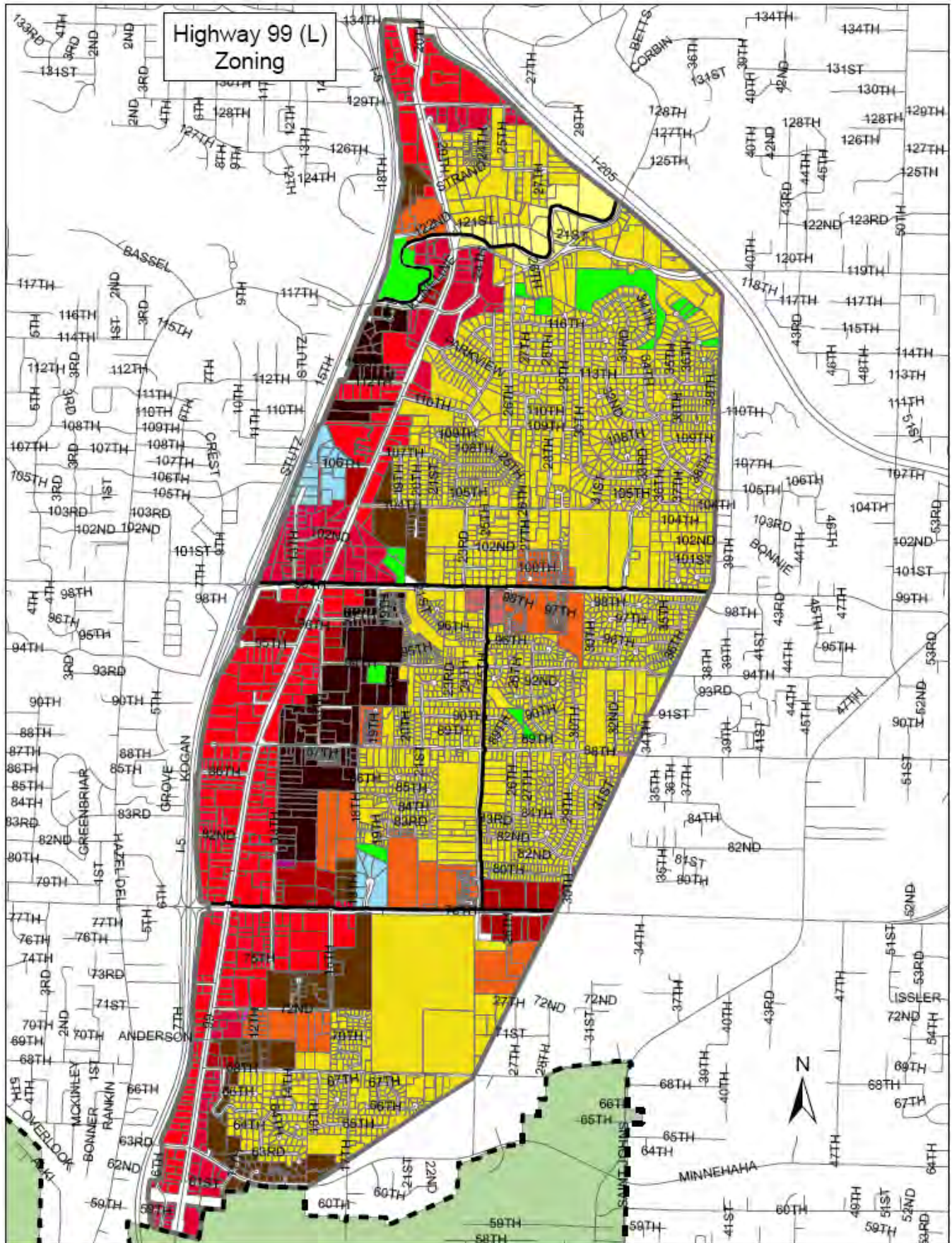
Services:

