

A Neighborly Discussion



Time: June 29, 2019 @ 10:30 a.m.

Place: Ilwaco Heritage Museum

This document is available at: www.longbeachwa.gov/seaview

How did we get here?

There has been quite a few questions as to how this idea originated? Let me start by saying that, for the last 30 years, many different people have asked “Why don’t you annex Seaview?” For the first 29 years I said “We don’t want Seaview.” Last year, I pondered if I still felt that way. Here are reasons that I came up with that caused me to change my mind:

- I realized I know many people in Seaview, many I consider friends.
- Long Beach considered the look of Seaview architecture, among others, when we did our design review guidelines.
- Long Beach already provides water service.
- Our Police Department travels through there to cover Ilwaco.

What issues will need to be addressed?

Here is an abbreviated list:

- How does Seaview keep its identity separate from Long Beach and vice versa?
- Who would provide government services and what types? How many more calls for Police? What about sewer? What about Fire? Streets?
- How does this affect the services Long Beach currently provides to Long Beach and Ilwaco? What changes would we need to make to provide these services?

I floated the idea...

I started running the concept by people. I started with Mayor Phillips, city department heads, elected officials and Seaview residents that I knew. I would estimate half the responses started with why, the other half could see some merit. And it was just enough merit that kept me thinking about how to solve some nagging issues. I will admit that I haven't solved all of them yet, and they may never be completely addressed. I am sure there are many that I haven't thought of yet, but that is why I really felt we needed to have a discussion.

Assumptions

- Budget numbers are a realistic guess. Estimates for property taxes and water revenues are pretty well understood.
- Sales taxes are the biggest unknown and hardest to predict since the data sent to Department of Revenue doesn't segment the unincorporated county.
- Lodging Tax is estimated.
- Utilities and Infrastructure stay with current owners.
- Seaview area is roughly 30%-40% of Long Beach.

Government Access

- City Council meetings are the first and third Mondays and start at 7:00 p.m.
- Long Beach Planning Commission meets the second Tuesday and starts at 6:00 p.m.
- Long Beach uses a Hearings Examiner for Land Use decisions. They are held as needed at Long Beach City Hall.
- Long Beach City Hall is open Monday – Friday, 8:00 am to 5:00 pm
- Building and Planning permits are typically processed in 30 days.
- Long Beach Police Department is open Monday – Friday 8:00 am-1:00 pm and 2:00 pm-5:00 pm.

Identity

It is important for both areas to keep and enhance their individual identities. This can be done with some or all of the following:

- Keep existing Seaview land use regulations.
- Keep existing Seaview street numbering grid.
- Market each area separately: Long Beach as a tourist destination and Seaview as a quaint seaside village.
- Signage designating entering Seaview.
- The Post Office will remain the same.

This really is no different than districts in a large metropolitan area. It is part of the bigger city, but is known for its own identity.

