

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

General Application Form

Case Number:

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 (RHO) Site Size 58.39 acres
(Clark Co.)

Description of Project

Brief description:
This application is the 10% intent to annex to annex 11 parcels into the City. HSR Capital owns Parcel 178140-000, which represents more than 10% of the total land value of the annexation area.

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 #
Vancouver WA 98661
City State Zip

E mail Address: andy@hsr-capital.com

Signature

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

Signature: [Signature] Date: 1/6/23

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: _____ Pre-Application Date: _____

Staff: _____ Related Cases # _____

☐ Electronic Copy Submitted

Receipt # 728411
on: 01-06-23
by: Kefourios
Amt: \$944.00
Validation of Fees


**10% NOTICE OF INTENT
ANNEXATION TO THE CITY OF CAMAS**

We the undersigned hereby give notice of intent to the City of Camas to have our property located as described below annexed to the City of Camas. We certify that we are the legal owners of property representing at least ten percent (10%) or more of the total value of all property within the area we are asking to be annexed.

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.

The legal description is as follows:
See attached legal description.

The undersigned hereby certifies that all information submitted with this application is complete and true under penalty of perjury under the laws of the State of Washington. The undersigned also understands that any errors and omissions may lengthen the time to process this request.

Parcel #	Sign & Print Name	Address	Date Signed
178140-000	Bruce Andrew Swenson 	500 Broadway Street, Suite 120 Vancouver, WA 98660	1/6/23

RCW 35A.01.040 states: (a) The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse; (b) In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse; (c) In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse; (d) Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority; (e) When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property.



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
Keizer, 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: 1/5/2023
To: City of Camas Community Development Department
From: Michael Andreotti, RLA
Project Name: Webberly Annexation
AKS Job No.: 8397
Project Site: East of SR-500 and north of Camas High School
Subject: Annexation - 10% Notice of Intent

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

The Applicant is proposing 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 10 percent intent to annex is submitted by HSR Capital, LLC, who is the owner of Parcel 178140-000. This parcel is valued at \$4,886,730, which represents 46.80 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 are parcels to the north, south, and west are within City Limits, the parcels to the east are outside of the UGA, and the parcels 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 are not part of a City capital project and would occur with future development of parcels within the annexation area.

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
178105-000	Envision Group, LLC 19408 NE 22 nd Circle Vancouver, WA 98684	5.03 Acres	\$515,751	4.94%
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%
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%
Total			\$10,441,243	100%



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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;

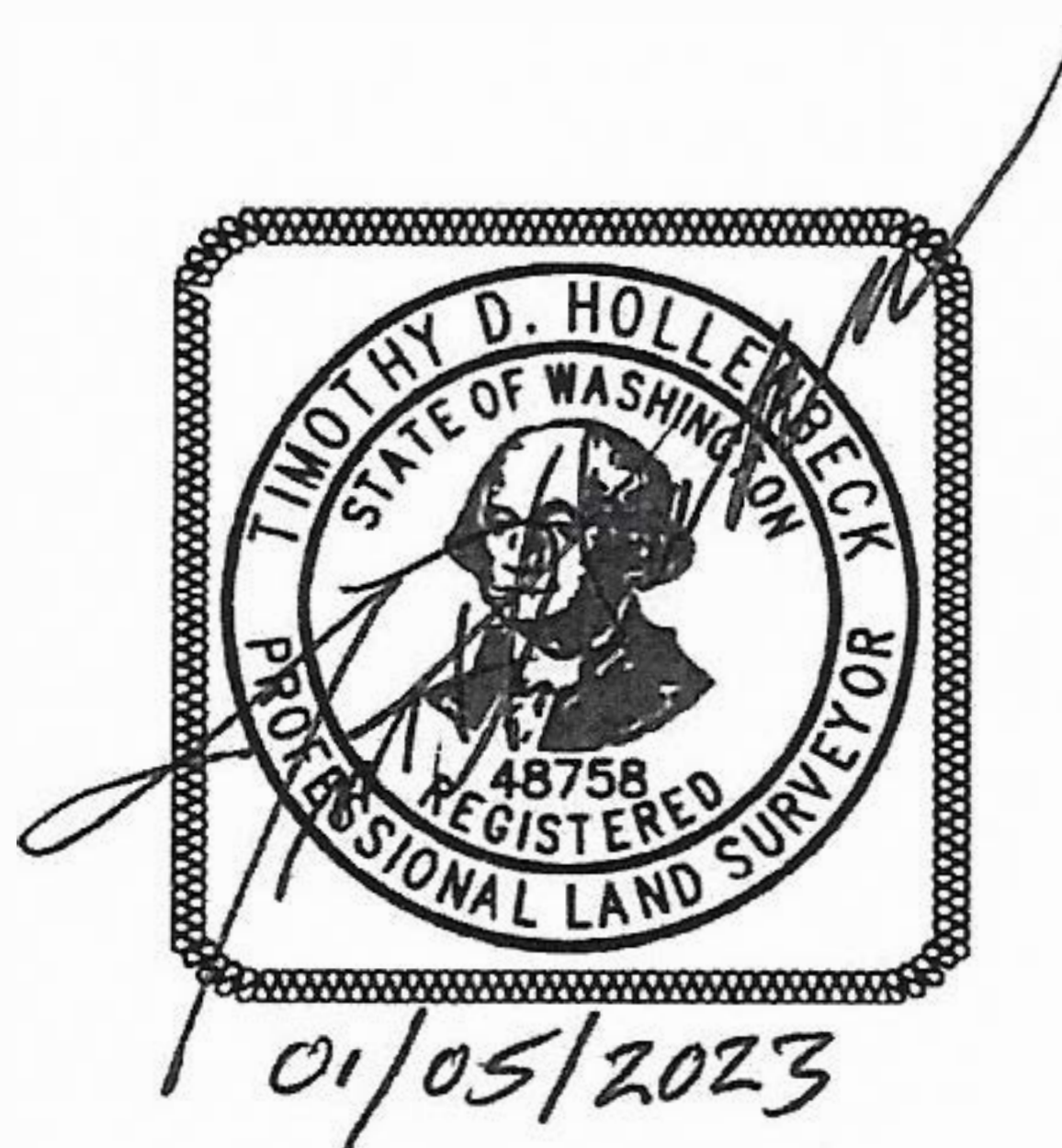
Thence along said non-tangent 1030.00-foot radius curve to the right and said right-of-way line, through a central angle of 14°18'37", the chord of which bears South 14°03'30" West, 256.59 feet, and arc distance of 257.26 feet to a point 20.00 feet east of, when measured perpendicular to, the west line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



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1030.00'	14°18'37"	257.26'	S14°03'30"W 256.59'
C2	306.48'	7°40'40"	41.07'	S05°10'49"W 41.04'

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