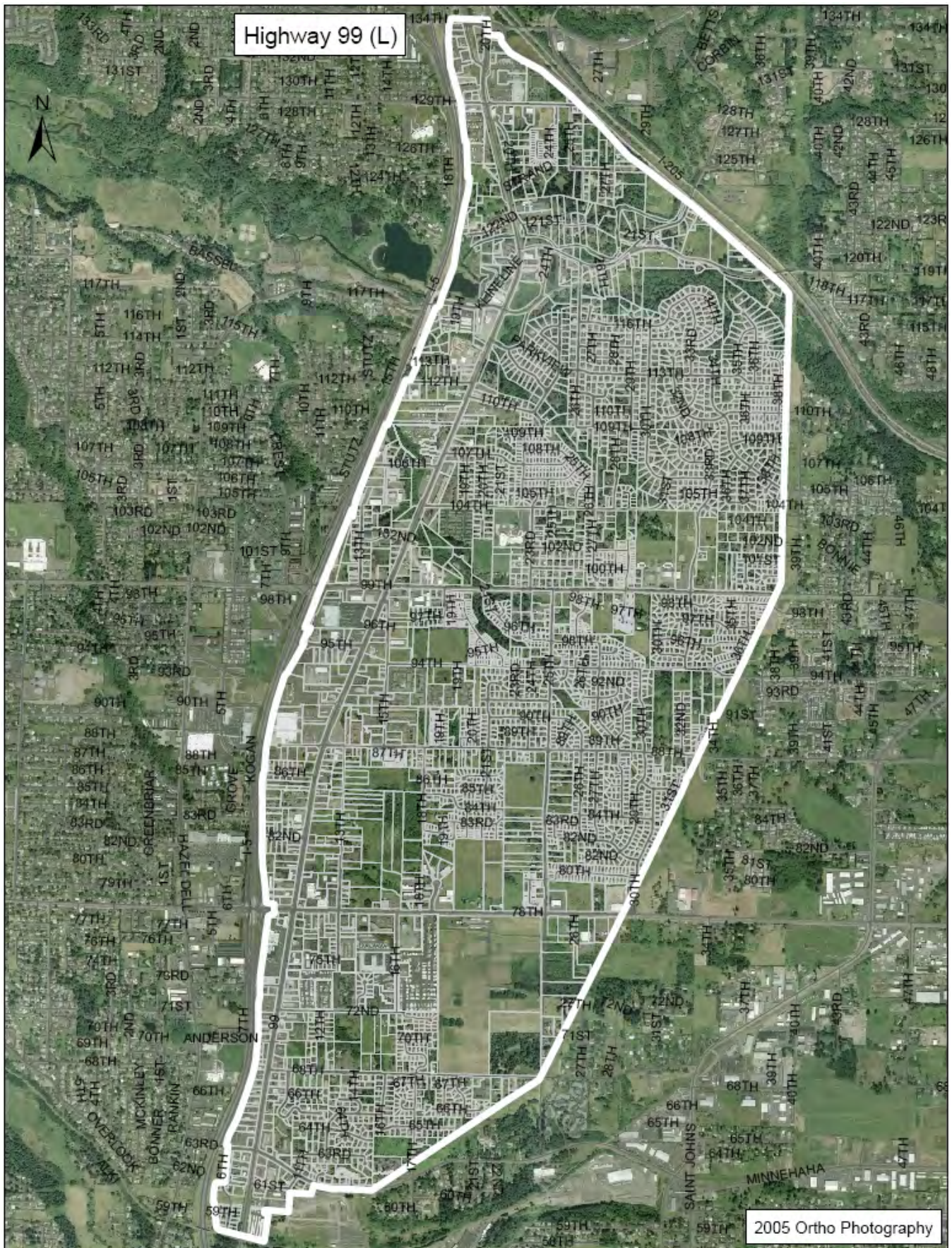
- Neighborhood Associations: There are four (4) county-recognized neighborhood associations located in the Highway 99 annexation area: a very small residential area to in the northeast corner is in Ramblin Creek/Salmon Creek, north of Salmon Creek is in Fairgrounds, a larger area is in Sherwood, and most of the area is in NE Hazel Dell; change to City recognized association(s).
- Clark Regional Wastewater District
- Clark Public Utility water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 5; already City of Vancouver via Inter-local Agreement
- Fire District 6; change to City of Vancouver
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Vancouver School Districts