Zoning

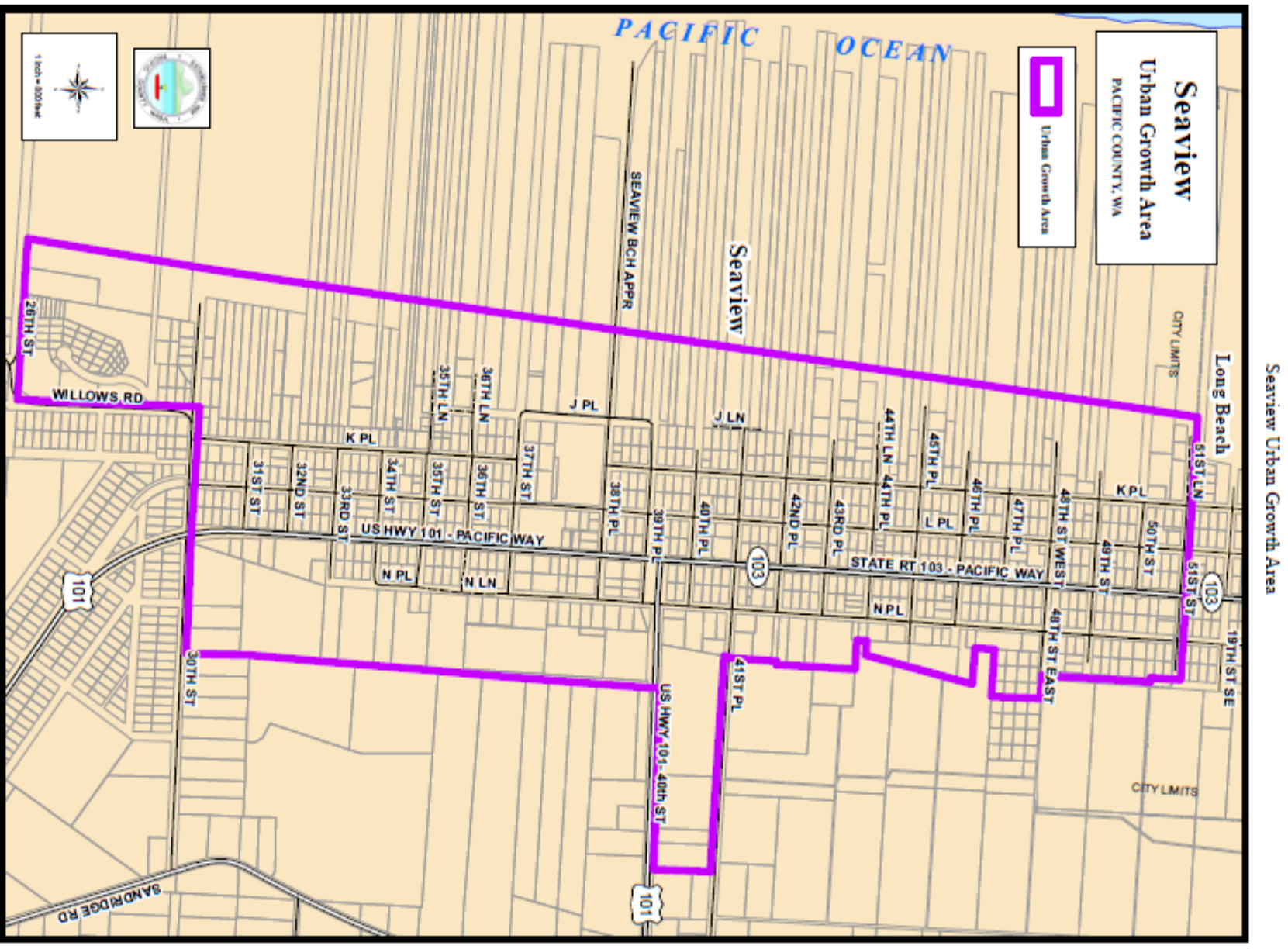
- Long Beach has a design theme for all commercial and about a third of the residential properties. We restrict the use and quantities of materials used for siding and have building design criteria. We are trying to achieve an early seashore theme. Seaview is governed by county zoning, Comprehensive Plan and Shoreline Master Program.
- Long Beach has a full-time planning staff available Monday – Friday.
- Design Review areas specify lot coverage, roof pitch and building coverage.
- Seaview land use would remain the same.
- Seaview residents would be part of the decision making process and have opportunity to be appointed or elected to the Planning Commission and City Council.

Seaview and Long Beach Area

Long Beach is roughly 1,050 acres.

Seaview UGA is 263 acres. If you include the dune area west of the UGA there is roughly 340 acres.





Seaview UGA

Tax Differences

- Long Beach overall rate of \$11.46 per thousand Assessed Value (AV)
- Seaview (District 22) overall rate of \$12.66 per thousand AV
- Differences:

Seaview	Long Beach
Port of Ilwaco (\$0.71/1000 AV)	Port of Peninsula (\$0.29/1000 AV)
Fire District #1 (\$1.76/1000 AV)	
Pacific County (\$1.49/1000 AV)	Long Beach (\$2.11/1000 AV)
Pacific County Roads (\$1.54/1000 AV)	

Seaview residents currently pay \$240 more in taxes for \$200,000 AV

Tax Differences

2019 Pacific County Assessor Tax Booklet Data

Seaview

DISTRICT 22

PACIFIC COUNTY	\$1.494572
COUNTY ROADS	\$1.539125
STATE SCHOOL LEVY PART 1	\$1.897445
STATE SCHOOL LEVY PART 2	\$0.706446
HOSP NO. 3 (SOUTH CO)	\$0.596780
HOSPITAL NO. 3 (CONSTRUCTION)	\$0.324208
TIMBERLAND LIBRARY	\$0.362124
FIRE NO. 1 LB PENINSULA	\$1.317158
FIRE NO. 1 EMS	\$0.439053
PORT OF ILWACO	\$0.303079
ILWACO INDUSTRIAL DEVELOP DISTRICT	\$0.404841
101 OCEAN BEACH M&O	\$1.398332
101 OCEAN BEACH BOND	\$1.099035
101 CAPITAL PROJECT-TECHNOLOGY/BLACK LAKE	\$0.774809
TOTAL PER THOUSAND \$ OF ASSESSED VALUE	\$12.657007

