

Webberley Annexation 60% Petition to Annex

Date: May 2023

Submitted to: City of Camas
Community Development
616 NE 4th Avenue
Camas, WA 98607

Applicant: HSR Capital, LLC
500 E Broadway, Suite 120
Vancouver, WA 98661
Andy Swanson
(503) 936-8514
andy@hsr-capital.com

AKS Job Number: 8397



9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

Submittal Items
(One Original)

1. Application Form
2. Narrative
3. Legal Description
4. 60% Petition for Annexation

1. Application Form



Community Development Department | Planning
 616 NE Fourth Avenue | Camas, WA 98607
 (360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form HSR Capital aka Webberly Property **Case Number:** ANNEX23-01

Applicant Information

Applicant/Contact: HSR Capital, LLC (Andy Swanson) Phone: (503) 936-8514

Address: 500 E Broadway, Suite 120 andy@hsr-capital.com

Street Address E-mail Address
 Vancouver WA 98661
 City State ZIP Code

Property Information

Property Address: 178105-000, 178108-000, 178120-000, 178140-000, 178159-000, 178169-000, 178178-000, 178212-000, 178216-000, 178219-000, and 178241-000

Street Address County Assessor # / Parcel #
 Camas WA 98607
 City State ZIP Code

Zoning District Single-family Residential (R1-6) Site Size ± 53.39 Acres

Description of Project

Brief description:
 This application is the 60% petition to annex 11 parcels into the City.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES ☐ NO ☒

Permits Requested: ☐ Type I ☐ Type II ☐ Type III ☒ Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: HSR Capital, LLC (Andy Swanson) Phone: (503) 936-8514

Last First
 500 E Broadway Suite 120
 Street Address Apartment/Unit #
 E mail Address: Vanocuver WA 98661
 andy@hsr-capital.com City State Zip

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature:  Date: 5/15/2023

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 5/17/23	Pre-Application Date:	\$4,013.00 Receipt # 5/17/23 by KM Validation of Fees
Alan Peters Staff:	Related Cases #	
<input type="checkbox"/> Electronic Copy Submitted		

Application Checklist and Fees [updated on January 1, 2023]

◇ Annexion	\$944 - 10% petition; \$4,013 - 60% petition	001-00-345-890-00	\$ 4,013
◇ Appeal Fee		001-00-345-810-00	\$436.00 \$
◇ Archaeological Review		001-00-345-810-00	\$150.00 \$
◇ Binding Site Plan	\$2,055 + \$24 per unit	001-00-345-810-00	\$
◇ Boundary Line Adjustment		001-00-345-810-00	\$113.00 \$
◇ Comprehensive Plan Amendment		001-00-345-810-00	\$6,373.00 \$
◇ Conditional Use Permit			
Residential	\$3,738 + \$105 per unit	001-00-345-810-00	\$
Non-Residential		001-00-345-810-00	\$4,734.00 \$
◇ Continuance of Public Hearing		001-00-345-810-00	\$573.00 \$
◇ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$848.00 \$
(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)			
◇ Design Review			
Minor		001-00-345-810-00	\$474.00 \$
Committee		001-00-345-810-00	\$2,598.00 \$
◇ Development Agreement	\$959 first hearing; \$590 ea. add'l hearing/continuance	001-00-345-810-00	\$
◇ Director's Interpretation			\$350.00 \$
◇ Engineering Department Review - <i>Fees Collected at Time of Engineering Plan Approval</i>			
Construction Plan Review & Inspection	(3% of approved estimated construction costs)		
Modification to Approved Construction Plan Review	(Fee shown for information only)		\$459.00
Single Family Residence (SFR) - Stormwater Plan Review	(Fee shown for information only)		\$228.00
Gates/Barrier on Private Street Plan Review	(Fee shown for information only)		\$1,139.00
◇ Fire Department Review			
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$308.00 \$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$384.00 \$
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$460.00 \$
◇ Franchise Agreement Administrative Fee			\$5,696.00 \$
◇ Home Occupation			
Minor - Notification (No fee)			\$0.00
Major		001-00-321-900-00	\$75.00 \$
◇ LI/BP Development	\$4,734 + \$41.00 per 1000 sf of GFA	001-00-345-810-00	\$
◇ Minor Modifications to approved development		001-00-345-810-00	\$378.00 \$
◇ Planned Residential Development	\$38 per unit + subdivision fees	001-00-345-810-00	\$
◇ Plat, Preliminary			
Short Plat	4 lots or less: \$2,118 per lot	001-00-345-810-00	\$
Short Plat	5 lots or more: \$7,848 + \$250 per lot	001-00-345-810-00	\$
Subdivision	\$7,848 + \$250 per lot	001-00-345-810-00	\$
◇ Plat, Final:			
Short Plat		001-00-345-810-00	\$219.00 \$
Subdivision		001-00-345-810-00	\$2,598.00 \$
◇ Plat Modification/Alteration		001-00-345-810-00	\$1,308.00 \$
◇ Pre-Application (Type III or IV Permits)			
No fee for Type I or II			
General		001-00-345-810-00	\$387.00 \$
Subdivision (Type III or IV)		001-00-345-810-00	\$996.00 \$
◇ SEPA		001-00-345-890-00	\$886.00 \$
◇ Shoreline Permit		001-00-345-890-00	\$1,308.00 \$
◇ Sign Permit			
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$45.00 \$
Master Sign Permit		001.00.322.400.00	\$138.00 \$
◇ Site Plan Review			
Residential	\$1,259 + \$34 per unit	001-00-345-810-00	\$
Non-Residential	\$3,146 + \$68 per 1000 sf of GFA	001-00-345-810-00	\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00	\$
	\$4,435 + \$34 per res unit + \$68 per 1000 sf of GFA		
◇ Temporary Use Permit		001-00-321-990-00	\$88.00 \$
◇ Variance (Minor)		001-00-345-810-00	\$760.00 \$
◇ Variance (Major)		001-00-345-810-00	\$1,417.00 \$
◇ Zone Change (single tract)		001-00-345-810-00	\$3,659.00 \$

