



## Staff Report – Public Hearing

May 4, 2026 Council Regular Meeting

Public Hearing Considering the Vacation of a Public Waterline Easement

Presenter: James Carothers, Engineering Manager

Time Estimate: 10 minutes

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**BACKGROUND:** Camas Woods 1 Subdivision (SUB 24-1002) applicant received preliminary plat approval on May 8, 2025. This subdivision is located adjacent north to Camas High School. In 1924, the City purchased a waterline easement across the subject project property for a nominal fee. A transmission main line was installed 100 years ago, and this pipe was abandoned and relocated off the subject property several decades ago.

**SUMMARY:** The property owner and development applicant, HSR Capital, LLC, has formally requested the City’s vacation of the sections of easement across the Camas Woods 1 property. The total area of the easement is 37,541 square feet or 0.86 acre.

HSR hired an appraiser to provide valuation of the easement. The appraiser determined the fair market value of the easement to be \$40,000. Based on the infrastructure to be donated to the City with the development of the land, HSR is requesting that “...Council consider whether additional monetary compensation is necessary in connection with the easement vacation.”

Based on the applicant’s removal of the abandoned water main and the extent of the infrastructure of on-site and off-site water, sewer and transportation improvements that are to be donated, staff recommends approval of the vacation at no additional cost to the applicant.

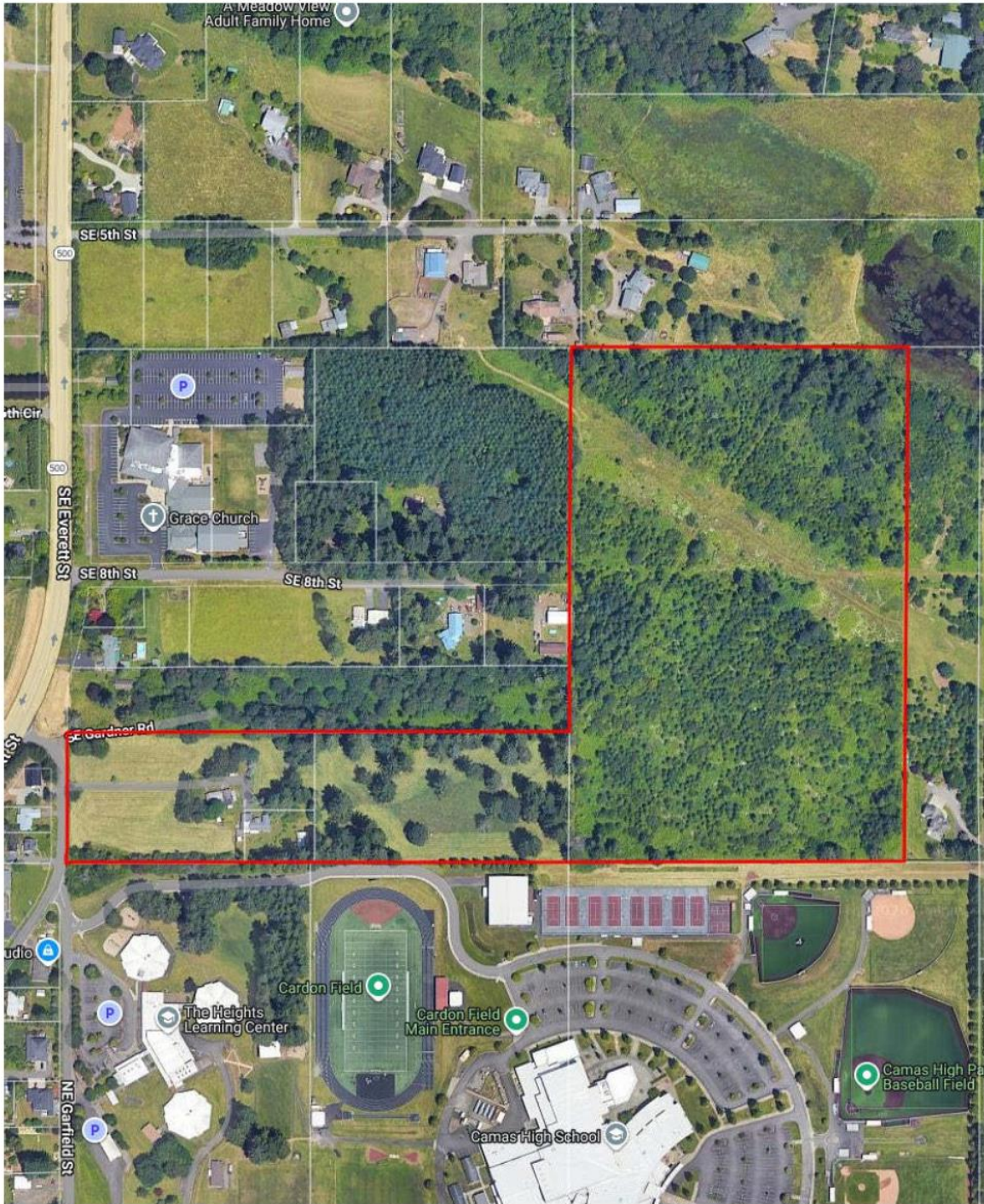
RCW 35.94.040 requires a public hearing for public easement vacations. A resolution would need to follow the public hearing to allow the vacation, or release, of the easement to be recorded.