Long Beach

DISTRICT 34

PACIFIC COUNTY	\$1.494572
CITY OF LONG BEACH	\$2.114004
STATE SCHOOL LEVY PART 1	\$1.897445
STATE SCHOOL LEVY PART 2	\$0.706446
HOSP NO. 3 (SOUTH CO)	\$0.596780
HOSPITAL NO. 3 (CONSTRUCTION)	\$0.324208
TIMBERLAND LIBRARY	\$0.362124
PORT OF PENINSULA	\$0.287581
PENINSULA INDUSTRIAL DEVELOP DISTRICT	\$0.402197
101 OCEAN BEACH M&O	\$1.398332
101 OCEAN BEACH BOND	\$1.099035
101 CAPITAL PROJECT-TECHNOLOGY/BLACK LAKE	\$0.774809
TOTAL PER THOUSAND \$ OF ASSESSED VALUE	\$11.457533

Water Rate Comparison

Customers outside city limits pay a 50% surcharge for the basic charge. Average residential savings would be around \$19.78 per month on base.

Two Month Minimum bill for Single-Family Residential for up to 800 Cubic Feet

Current

Current

Annexed

Long Beach Minimum Bill

Water	\$ 72.52
Sewer	\$ 135.12
9% Tax	\$ 18.69
Storm Drain	\$ 27.88
9% Storm Drain Tax	\$ 2.51
Total	\$ 256.72

Seaview Minimum Bill

Water	\$ 108.82
9% Tax	\$ 9.79
Total	\$ 118.61

Seaview Minimum Bill Difference

Water	\$ 72.52	\$ 36.30
9% Tax	\$ 6.53	\$ 3.27
Total	\$ 79.05	\$ 39.57

Water Utility

Customers outside city limits pay a 50% surcharge for the basic charge. If Seaview were to annex, the city water fund would lose close to \$125,000 per year.

DESCRIPTION	Long Beach	Seaview ONLY	Combined Budget
REVENUE			
BEGINNING FUND BALANCE			209,879
TOTAL BEGINNING FUND BALANCE	209,879	209,879	209,879
WATER RECEIPTS	1,807,135	(125,000)	1,682,135
WATER CONNECTIONS	40,000		40,000
FUND CONTRIBUTIONS	10,000		10,000
TOTAL REVENUES	1,857,135	(125,000)	1,732,135
OTHER RECEIPTS	3,000	-	3,000
TOTAL NON-REVENUES	3,000	-	3,000
Loan repayment from Storm Water	10,000	-	10,000
TOTAL OTHER FINANCING SOURCES	10,000	-	10,000
TOTAL WATER OPERATIONS	2,080,014	(125,000)	1,955,014

Sewer Utility

- What would Seaview sewer want to do?
- What do the customers want to do?
- What does the board wish to do?
- It is a separate district.
- RCW says city can outright assume it or leave it alone. Can assume at any time.

- LB Sewer Rates – \$67.60 for Single-Family Residential per month
- Seaview Sewer Rates - \$55.00 for Single-Family Residential per month

Stormwater and Drainage Issues

- Currently Seaview is part of the Flood Control District, while Long Beach residents are not. Stormwater in Long Beach is \$12.07 per month. Do Seaview residents want us to take that on, or is it even possible with the county drainage system (age, outfalls)?
- Long Beach petitioned PCFCD#1 and was approved to exit flood control.

B. The service charge shall be as follows:

1. Parcels of total size of 1,000 square feet or less; \$7.60.
2. Parcels of total size greater than 1,000 square feet and less than or equal to one (1) acre; \$21.60.
3. Parcels of total size greater than one (1) acre and less than or equal to ten (10) acres; \$41.60.
4. Parcels of total size greater than ten (10) acres and less than or equal to forty (40) acres; \$62.00.
5. Parcels of total size greater than forty (40) acres; \$126.00.

Streets

- Long Beach residents passed a Transportation Benefit District tax. This adds .2% sales tax for a total of 8.3% sales tax. The tax generates around \$120,000+ annually and is earmarked for road improvements.
- The Transportation Benefit District tax runs for 10 years. It is up to the council and voters to renew.
- Long Beach stripes streets, replaces old and damaged signage and fills potholes annually. Repaving is done as money is available.
- Long Beach provides street lighting.
- The city will add one additional employee to the Streets Department.

