

ORDINANCE NO. 26-006

AN ORDINANCE condemning for public street purposes certain land lying within the City of Camas for the purpose of constructing a roundabout at NW Lake Road and NW Sierra Street.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

The City Council of the City of Camas hereby makes the following findings:

- A. The City desires to undertake a street improvement project at NW Lake Road and NW Sierra Street (“the street improvement project”).
- B. NW Lake Road is classified as a regionally significant arterial street whose function is to serve as a primary route to and from Vancouver and West Camas to the Camas downtown area and Camas public school facilities.
- C. Arterial streets should have a capacity of 15,000.00 to 20,000.00 cars per day.
- D. The intersection of NW Lake Road and NW Sierra Street currently fails to meet the Level of Service (LOS) capacity standard as set forth in the Camas Comprehensive Plan.
- E. The street improvement project proposes adding a roundabout at the intersection of NW Lake Road and NW Sierra Street.
- F. The street improvement project will immediately bring the LOS capacity standards into compliance with the Camas Comprehensive Plan as well as extend both LOS capacity and Volume to Capacity (VC) ratio compliance with said plan past the end of the 20-year horizon.
- G. The street improvement project is consistent with the City of Camas 20-Year Growth Management Plans and the Six Year Transportation Improvement Program.
- H. The properties described in Exhibits “A”, “B”, “D”, and “E” and depicted in Exhibits “C” and “F” attached hereto and by this reference incorporated herein about the street improvement project (“the subject real properties”).
- I. The City has been unsuccessful in its attempts to acquire the subject real properties by negotiation.
- J. The street improvement project constitutes a public use under the provisions of RCW 8.12.030.
- K. The subject real properties are necessary for completion of the street improvement project.

L. Pursuant to RCW 8.25.290, the City published and mailed notice to the property owners of the subject real properties this ordinance authorizes to be condemned, advising such owners that a final decision condemning the required properties would be made at the September 21, 2026, Camas City Council meeting.

M. Any and all interested parties had the opportunity to address the Camas City Council on this subject at the September 21, 2026, meeting.

Section II

The City is authorized to condemn property and property interests for public improvements under RCW 8.12.030.

Section III

The City of Camas hereby condemns for public street purposes the properties described in Exhibit “A,” attached hereto and by this reference incorporated herein. Condemnation of the properties is subject to the making or paying of just compensation to the owners in the manner provided by law.

Section IV

Compensation for the subject real properties shall be paid from the NW Lake and Sierra Intersection Improvements Capital Fund of the City, and not by special assessment upon properties benefitted by such acquisition.

Section V

The City Attorney is hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn, take, and appropriate the interests necessary to carry out the provisions of this ordinance, and is further authorized in conducting said condemnation proceedings, and for the purpose of minimizing damages, to stipulate as to the use of the properties hereby authorized to be condemned and appropriated, and as to the reservation of any right of use of the owner or any person entitled to possession of the properties, provided that such reservation does not interfere with the use of said properties as provided in this ordinance.

Section VI

The City Council hereby finds and declares that an emergency exists, and this is a matter of urgency which necessitates that this ordinance become effective immediately, in order to preserve the public health, safety, and welfare. This ordinance shall become effective immediately upon its passage.

PASSED by the Council and APPROVED by the Mayor this 21st day of September,
2026.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney