

MEMORANDUM

TO: City of Camas, City Clerk
FROM: Steven McAtee, Mackay Sposito; Terry Werdel, Aetta Architecture
RE: NE Everett Street Vacation Petition – Fire Station 41 Project
DATE: July 21, 2025

The City of Camas (applicant) requests the vacation of public right-of-way along NE Everett Street, between NE 3rd Avenue and NE 4th Avenue, to support the development of the new Camas-Washougal Fire Department headquarters and Station 41 and associated site work.

The proposed street vacation includes a section of NE Everett Street that is approximately 200 feet in length, and 70 feet in width. The City of Camas owns all abutting property. The vacated area will be incorporated into the project site to accommodate the new two-story, approximately 23,280-square-foot facility, which includes administrative offices, living quarters, apparatus bays, and supporting infrastructure. Also included will be a public plaza at the northern end where the vacated NE Everett Street meets NE 4th Avenue.

Following the right-of-way vacation, the City intends to complete a Boundary Line Adjustment (BLA) to formally integrate the vacated right-of-way with the surrounding parcels under City ownership. This BLA will clarify property lines and facilitate the efficient layout of public facilities and associated access.

Utility coordination efforts have begun, and MacKay Sposito will work with the City of Camas to identify all utilities affected by the vacation area in NE Everett Street. This includes confirming current service providers for City Hall and adjacent City facilities, and identifying any infrastructure that will need to be relocated or protected during construction.

Identified utilities are:

- Northwest Natural Gas
- Ziplly Fiber (assumed)
- City of Camas Water, Sewer, Stormwater
- Clark Public Utilities

Please find attached the following materials:

- Street vacation petition form
- Assessor's map showing the vacation area and adjacent properties
- Exhibit showing the size and assessed value of at least five adjacent or neighboring properties
- Existing conditions exhibit
- Proposed site plan*

We appreciate your review and consideration of this request. The applicant has demonstrated—or will demonstrate through the vacation petition process—that all applicable requirements of RCW 35.79 and the Camas Municipal Code will be met.

*Site plan is preliminary and may change as project design progresses.