



Staff Report

September 21, 2026 Council Regular Meeting

100 SE Leadbetter Rd Property Purchase

Presenter: Chris Witkowski, Parks & Recreation Director

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BACKGROUND: To further enhance recreational opportunities in Camas, the Parks & Recreation Department has identified a long-term goal of constructing an around-the-lake trail at Lacamas Lake. The first portion of the trail already exists through Lacamas Heritage Trail and other portions are under concept planning and/or design, including North Shore Trail (adjacent to SR 500/Everett) and Leadbetter Rd. For the remainder of the trail, there are a few gaps in connection points, mostly related to private ownership of required property.

SUMMARY: One of the gaps in the proposed trail route is the connection between North Shore Trail and SE Leadbetter Rd. The only City-owned property in this area is wetland and open water, which would require construction of a boardwalk and bridge to connect the two. However, there are two privately-owned dryland parcels, located at 100 SE Leadbetter Rd, adjacent to the City property that have recently been put on the market for sale.



In August 2026, the Parks & Recreation Department placed an offer on these parcels, totaling seven (7) acres, which was accepted by the seller. As such, there is a pending contract to purchase the properties which will allow for better, and more affordable, options for connection points between North Shore Trail and SE Leadbetter Rd. The acquisition of the parcels also offers an opportunity to construct a trailhead and small parking area. Additionally, the lots are a viewing point for ecological systems such as birds, beavers, and wetland/native vegetation.

BENEFITS TO THE COMMUNITY: This acquisition will eliminate one of the barriers to completing the around-the-lake trail, thereby enhancing recreation activities such as walking, cycling, running, and hiking. The parcels also offer nature opportunities, including bird watching, wildlife viewing, and access to wetland & native vegetation. The financial investment now also brings a significant cost savings to future construction, which allows the City to utilize those funds elsewhere.

STRATEGIC PLAN: This acquisition covers the strategic priority of Vibrant Community Amenities since it allows the enhancement of walking, cycling, hiking, bird watching, and enjoyment of nature for the Camas community.

POTENTIAL CHALLENGES: The acquisition doesn't eliminate the need for all boardwalk construction since some areas on these parcels, as well as existing City-owned properties, are still wetland. However, it does reduce the amount of boardwalk and eliminates the requirement for a pedestrian bridge over open water. Also, until a full wetland study is conducted, the size of the proposed trailhead and parking cannot be determined.

BUDGET IMPACT: The cost to acquire the two parcels is \$350,000 total and will be funded from the existing Legacy Lands account, which was established specifically for this type of acquisition and development. The cost is the listed price for the properties but is reduced from the original \$600,000 asking price. With the \$350,000 investment now, the City will save several million dollars in additional boardwalk and bridge costs at the time of development.

RECOMMENDATION: Staff recommends that City Council authorize the purchase of the two parcels located at 100 SE Leadbetter Rd for the contracted price of \$350,000.