



Staff Report

April 6, 2026 Council Workshop Meeting

Waterline Easement Vacation Request
Presenter: James Carothers, Engineering Manager
Time Estimate: 5 minutes

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

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. There are no plans to install any new utilities in this easement.

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. In coordination with the development, HSR will be constructing and dedicating public infrastructure to the City with a value that significantly exceeds the appraised easement value. As such, HSR has requested that Council consider whether additional monetary compensation is necessary in connection with the easement vacation.

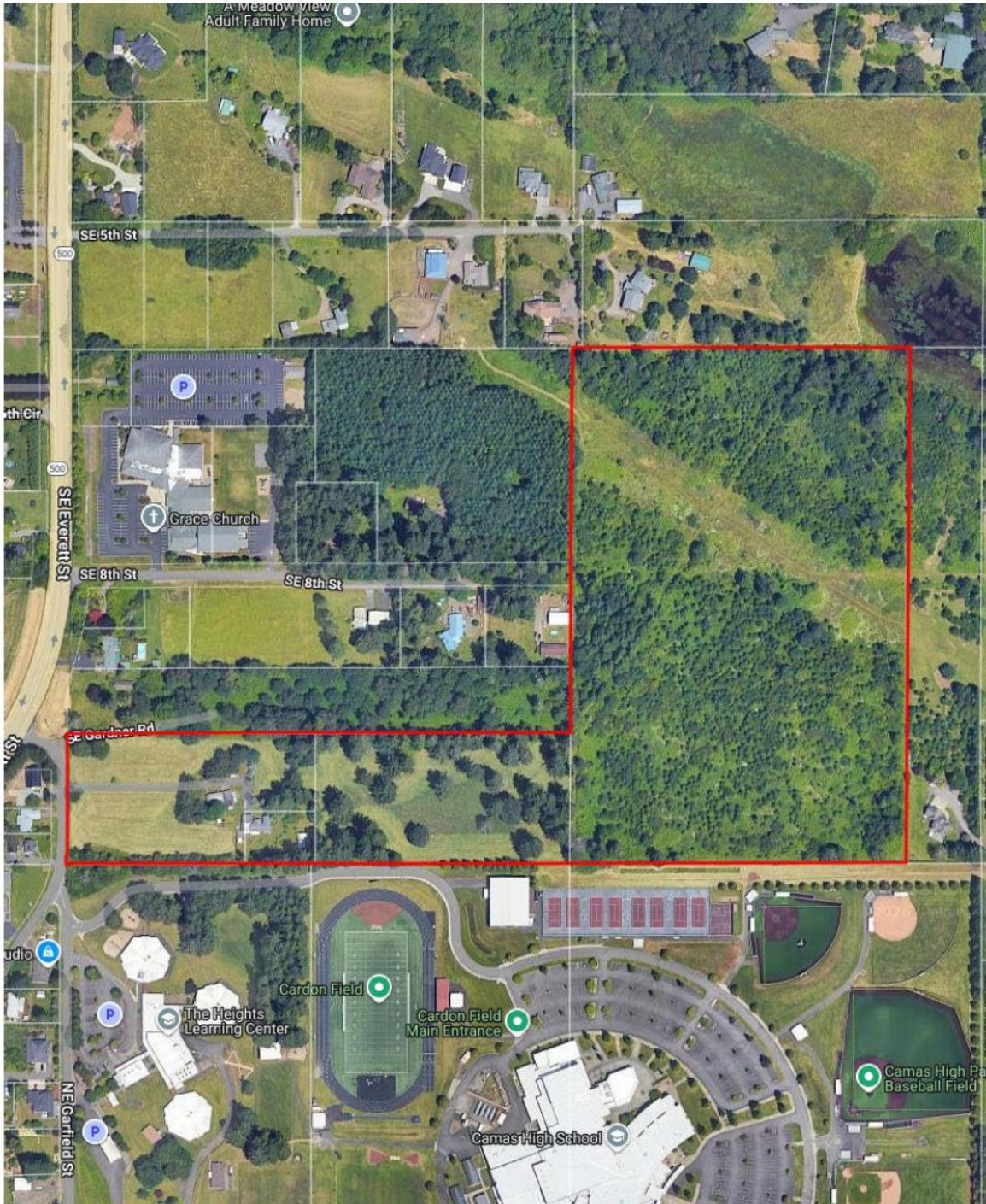
RCW 35.94.040 requires a public hearing for easement vacations. A resolution would need to follow the public hearing to allow the vacation, or release, of the easement to be recorded.