Fees reviewed & approved by Planner:

5/17/23

Initial

Date

Total Fees Due:

\$ 4,013.00

2. Narrative



BEND, OR
2777 NW Lolo Drive, Suite 150
Bend, OR 97703
(541) 317-8429
www.aks-eng.com

KEIZER, OR
3700 River Road N, Suite 1
Kelzer, OR 97303
(503) 400-6028

TUALATIN, OR
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

VANCOUVER, WA
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

Date: 5/15/2023
To: City of Camas Community Development Department
From: Michael Andreotti, RLA
Project Name: Webberley Annexation
AKS Job No.: 8397
Project Site: East of SR-500 and north of Camas High School
Subject: Webberley Annexation - 60% Petition to Annex

This memo is written to discuss the proposed petition to annex 11 properties into the City of Camas (City).

The Applicant is proposing to annex 11 properties just north of Camas High School into the City. The properties are identified as Clark County Parcel Numbers 178105-000, 178108-000, 178120-000, 178140-000, 178159-000, 178169-000, 178178-000, 178212-000, 178216-000, 178219-000, and 178241-000. The total area proposed for annexation is ±53.39 acres and all parcels are located within the Camas Urban Growth Area (UGA) and within the recently approved North Shore Subarea boundary.

This 60 percent petition to annex is submitted by HSR Capital, LLC, which is the owner of Parcel 178140-000. This parcel is valued at \$4,886,730.00. Also approving the annexation are the owners of Parcels 178105-000 and 178241-000. These properties are valued at \$515,751 and \$949,246 respectively. Therefore, the total value of the properties petition to annex is \$6,351,727, representing 60.83 percent of the total value of all parcels in the proposed annexation area. The proposed annexation is a logical step for the parcels given that parcels to the north, south, and west are within City Limits. The parcels to the east are outside of the UGA, and are therefore not included in the annexation petition. Additionally, the parcels proposed for annexation are within the North Shore Subarea.

Public services, including water and sewer, are available in SR-500 on the west boundary of the annexation area. Emergency services, garbage service, and transportation infrastructure are also constructed along the area's west boundary. Extension of these public services into the annexation area is not part of a City capital project and would occur with the future development of parcels within the annexation area.

The Applicant submitted 10 percent annexation to the City on January 6, 2023, and received approval from the City Council to commence 60 percent annexation proceedings with the boundaries on March 6, 2023.

A list of the properties with pertinent information is included below:

Parcel Number	Parcel Owner	Parcel Size (per GIS data)	Parcel Value	Percent of Total Value	Agreed and Sign
178105-000	Envision Group, LLC 19408 NE 22 nd Circle Vancouver, WA 98684	5.03 Acres	\$515,751	4.94%	Yes
178108-000	Rekdahl Donald A & Rekdahl Shirley M Trustees 921 SE Gardner Road Camas, WA 98607	5.09 Acres	\$472,342	4.52%	
178120-000	Cathy D Waller 817 SE Everett Road Camas, WA 98607	0.96 Acres	\$633,643	6.07%	
178140-000	HSR Capital, LLC 500 Broadway Street, Ste 120 Vancouver, WA 98660	26.52 Acres	\$4,886,730	46.80%	Yes
178159-000	Rekdahl Donald A & Rekdahl Shirley M Trustees 921 SE Gardner Road Camas, WA 98607	4.36 Acres	\$478,189	4.58%	
178169-000	Rekdahl Donald A & Rekdahl Shirley M Trustees 921 SE Gardner Road Camas, WA 98607	0.56 Acres	\$528,973	5.07%	
178178-000	Burton F Place & Karen L Place 26503 SE 8 th Street Camas, WA 98607	2.60 Acres	\$431,795	4.14%	
178212-000	Janice A Ormond 26209 SE 6 th Street Camas, WA 98607	0.36 Acres	\$406,599	3.89%	
178216-000	Con McClure & Debra McClure 21320 NE Dole Valley Road Yacolt, WA 98675	1.06 Acres	\$353,760	3.39%	
178219-000	Carolyn Lee Masuoka & Jason Kurtis Bennett Masuoka 26519 SE 8th Street Camas, WA 98607	1.06 Acres	\$784,215	7.51%	
178241-000	Mark Hagensen & Lori Hagensen 1008 SE 271 st Avenue Camas, WA 98607	5.79 Acres	\$949,246	9.09%	Yes
Total			\$10,441,243	100%	60.83%

3. Legal Description



BEND, OR
2777 NW Lolo Drive, Suite 150
Bend, OR 97703
(541) 317-8429
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(503) 563-6151

VANCOUVER, WA
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

LEGAL DESCRIPTION FOR HSR CAPITAL, LLC

ANNEXATION TO THE CITY OF CAMAS

A tract of land located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter all in Section 35, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the northeast corner of the Northeast Quarter of said Section 35;

Thence South 01°41'43" West, along the east line of the Northeast Quarter of said Section 35, a distance of 2656.90 feet to the southeast corner thereof;

Thence North 88°42'20" West, along the south line of the Northeast Quarter of said Section 35, a distance of 260.01 feet to a point 260.00 feet west of, when measured perpendicular to, the east line of the Northeast Quarter of said Section 35, said point being the southeast corner of that tract of land described in that Purchaser's Assignment of Contract and Deed to Mark and Lori Hagensen recorded July 13, 1995, under Auditor's File Number 9507130065, records of said county, and the POINT OF BEGINNING;

Thence North 01°41'43" East, along the east line of said Hagensen tract being parallel with the east line of the Northeast Quarter of said Section 35, a distance of 1327.97 feet to the north line of the Southeast Quarter of the Northeast Quarter of said Section 35, said point being the northeast corner of said Hagensen tract;

Thence North 88°48'38" West, along the north line of the Southeast Quarter of the Northeast Quarter of said Section 35, a distance of 1062.89 feet to the northeast corner of the Southwest Quarter of the Northeast quarter of said Section 35;

Thence South 01°31'07" West, along the east line of the Southwest Quarter of the Northeast Quarter of said Section 35, a distance of 611.05 feet to the south line of that tract of land described in that Quit Claim Deed to Clark County, Washington recorded June 5, 1957, under Auditor's File Number G219359, records of said county;



Thence North 88°54'54" West, along the south line of said Clark County tract, 1244.54 feet to the east right-of-way line of State Route 500 (SR500), said point being 75.00 east of, when measured radial to, the centerline of SR500, and said point also being on a non-tangent 1030.00-foot radius curve to the right, the center of which bears North 83°05'49" West;

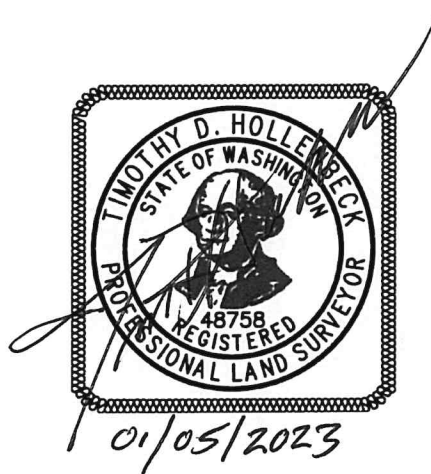
Thence along said non-tangent 1030.00-foot radius curve to the right and said right-of-way line, through a central angle of 14°18'37", the chord of which bears South 14°03'30" West, 256.59 feet, and arc distance of 257.26 feet to a point 20.00 feet east of, when measured perpendicular to, the west line of the Northeast Quarter of said Section 35, said point being on the east right-of-way line of Northeast Everett Drive;

