



Staff Report

July 17, 2023, Council Regular Meeting

Public Hearing - HSR Capital (Webberley Property) Annexation Request

Presenter: Alan Peters, Community Development Director

Time Estimate: 20 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: The City of Camas received a petition from HSR Capital, LLC, requesting annexation of 11 properties totaling 53.39 acres into the City 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. Council accepted the petitioner's notice of intent to commence annexation proceedings at its March 6, 2023, meeting.

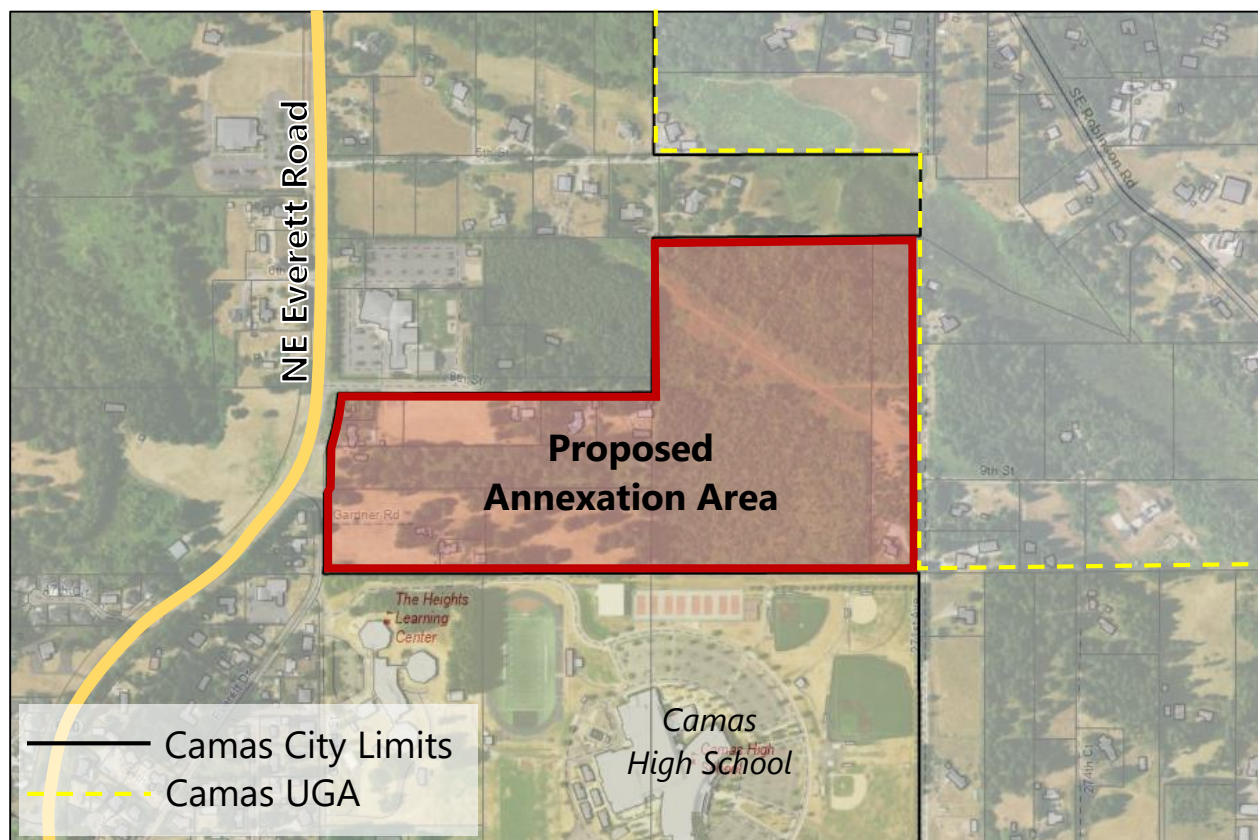


Figure 1: Location of proposed annexation area.

SUMMARY: The proposed annexation area consists of 11 individual properties (see Table 1) totaling 53.39 acres. HSR Capital is the owner of parcel no. 178140-000, a 26.52-acre property formerly owned by the Webberley family.

