



Staff Report – Ordinance

June 1, 2026 Council Regular Meeting

Ordinance No. 26-003 Providing for the Vacation of NW Oregon Street

Presenter: James Carothers, Engineering Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

BACKGROUND: Staff received a right-of-way vacation petition from the abutting property owner of the unimproved portion of NW Oregon Street north of NW 6th Place. This right-of-way has existed for well over 25 years. There is one property owner for the entire right-of-way frontage for the subject right-of-way.

SUMMARY: Staff reviewed this petition and analyzed the subject right-of-way. The NW Oregon Street roadway is a dead end to the north due to the steep terrain on the subject property that prohibits a practical connection to NW 6th Place. There are no utilities within the subject right-of-way. There is a shared driveway that has been identified as an ingress and egress easement as described in Exhibit “B” and depicted in Exhibit “C” of the vacation legal description. The schedule for the vacation process is as follows:

- April 6, 2026 – Introduce Vacation Petition to Council - done
- April 20, 2026 – Resolution to Set the Public Hearing Date - done
- May 18, 2026 – Public Hearing - done
- **June 1, 2026 – Vacation Ordinance**

RCW 35.79.040 states, “If any street or alley in any city or town is vacated by the city or town council, the property within the limits so vacated shall belong to the abutting property owners, one-half to each.”

RCW 35.77.030 states that the vacation ordinance may provide that the vacation shall not go into effect until the abutting property owner has paid in an amount not to exceed the full appraised value of the area vacated if the right-of-way has been in existence for more than 25 years. A maximum of ½ the appraised value may be charged for right-of-way less than 25 years old that hasn’t been purchased with public funds.

The petitioner purchased the lot depicted in green on the aerial map in 2025. The purchasing cost was identical to the current Clark County assessed value of the property for 2026 tax purposes. Calculations for the maximum cost of the right-of-way land are as follows:

- Lot purchased in 2025 cost per square foot was \$2.77.
- Right-of-Way area within the Petition = 8,192 square feet
- Encumbered Area (Exhibit "B")
 - Driveway Easement area = approximately 200 square feet
- Right-of-Way area less Driveway Easement Area = 7,992 square feet
- Right-of-Way Vacation Maximum Charge = 7,992 SF * \$2.77/SF = **\$22,136**



Vacation Area Aerial Map

After researching past charges for vacations, staff has found that the charge to the petitioner for the subject property has been predominantly half the valuation amount. Staff and the city attorney concur that the charge for the right-of-way vacation should be half the valued amount, or \$11,068. This payment amount is called out in Section II of the ordinance.

BENEFITS TO THE COMMUNITY: This right-of-way area might be better used for private residential development.

BUDGET IMPACT: There is no budget impact to the City regarding the potential vacation of the Oregon Street right-of-way. Section II of this ordinance provides that the vacation is contingent upon the abutting landowner paying half the valuation amount plus, per Camas Municipal Code 3.12.010, the ordinance publishing cost.

RECOMMENDATION: Staff recommends Council adopt Ordinance No. 26-003 and it be published according to law.