Planning: There are no city planning efforts currently underway in the Highway 99 annexation area.

Annexation Status: NA

Mapping Area: L





Lakeshore

Annexation Area Boundary: The Lakeshore annexation area is defined by: I-5 to the east; city limits to the south; Vancouver Lake to the west; and, 99th Street to the north.

Annexation Area Size: The Lakeshore annexation area is approximately 1,660 acres (2.6 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the Lakeshore annexation area, the area was divided into three (3) subareas.

Subarea A is defined by: I-5 to the east; city limits to the south and west; and, 78th Street to the north.

Subarea B is defined by: I-5 to the east; 78th Street to the south; 9th Avenue to the west; and, 99th Street to the north.

Subarea C is defined by: 9th Avenue to the east; 78th Street to the south; Vancouver Lake to the west; and, 99th Street to the north.

History: The Lakeshore annexation area has been part of the VUGA since before the Growth Management Act in 1990.

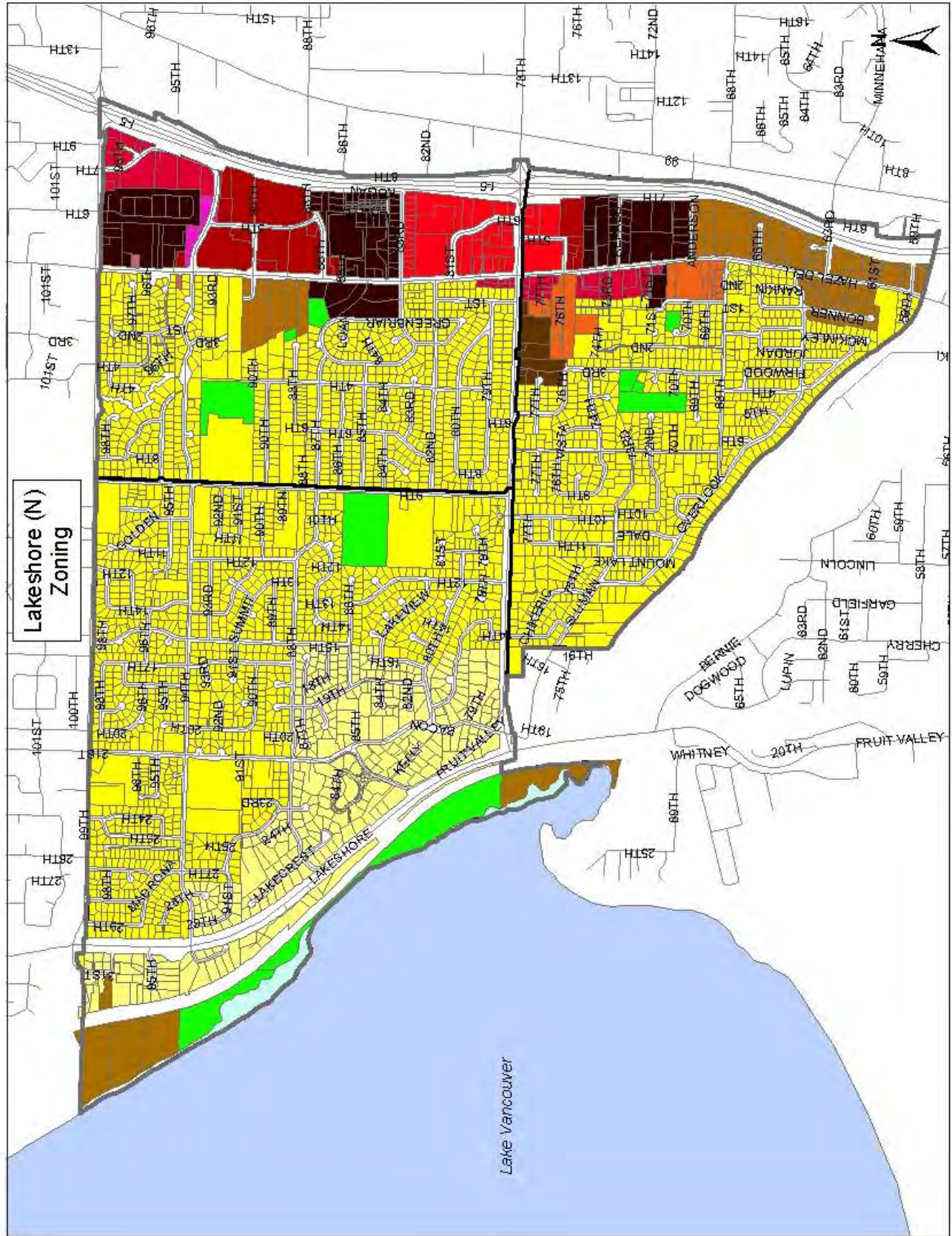
Services:

- Neighborhood Associations: There are two (2) county-recognized neighborhood associations located in the Lakeshore annexation area: NE Hazel Dell east of Hazel Dell Avenue, West Hazel Dell for the remainder of the area; change to City recognized association(s).
- Clark Regional Wastewater District
- Clark Public Utility water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 6; change to City of Vancouver
- Fort Vancouver Regional Library
- METRO Parks District
- Port of Vancouver
- Vancouver School Districts

Planning: There are no city planning efforts currently underway in the Lakeshore annexation area.

Annexation Status: NA

Mapping Area: N



Salmon Creek

Annexation Area Boundary: The Salmon Creek annexation area is defined by: I-5 to the east; Salmon Creek to the south; and, VUGA to the west and north.

Annexation Area Size: The Salmon Creek annexation area is approximately 3,350 acres (5.2 sq miles).

Annexation Subarea Boundaries: Due to the size and population of the Salmon Creek annexation area, the area was divided into four (4) subareas.

Subarea A is defined by: I-5 to the east; Salmon Creek to the south; creek to the west; and, 139th and Tenney Road to the north.

Subarea B is defined by: creek to the east; Salmon Creek to the south; VUGA to the west and northwest; and, 21st Avenue, 139th Street to the north.

Subarea C is defined by: I-5 to the east; Tenney and 139th Street to the south; VUGA to the west; and, 164th Street to the north.

Subarea D is defined by: I-5 to the east; 164th Street to the south; and, VUGA to the west and north.

History: Portions of the Salmon Creek annexation area were part of the VUGA in 1994, with significant land added in 2004 and 2007.

Services:

- Neighborhood Associations: There are three (3) county-recognized neighborhood associations located in the Salmon Creek annexation area: the southwest corner is in Felida, the middle in North Salmon Creek, and the northern area in Fairgrounds; change to City recognized association(s).
- Clark Regional Wastewater District
- Clark Public Utility water
- Clark County Sheriff; change to City of Vancouver
- Clark County transportation and land use permitting; change to City of Vancouver
- Waste Connections
- Fire District 6; change to City of Vancouver
- Fire District 12; change to City of Vancouver
- Fort Vancouver Regional Library
- METRO Parks District except those areas added in 2007
- Ports of Ridgefield and Vancouver
- Ridgefield and Vancouver School Districts

Planning: There are no city planning efforts currently underway in the Salmon Creek annexation area.

Annexation Status: NA

Mapping Area: **P**