Staff is proposing the following schedule:

- **April 6, 2026 – Introduce at Council Workshop**
- 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



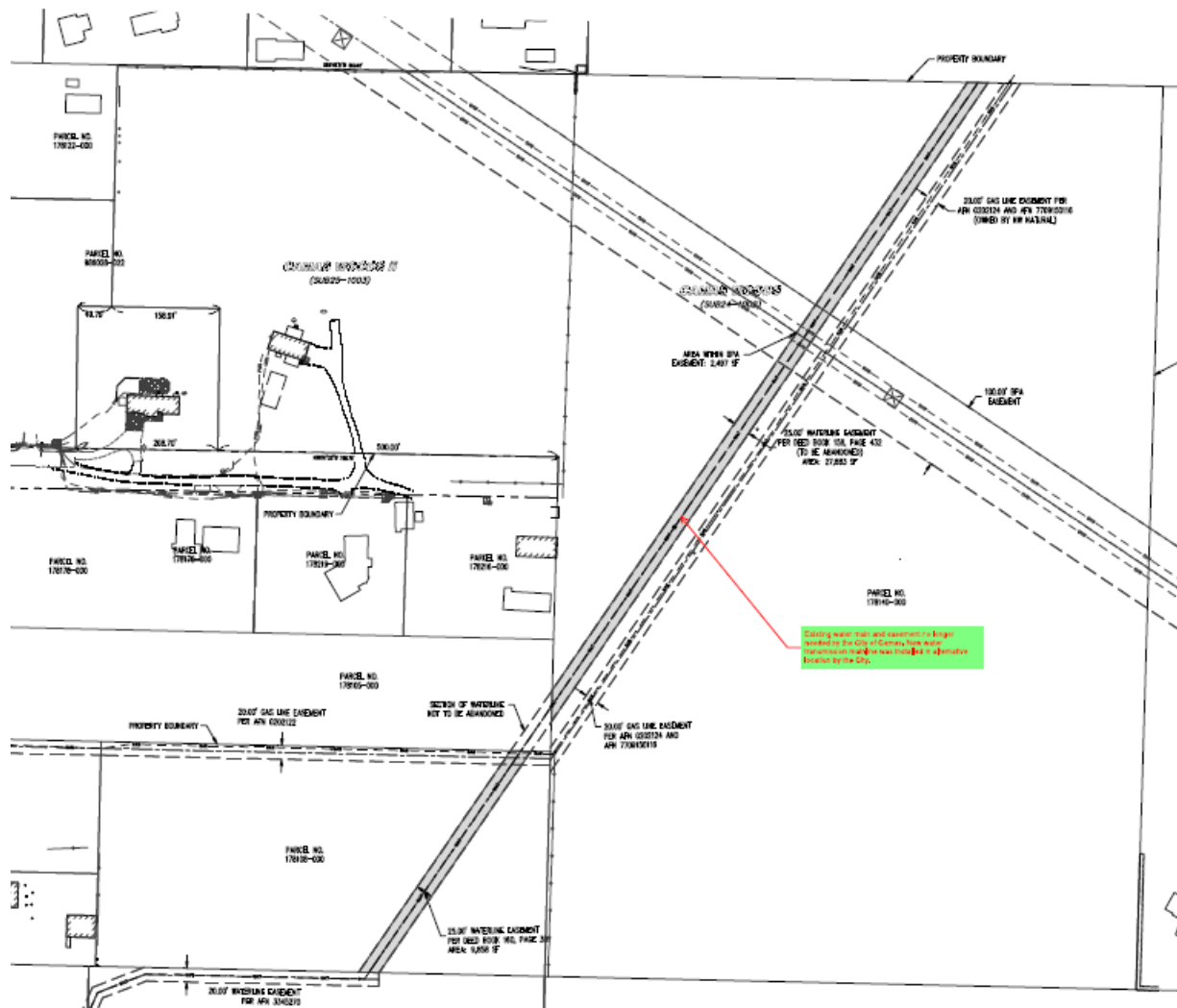


Figure 2: Existing Easement with abandoned water main line (excerpt from appraisal.)

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.