Staff proposes the following schedule:

- April 6, 2026 – Introduce at Council Workshop - done
- **May 4, 2026 – Hold Public Hearing**
- May 18, 2026 – Adopt the Vacation Resolution

**BENEFITS TO THE COMMUNITY:** Development of this easement area would be a better use for the property.

# AERIAL MAP



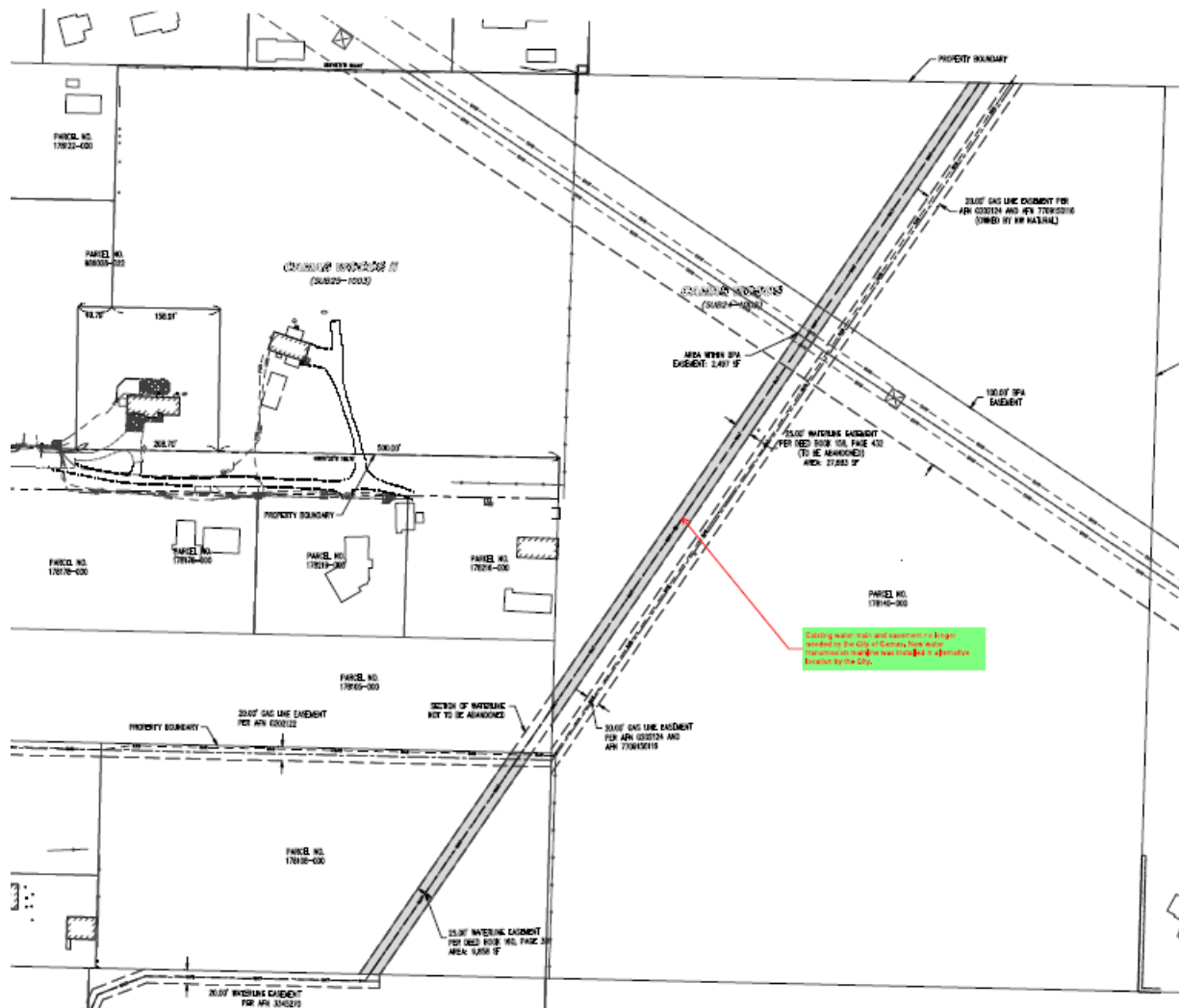


Figure 2: Existing Easement with abandoned water main line (excerpt from appraisal.)

**STRATEGIC PLAN:** Smaller, more economical residential lots are proposed within the easement area. Under *Economic Prosperity, Encourage housing options for all income levels and demographics.*

**POTENTIAL CHALLENGES:** No challenges have been identified.

**BUDGET IMPACT:** There is no impact on the City budget.

**RECOMMENDATION:** Staff recommends Council hold the public hearing, take public testimony, and direct the City Attorney to prepare a resolution authorizing the vacation of the public waterline easement.

