



616 Northeast Fourth Avenue  
Camas, Washington 98607  
<http://www.cityofcamas.us>

**TIDLAND PARKWAY/ROLLING HILLS DRIVE RIGHT-OF-WAY VACATION**

FILE NO. VAC 15-02

STAFF REPORT DATE: MAY 31, 2016

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**PROPOSAL:** Vacation of Tidland Parkway, also known as Rolling Hills Drive, as recorded under Auditor's File No. 3278493, Clark County Records.

**TO:** Scott Higgins, Mayor and City Council

**FROM:** STAFF

**HEARING DATE:** June 6, 2016

**LOCATION:** A 2.17 acre tract of land located in the North Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington.

**ADJACENT**

**OWNERS:** Pahlisch Homes at Belz Place LLC, City of Camas

**DATES:** **Vacation Request Submitted by Owner:** 06/18/15, resubmitted 05/10/16  
**Administration, Finance, Fire, Operations, & Police Notified:** 06/29/15  
**Resolution passed to set Public Hearing Date:** 05/16/16  
**Notice of Hearing Published (Post Record):** 05/24/16  
**Notice of Hearing Posted at City Hall, Public Library, and Post Office:** 05/17/16  
**Notice of Hearing Posted at & near Site:** 05/17/16  
**Notice of Hearing sent to Adjacent Property Owners:** 05/19/16  
**Notice of Hearing Posted on City Website:** 05/19/16

**FINDINGS:** The subject right-of-way is located south and east of the intersection of NW 23<sup>rd</sup> Avenue and NW Sierra Street. The right-of-way is surrounded by property owned by the applicant, Pahlisch Homes at Belz Place LLC, and the City of Camas. This vacation request coincides with Section 3 of the development agreement between the City and Pahlisch Homes at Belz Place LLC that was approved by Council by way of adoption of Resolution 16-007 on May 2, 2016 and recorded under Clark County Auditor's File Number 5280334.

The applicant desires to have the City vacate the existing right-of-way in its entirety. The applicant would then be required to simultaneously dedicate back to the City a realigned right-of-way that would contain approximately 0.69 acre less than the proposed vacation area.

Section 3.1, Section 3.2 and Section 4 of the development agreement require the applicant to construct the improvements adjacent to the City open space property, curb extensions for pedestrian safety on NW 23<sup>rd</sup> Avenue, and a public bathroom at Dorothy Fox Park. These improvements, in part, could be considered as compensation for the net loss in right-of-way area. Attached is a depiction of the existing right-of-way, which is shown as shaded, and the Belz Place Subdivision right-of-way proposed to be dedicated.

As of May 31<sup>st</sup>, no public comments have been received for the record.

**CONCLUSION:** Staff finds that the benefits, in part, received by the City per Sections 3.1, 3.2 and 4 of the Development Agreement with the applicant are equitable to the net loss of 0.69 acre of right-of-way.

**RECOMMENDATION:** Staff recommends the vacation of this portion of right-of-way. The applicant should be required to pay for the publishing of the vacation ordinance. If Council concurs, the ordinance is on the June 6, 2016 Council Agenda for Council's approval.

**ATTACHMENTS:** Calculation of Valuation Equivalent for Right-of-Way Net Loss  
Existing and Proposed Right-of-Way Map

**NW Tidland Parkway/NW Rolling Hills Drive Vacation  
Calculation of Valuation Equivalent for  
Right-of-Way Net Loss**

AREA

Net Loss Area = 0.69 Acre

UNIT COST

(Cost and Belz Place Area as reported on Clark County *Maps Online*)

In 2015 Belz Place sold for \$7,550,000

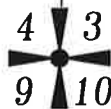
Area of Belz Place = 31.76 Acres

$\$7,550,000 / 31.76 \text{ Acre} = \text{approximately } \$237,700 \text{ per Acre}$

ESTIMATED VALUATION FOR RIGHT-OF-WAY NET LOSS

$\$237,720 \text{ per Acre} \times 0.69 \text{ Acre} = \text{approximately } \$164,000$

AREA OF EXISTING  
CITY OF CAMAS RIGHT-OF-WAY  
94,668 S.F. / 2.17 AC.



S. LINE, SW1/4 SEC. 3, T1N, R3E, W.M.

WILLOW CREEK II (b)  
BK. J, PG. 490

WILLOW CREEK II (a)  
BK. J, PG. 504

60.00'  
PUBLIC RIGHT-OF-WAY  
CITY OF CAMAS  
A.F. NO. 3278493  
94,668 S.F. / 2.17 AC.

BELZ PLACE  
PHASE 1

BELZ PLACE  
PHASE 2

PROPOSED PLAT  
BOUNDARY

FOREST HOME RD.

SKYVIEW SUBDIVISION  
PHASE III  
BK. J, PG. 232

SKYVIEW SUBDIVISION  
PHASE II  
BK. J, PG. 083

SKYVIEW SUBDIVISION  
BK. H, PG. 855

CITY OF CAMAS  
A.S.N. 124821-000

CITY OF CAMAS  
A.S.N. 124812-000

CBI, LLC  
A.S.N. 127710-000

LEGEND

EXISTING RIGHT-OF-WAY

N. LINE, S. HALF, SW1/4, SEC. 3, T1N, R3E, W.M.

NW 23rd AVE

NW 23rd CIR

NW 22nd AVE

NW TANNER ST

NW SIERRA ST

60.00' PROPOSED  
RIGHT-OF-WAY

60.00'  
PROPOSED  
RIGHT-OF-WAY

37.00' PROPOSED  
RIGHT-OF-WAY

23.00'  
SHIFT  
60.00' EXISTING  
RIGHT-OF-WAY

52.00' PROPOSED  
RIGHT-OF-WAY

30.00' PROPOSED  
RIGHT-OF-WAY

E. LINE, SW1/4, SEC. 3, T1N, R3E, W.M.

3  
10

**OLSON** LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660  
360-695-1385  
503-289-9936

EXHIBIT SKETCH OF EXISTING AND PROPOSED RIGHT-OF-WAY

**BELZ PLACE**

SECTIONS 3 & 10, TOWNSHIP 1 NORTH, RANGE 3 EAST, W.M., CITY OF CAMAS, WA

DESIGN BY: T.D.H.	SCALE: 1"=200'
DRAWN BY: T.D.H.	DATE: 04/28/16
CHECKED BY: K.F.S.	JOB NO.: 6382.01.01

SHEET

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