Table 1: Properties within the proposed annexation area.

Parcel no.	Owner	Acreage	Value	% of Total Value
178105-000	Envision Group, LLC	5.03	\$515,751	4.94%
178108-000	Rekdahl Donald A & Rekdahl Shirley M Trustees	5.09	\$472,342	4.52%
178120-000	Cathy D Waller	0.96	\$633,643	6.07%
178140-000	HSR Capital, LLC	26.52	\$4,886,730	46.80%
178159-000	Rekdahl Donald A & Rekdahl Shirley M Trustees	4.36	\$478,189	4.58%
178169-000	Rekdahl Donald A & Rekdahl Shirley M Trustees	0.56	\$528,973	5.07%
178178-000	Burton F Place & Karen L Place	2.60	\$431,795	4.14%
178212-000	Janice A Ormond	0.36	\$406,599	3.89%
178216-000	Con McClure & Debra McClure	1.06	\$353,760	3.39%
178219-000	Carolyn Lee Masuoka & Jason Kurtis Bennett Masuoka	1.06	\$784,215	7.51%
178241-000	Mark Hagensen & Lori Hagensen	5.79	\$949,246	9.09%
		Total	\$10,441,243	100%

Nine of the properties are developed with single-family residences and residential accessory structures. The remaining two properties, including the 26.52-acre HSR Capital property, are undeveloped. Camas High School is located immediately to the south.

The properties are currently in Clark County's Single-family Residential (R1-6) zone with an Urban Holding (UH-10) overlay. The proposed annexation area is within Camas' Urban Growth Area and is bounded on the north, south, and west by Camas' city limits. 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. Proposed zoning for the subject properties is shown in Figure 2 and include North Shore Mixed Use (MX-NS), North Shore Higher Density Residential

(HD-NS), North Shore Lower Density Residential (LD-NS), and North Shore Park/Open Space (POS-NS).

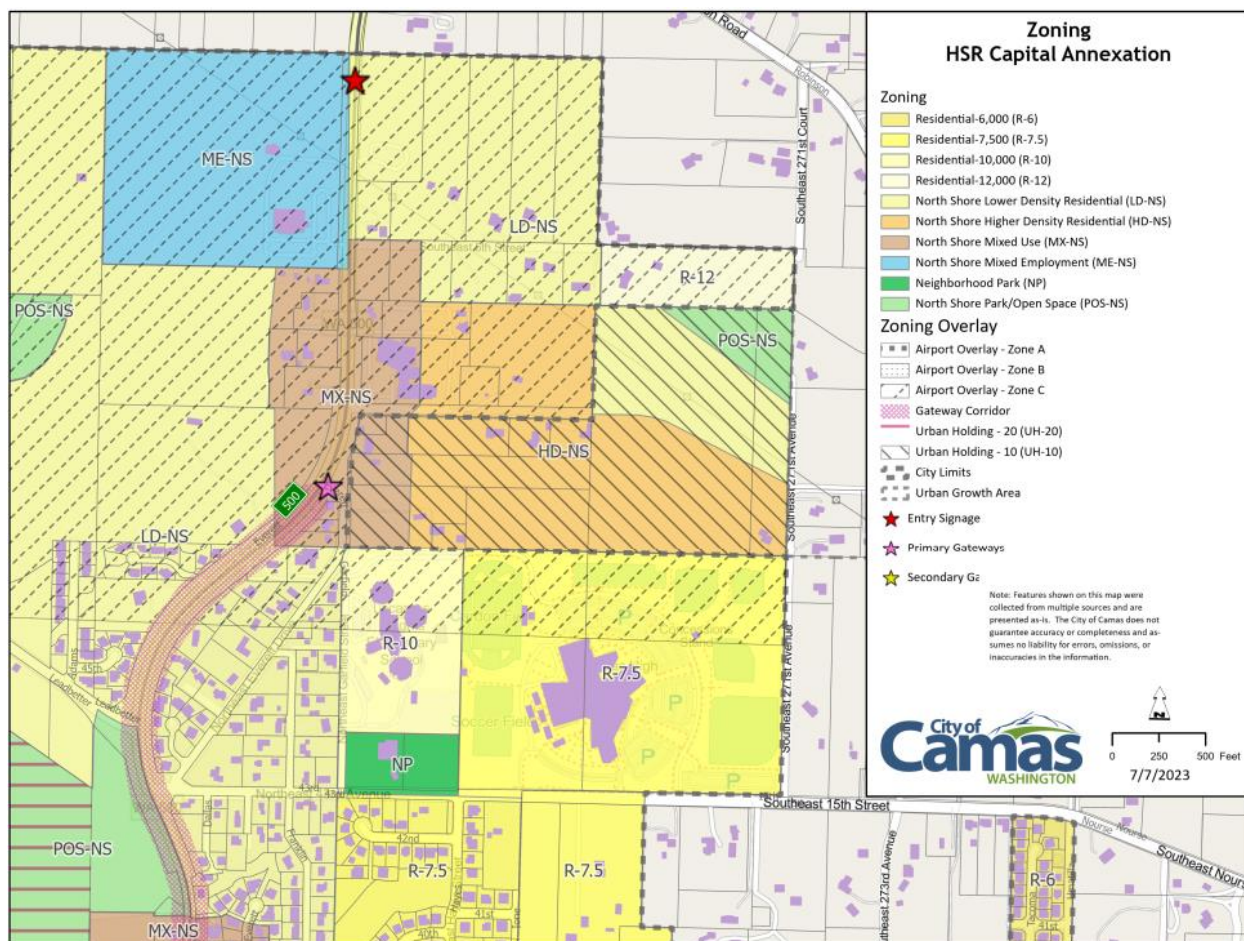


Figure 2: Proposed Zoning Map.

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

Initiation of the 60% Petition 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. The applicant submitted a valid notice on January 6, 2023.

Meeting with Initiators on the Annexation Proposal

Following receipt of a valid notice of intent, RCW 35A.14.120 requires that the City Council set a date for a meeting with the initiating parties. On March 6, 2023, Council met and voted to accept the petitioner's notice of intent to commence annexation proceedings with the boundaries as legally described; require the simultaneous adoption of a proposed zoning regulation consistent with the North Shore Subarea Plan and RCW 35A.14.340; and require the assumption of all existing city indebtedness by the area to be annexed.

Filing of Petition

On May 17, 2023, the applicant submitted a signed 60% petition form to the City of Camas. The form has been signed by the owners of three properties (parcel nos. 178140-000, 178241-000, 178105-000). Together these three properties consist of 37.34 total acres and 60.8% of the total assessed value. Staff forwarded the petition to the Clark County Assessor's Office which provided a Certification of Sufficiency dated July 6, 2023.

The applicant submitted an amendment to the petition on July 11, 2023, with additional signatures representing three additional properties (parcel nos. 178108-000, 178159-000, 178169-000). These properties together include 10.01 acres and include 14.17% of the total assessed value. The Clark County Assessor's Office was not able to review the signatures for sufficiency by the date of this report. If found sufficient, the amended petition would include signatures for 74.97% of the assessed value and 47.35 acres of the total 53.39-acre area.

Hearing on Petition

Pursuant to RCW 35A.14.130, once an annexation petition has been filed, Council is to hold a hearing on the proposed annexation and decide whether to approve the annexation. Council may annex all or any portion of the area proposed for annexation, but it may not include any property not described in the annexation petition.

BENEFITS TO THE COMMUNITY: The proposed annexation would help implement the Camas 2035 Comprehensive Plan and North Shore Subarea Plan by bringing lands within the City's Urban Growth Area into Camas City Limits. The City would benefit from additional commercial, residential, and open space lands.

BUDGET IMPACT: The City will be responsible to provide services to the annexed area, however; additional property tax revenues would be anticipated if the properties are further developed. There are no capital facilities projects planned in the project boundaries, so public improvements in the annexed area would need to be built by the developer at their own cost.

RECOMMENDATION: Staff recommends Council conduct a public hearing and accept the proposed annexation and apply the appropriate North Shore zoning designations as shown in Exhibit 3 (Zoning Map). Council should also direct the City Attorney to prepare an ordinance for adoption at the August 7, 2023, Council meeting.