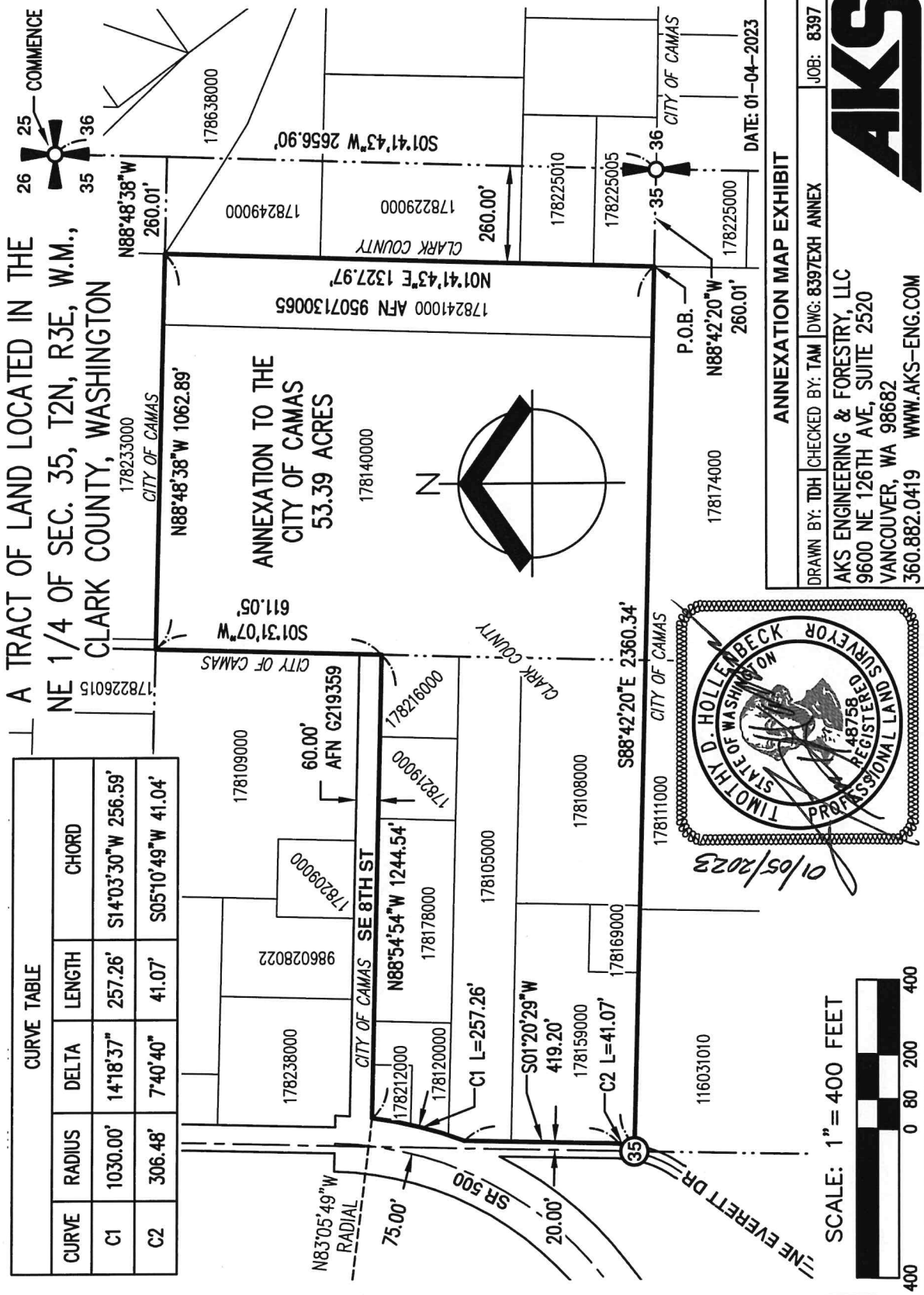
Thence South 01°20'29" West, along the east right-of-way line of Northeast Everett Drive being parallel with the west line of the Northeast Quarter of said Section 35, a distance of 419.20 feet to a point of curvature with a 306.48-foot radius curve to the right;

Thence along said 306.48-foot radius curve to the right, leaving said parallel line and continuing along the east right-of-way line of Northeast Everett Drive, said right-of-way line being 20.00 feet east of, when measured radial to the centerline of said Drive, through a central angle of 07°40'40", the chord of which bears South 05°10'49" West, 41.04 feet, an arc distance of 41.07 feet to the south line of the Northeast Quarter of said Section 35;

Thence South 88°42'20" East, along the south line of the Northeast Quarter of said Section 35, a distance of 2360.34 feet to the POINT OF BEGINNING.

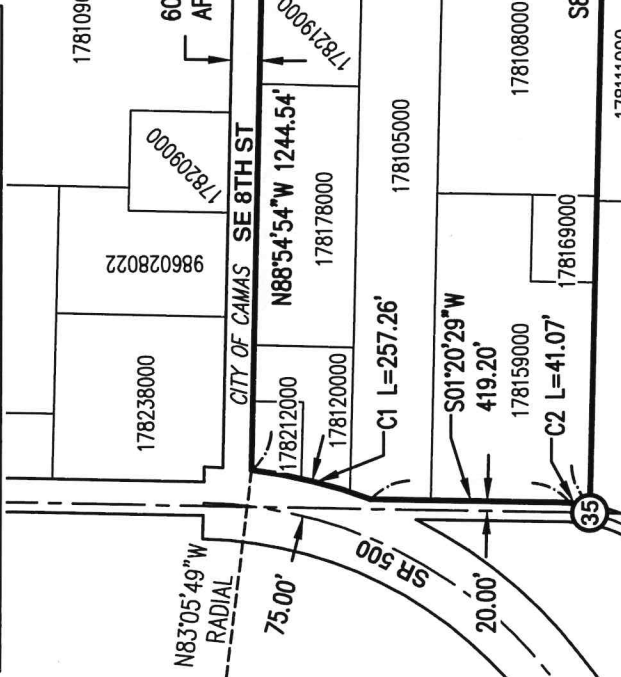
Contains 53.39 acres, more or less.





A TRACT OF LAND LOCATED IN THE
NE 1/4 OF SEC. 35, T2N, R3E, W.M.,
CLARK COUNTY, WASHINGTON

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1030.00'	14°18'37"	257.26'
C2	306.48'	7°40'40"	41.07'



ANNEXATION MAP EXHIBIT

DRAWN BY: TDH | CHECKED BY: TAM | DWG: 8397EXH ANNEX | JOB: 8397

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, SUITE 2520
VANCOUVER, WA 98682
360.882.0419 WWW.AKS-ENG.COM

AKS

SCALE: 1" = 400 FEET

0 80 200 400

4. 60% Petition for Annexation



60% PETITION FOR ANNEXATION INTO THE CITY OF CAMAS

We the undersigned hereby petition the City of Camas to have our property as described below annexed to the City of Camas. We certify that we are the legal owners of such property and are aware that our signatures will be combined with the required signatures to represent at least sixty percent (60%) or more of the total value of all property within the area we are asking to be annexed.

A legal description will be required for the entire annexation area at time of formal petition submittal.


The City Council requires assumption of existing city indebtedness by the area to be annexed

Yes ☒ No ☐

The City Council requires the simultaneous adoption of a proposed zoning regulation for the area to be annexed

Yes ☒ No ☐

WARNING: Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PARCEL #	SIGN & PRINT NAME	ADDRESS	DATE SIGNED	OWNER	VOTER
178140000		500 E Broadway St #120 Vancouver WA 98660	4/19/23	X	
178241000	Mark Hagensen	1006 SE 271 AVE CAMAS WA	4/19/23	X	
178241000	Lori Hagensen	1008 SE 271 AVE CAMAS	4/19/23	X	
178105000	Ching-Yi Lin	903 SE Everett Rd. Camas WA	5/4/23	X	

City of Camas
616 NE 4th Avenue
Camas, WA 98607
360-834-2462

Finance Office Hours:
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 05/17/2023 01:25 PM
Receipt No. 00753838
Receipt Date 05/17/2023
CR plan 4,013.00
annex
annexation 4,013.00

Cash: 0.00
Other: 4,013.00
Check: 4,013.00

Total: 4,013.00
Change: 0.00

Check No:

HSR CAPITAL LLC
Customer #: 000000
(ANDY SWANSON)
500 E BROADWAY, STE 120
VANCOUVER VA
Cashier: kmurphy
Station: IS02594