



Planning Division | 616 NE 4th Ave | Camas, WA 98607

STAFF REPORT

HSR Capital (Webberley Property) Annexation Zoning
City File No. ANNEX23-01

TO: Troy Hull, Chair
Planning Commission

DATE: March 21, 2023

FROM: Alan Peters, Community Development Director

SUMMARY

The Community Development Department received a petition from HSR Capital, LLC, requesting annexation of 11 properties totaling 53.39 acres into the City of Camas by the 60% petition annexation method (RCW 35A.14.120). The subject properties are located directly north of Camas High School, are bounded on three sides by Camas city limits, and are within the City's Urban Growth Area.

On March 6, 2023, City Council accepted the petitioner's notice to of intent to commence annexation proceedings. With this acceptance, City Council also will require the simultaneous adoption of a proposed zoning regulation for the subject properties, consistent with the North Shore Subarea Plan. This means the City must determine an appropriate zoning designation(s) for the properties to be applied at the time of annexation.

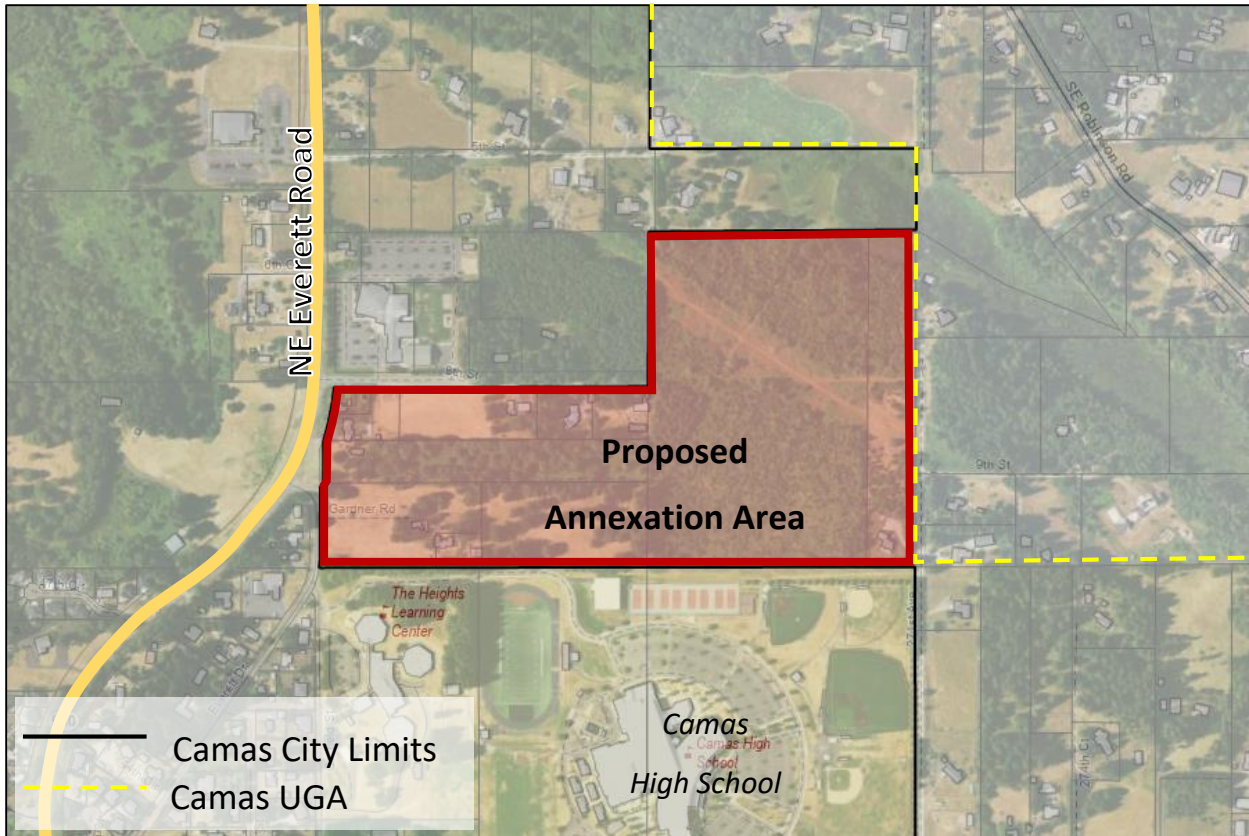


Figure 1: Location of proposed annexation area.

BACKGROUND

RCW Chapter 35A.14 sets out the methods of annexation for code cities. Of the eleven annexation methods available, the 60% petition method or direct petition method provided for in RCW 35A.14.120 is most used. This method requires a petition of property owners representing at least 60% of the assessed property value of the area proposed for annexation.

The direct petition method is initiated by submittal to a city of a notice of intent to commence annexation proceedings. The initiating party or parties submitting this notice of intent must represent at least 10% of the assessed value of the area proposed for annexation. HSR Capital, LLC, signed the petition as the initiating party. Their 26.52-acre property has an assessed value of \$4,886,730, representing 46.80% of the total assessed value of the proposed area for annexation.

