



Staff Report

February 21, 2023 Council Workshop Meeting

HSR Capital (Webberley Property) Annexation Request

Presenter: Alan Peters, Community Development Director

Time Estimate: 20 minutes

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BACKGROUND: The Community Development Department has 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.

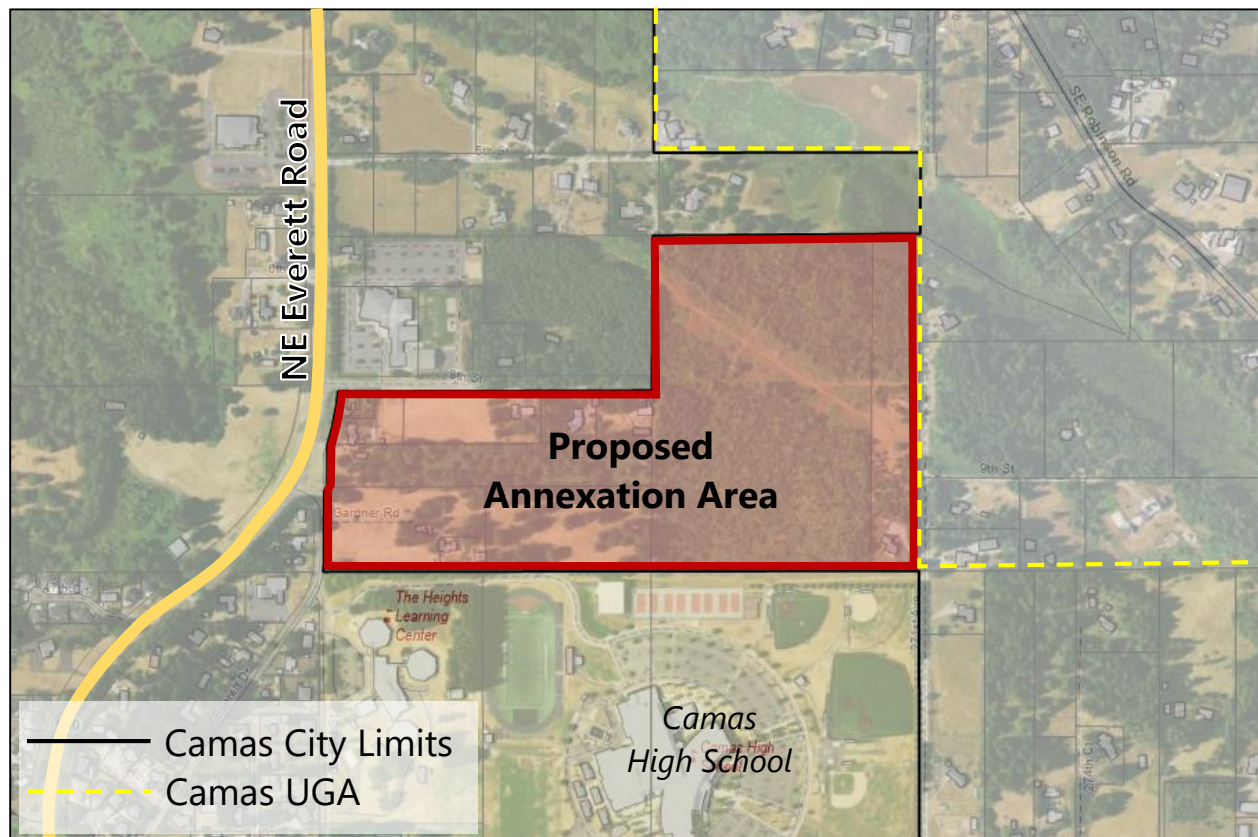


Figure 1: Location of proposed annexation area.

SUMMARY: On January 6, 2023, the Community Development Department received a notice of intention to commence annexation proceedings from HSR Capital, LLC, pursuant to the 60% petition annexation method provided for by RCW 35A.14.120. 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. If annexed, the properties would need to be rezoned to corresponding City zoning designations.

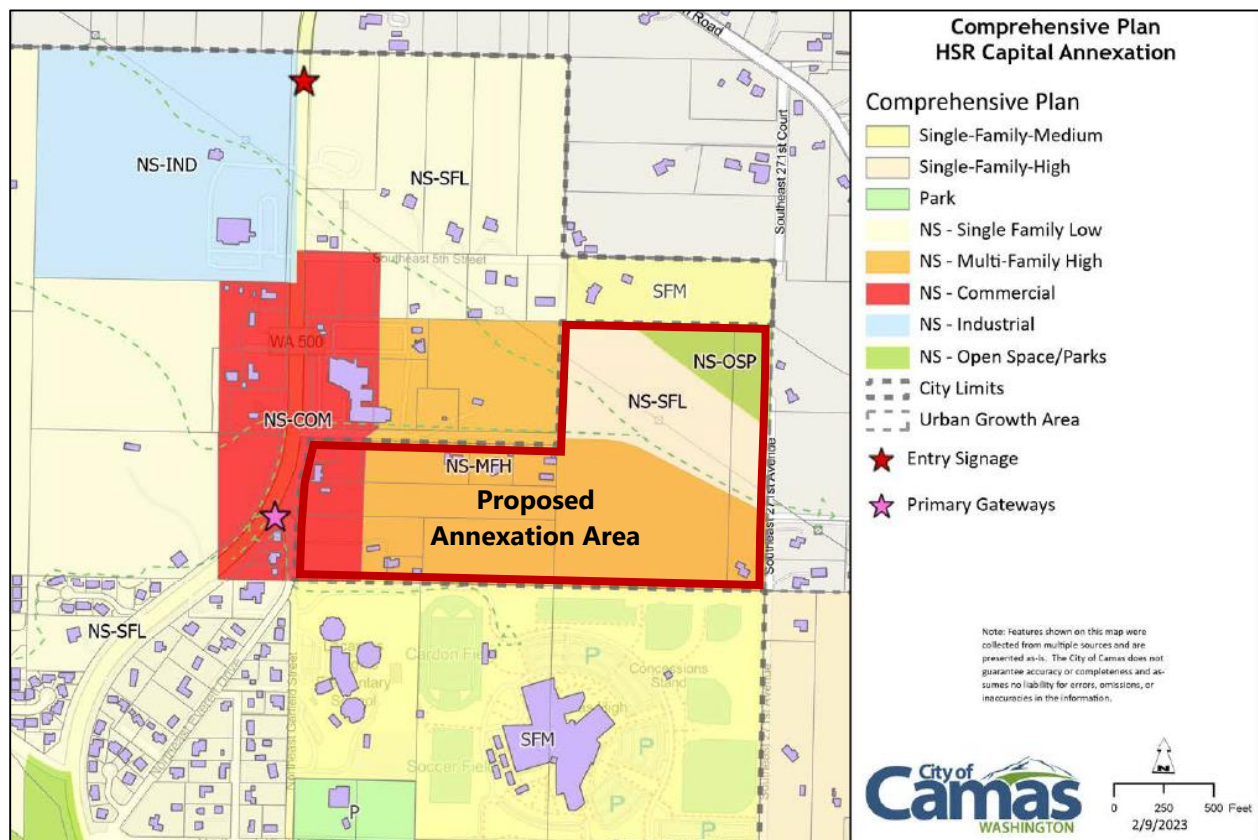


Figure 2: Comprehensive plan land use designations map.

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.

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, has 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. The notice is valid and satisfies the requirements of RCW 35A.14.120.

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. The purpose of this meeting is for the City Council to determine:

1. Whether the City will accept, reject, or geographically modify the proposed annexation;
2. Whether it shall require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed for the area to be annexed as provided for in RCW 35A.14.330 and 35A.14.340; and
3. Whether it shall require the assumption of all or of any portion of existing city indebtedness by the area to be annexed.

This meeting is scheduled for the March 6 City Council Regular Meeting. If the Council determines at that meeting to accept the proposed annexation (with or without modifications) the next step in the process is for the initiating party to collect signatures from property owners representing at least 60% of the assessed value of the area to be annexed. If a valid petition is submitted, then the City Council may hold a public hearing to consider the request.

Approval by the City Council is a condition precedent to circulation of the petition. There is no appeal from the City Council decision.

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: The purpose of this workshop is to provide background on this request and the annexation process ahead of the March 6 City Council Regular Meeting.

ATTACHMENTS:

Application