

HARVOLD PROPERTY ANNEXATION FAQs



Who proposed annexation of the Harvold property?

On November 17, 2022, **The Harvold Trust** delivered a written request to The City of Carnation to annex three of its parcels into the City.

Can the City force Harvold to annex their property?

No. The City has not asked the Harvold Trust to annex.

Can a property owner force the City of Carnation to accept their annexation request?

No. The Carnation City Council alone must agree for the annexation to happen.

Will the Harvold Trust property be annexed?

That has not been decided. The City Council discussed the issue at their January 3, 2023, Council meeting. Further analysis will be done before the City Council votes on the annexation request.

If the City Council votes to tentatively accept the annexation, then a petition will be circulated that requires consent to annexation by property owners holding not less than 60% of the assessed value of property subject to annexation. Final annexation will be pending the outcome and certification of the petition and review by a local boundary review board or annexation review board.

Does the City Manager make the final decision?

No. Annexations are a legislative matter. The City Manager does not have any legislative powers or authorities. The City Council will vote on the annexation request and a majority vote will decide the annexation request.

What are the benefits of annexation for the landowner?

The property owner will receive the benefits of public services the City offers its taxpayers.

What are the benefits of annexation to the City?

Benefits are yet to be determined. Beginning in January 2023, the City is conducting an impact analysis of this potential annexation.

Will the zoning of the property change?

That is unknown at the present time. The City is updating its zoning map in 2023. This map will be included as part of the Comprehensive Plan update required by the State of Washington in 2024. Whichever zoning is designated for potentially annexed parcels may change in the future regardless of the 2024 map.

HARVOLD PROPERTY ANNEXATION FAQs



What will be built on the Harvold property?

The Harvold Trust and any future buyer of the property will have to embark in the City's development and permitting process and then the City will know about potential developments.

When/if there is a formal proposal for actual development on those parcels the City Council will legislate according to City Code and the powers granted by the State Constitution. Then they will make decisions driven by policy documents such as the Comprehensive Plan and its own strategic vision.

Will housing be built on the Harvold parcels?

No housing is being developed on those parcels at this time. The only action that is factual is that the Harvold Family has requested annexation.

What is the community's role in this decision-making process?

The Annexation process is a public legislative one. For this reason, all decisions are made in the public City Council meetings. The public is encouraged to share its views with the Council in person at these meetings or through direct communication via email or letter.



Please note the Upick Farm will not be closing. There are strawberry fields north of Carnation at 7701 Carnation Duvall Rd NE.

What if a Carnation resident wishes to preserve the farmlands as they are?

Any party that wants to control the future of privately owned parcels may discuss purchase of the land with the private owner.

Will all decisions regarding annexation be made public?

By law, the Council can't make decisions behind closed doors. The Council may hold executive sessions where no minutes are taken and where only selected non-elected persons are present, however, all decisions must be made in public.

Does the City have an annexation plan?

Yes, the City produced an annexation plan in the Spring of 2022. The plan has been presented to the Economic Development Committee.

For more information on Washington state laws pertaining to annexation visit:

<https://app.leg.wa.gov/rcw/default.aspx?cite=35.10.217>

Ashlyn Farnworth, Public Information Officer
(425) 786-4402
ashlynfarnworth@carnationwa.gov