Following receipt of a valid notice of intent, RCW 35A.14.120 requires that the City Council set a date (not later than 60 days after the filing of the notice) for a meeting with the initiating parties. This meeting occurred on March 6, 2023, and City Council voted to:

1. Accept the petitioner’s notice of intent to commence annexation proceedings with boundaries as presented by the applicant;

2. Require the simultaneous adoption of a proposed zoning regulation consistent with the North Shore Subarea Plan; and
3. Require the assumption of all existing city indebtedness by the area to be annexed.

The properties are currently in Clark County’s Single-family Residential (R1-6) zone with an Urban Holding (UH-10) overlay. The properties are within the newly created North Shore Subarea, and are located within four new comprehensive plan land use designations: North Shore Commercial, North Shore Multi-Family High, North Shore Single-Family Low, and North Shore Open Space/Parks.

While the plan adoption has been completed, corresponding zoning designations have not yet been adopted into the Camas Municipal Code or as part of the zoning map. Before the Planning Commission can hold a hearing to recommend zoning designations for the subject properties to be applied at the time of annexation, the North Shore zoning must first be completed and adopted.

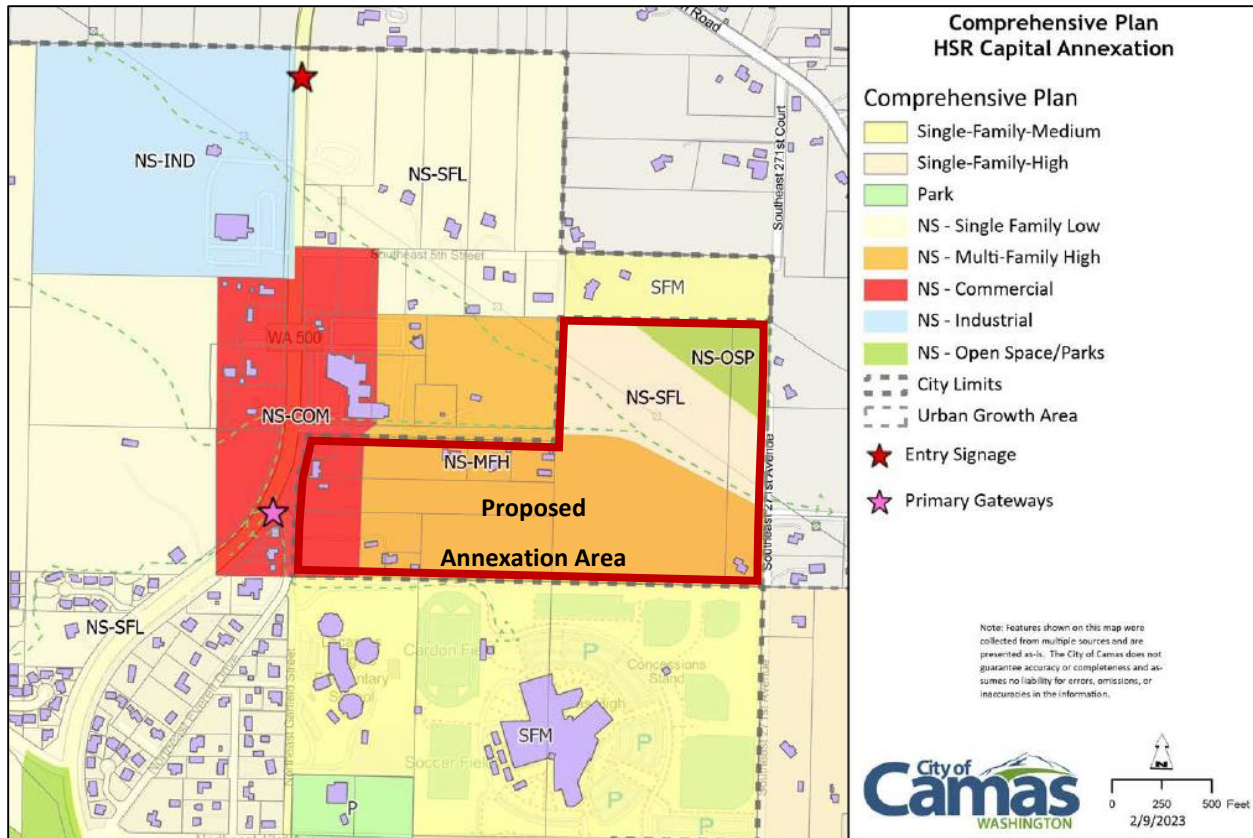


Figure 2: Comprehensive plan land use designations map.

CONCLUSION

Adoption of North Shore zoning regulations and an updated zoning map will be completed this spring. Following this adoption, Staff will schedule a public a hearing for the Planning Commission to recommend appropriation zoning designations for the subject properties to be applied at the time of annexation, consistent with the direction of City Council.