Parks

- I am not aware of any parks in Seaview.
- Long Beach has many small and medium sized parks.
- The city is the steward of 100+ acres of dunes set aside for recreational purposes by Washington State Parks.
- We developed and maintain the Discovery Trail.
- Culbertson Park is planned for \$182,500 in improvements in 2019 to make the park more accessible to people with disabilities. This was paid for with a combination of public and private grants along with city tax money.

Recently Remodeled Stanley Field

The City used an RCO matching grant to provide over \$500,000 of improvements in 2015.



Law Enforcement

- Long Beach Police Department covers Long Beach and Ilwaco with a 7 officer department covering about 2200 combined residents (1 officer per 315 residents). The Pacific County Sheriff covers the entire county. Both departments back each other up as needed. Pacific County covers 22,036 residents with 17 employees that respond to calls. That equals 1 employee per 890 residents.
- Long Beach would add 2 additional police officers to the Department.
- Chief Wright estimates response times to most Seaview calls would be under ten minutes.

Fire and Aid

- The City of Long Beach has a volunteer Fire Department and uses Medix for aid calls. The Fire Department is funded by the general fund. Medix provides emergency medical service out of Ilwaco.
- Seaview is covered by Fire District 1, with a station in Seaview. Fire District 1 is funded by property taxes.
- Washington Survey and Rating Bureau rates Long Beach as a Class 6 and Fire District 1 as a Class 5 in Seaview. Lower numbers are better.
- A home valued at \$200,000 under Class 6 runs \$618 and a Class 5 runs \$542 for a year of fire insurance.

Fire and Aid

- 2018 Calls for LB Fire = 102, aid = 338
- Calls for District 1 fire = 252, aid = 2,177

	Long Beach	Seaview
Assessed Value	\$200,000	\$200,000
Total Property Tax Rate	\$ 11.457533	\$ 12.657007
Tax Rate for Fire Protection	\$ 0.169120	\$ 1.317158
Tax Rate for Aid Protection		\$ 0.439053
Cost for Fire Protection	\$33.82	\$263.43
Cost for Aid		\$87.81
Total tax	\$33.82	\$351.24

* Long Beach appropriates 8% of property tax to Fire Department operations.

Business Related Differences

- Business License – City Business License = \$125 / Year
- B & O – 0.2% on gross sales
- Sales Tax – With Transportation Benefit District = 8.3%
- Lodging Tax – Long Beach collects 5%, for total tax of 11.3%

Long Beach promotes business by:

Advertising the city and peninsula, working with the merchants association, providing manpower for festivals, and promoting new businesses with ribbon cuttings.

Benefits Long Beach Would Receive:

- We need to recognize that we are truly one community, and the economic and social issues affect everybody in this area.
- Annexation provides a larger pool to draw candidates for public office and appointed positions.
- More residents will provide more diverse input on important public policies and decisions.

Annexation Methods

I would imagine three likely scenarios.

1. Annexation by petition – Property Valuation method
2. Annexation by petition – Registered Voter method
3. Annexation by interlocal agreement

All are possible, but they are listed in most likely order. Here is a link that provides information on ways to annex:

<http://mrsc.org/Home/Explore-Topics/Legal/General-Government/Annexation/Annexation-Methods.aspx>

Comments from the Internet:

- I have nothing against Long Beach, I just like living outside the city. Comfort knowing my community still cares.
- We like the way it is in Seaview, peaceful old-fashioned beauty.
- Don't do it. If Long Beach takes over the whole peninsula will suffer. Keep them in their place and let us live in our little communities in peace.
- We like our little community here and have no desire to be part of Long Beach.

Comments from the Internet:

- You would have a whole different fire and ambulance service...not good.
- Actually, by doing this they will get rid of the fire station in Seaview - pretty much the whole peninsula will be run by one fire station.
- I am bothered about losing Fire District 1.

Comments from the Internet:

- Long Beach just wants the beach front and dunes to develop.
- Heads up SEAVIEW.. Annexation would include major dune development in addition to many changes.

Comments from the Internet:

- So now all Seaview residents can pay for city hall, fire, cops, plus all city taxes for things they get by paying county taxes.
- All I have heard is that Seaview needs to be annexed to help pay to rebuild the Long Beach boardwalk.
- Is Long Beach going to take over all the roads that the county maintains? And the storm drainage? What about tax revenue?
- Would there be any benefits? I don't see any at the moment as a homeowner and business owner in Seaview, just seems like a money grab.

Potential Downside to Long Beach:

- More residents and area could impact levels of service to existing city residents.
- The reduction of the water surcharge will reduce the Water Department revenue by \$125,000 this year alone.
- Seaview infrastructure may need more care and maintenance and divert current Long Beach money to Seaview area.

Estimated Budget differences are attached: