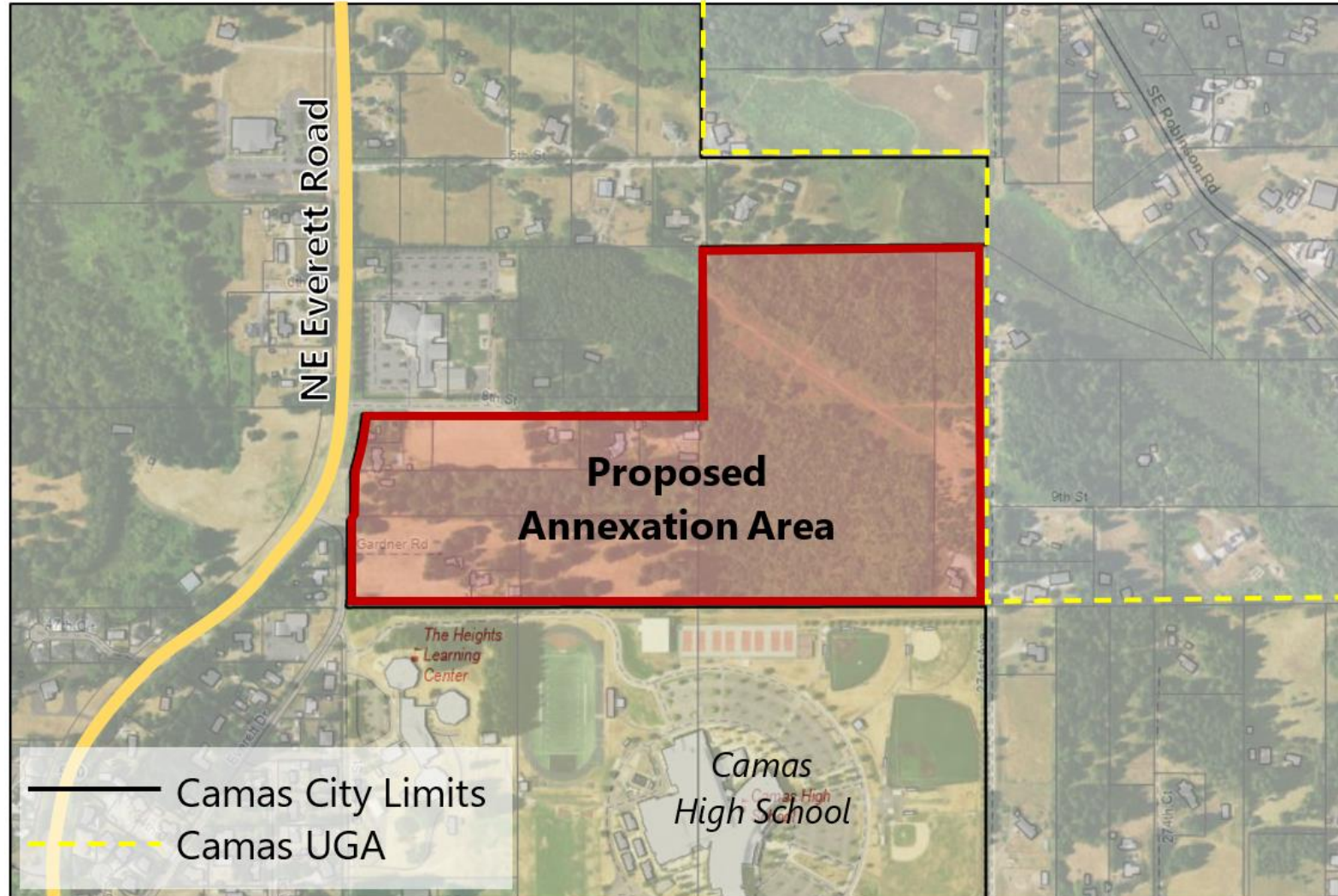


HSR Capital (Webberley Property) Annexation Request

March 6, 2023

City Council Regular Meeting

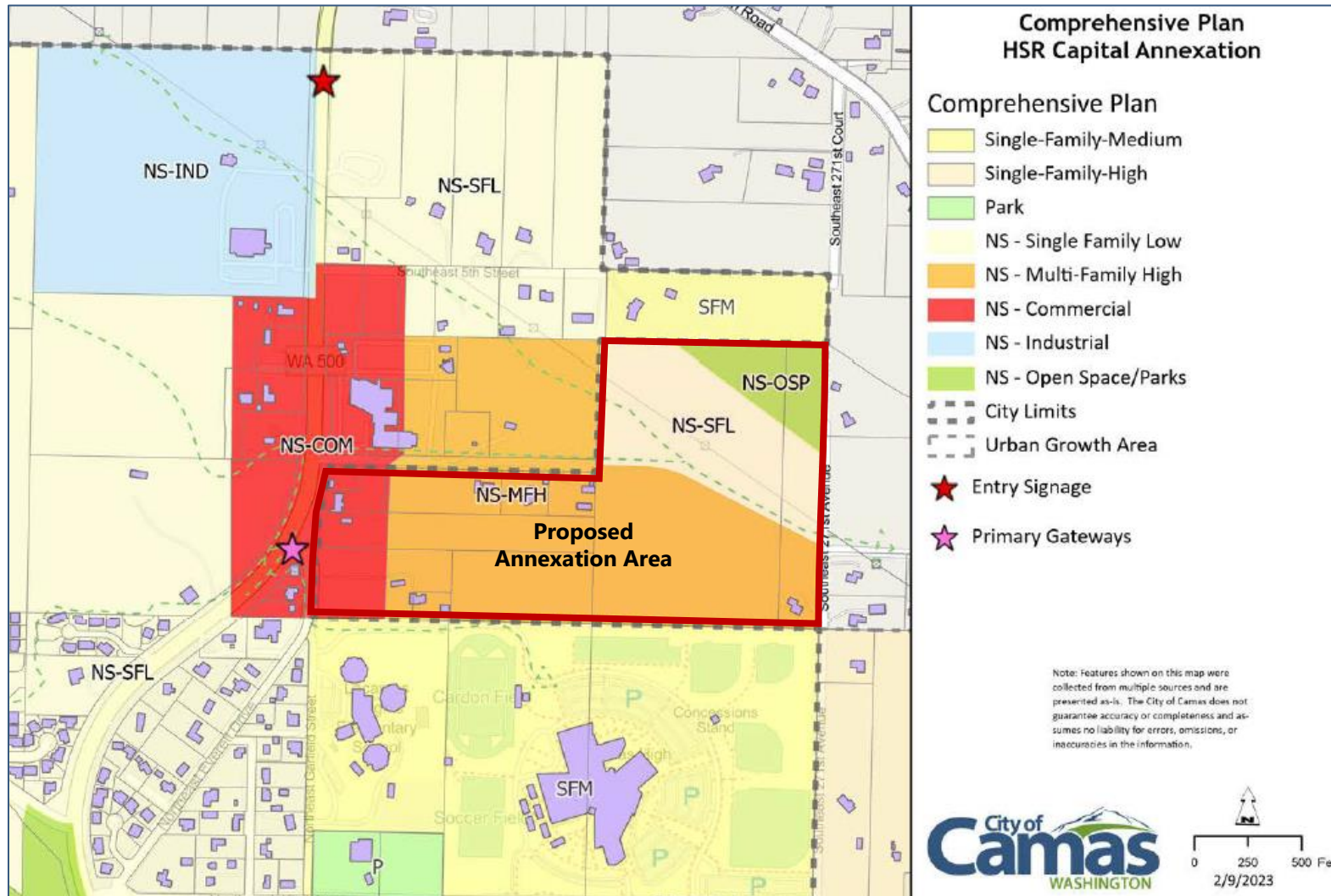
Map of Proposed Annexation Area



Properties within 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%

Comprehensive Plan Map



Meeting with Initiators on the Annexation Proposal

- Following receipt of a valid notice of intent, RCW 35A.14.120 requires that Council meet with the initiating parties. The purpose of this meeting is for Council to determine:
 - **Whether the City will accept, reject, or geographically modify the proposed annexation;**
 - **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**
 - **Whether it shall require the assumption of all or of any portion of existing city indebtedness by the area to be annexed.**

Next Steps in Annexation Process

- If Council accepts the initial annexation proposal, the petition may be drafted and circulated.
- The petition must be signed by the owners of not less than 60% of the assessed value of the property for which annexation is petitioned.
- When a legally sufficient petition is filed, Council may consider it at a public hearing.
 - If it decides to approve, it must enact an ordinance to annex the territory (RCW 35A.14.140).
 - It may annex all or any portion of the area proposed for annexation, but may not include any property not described in the annexation petition.

Recommendation

1. Accept the petitioner's notice of intent to commence annexation proceedings;
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.