



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

NW UTAH STREET RIGHT-OF-WAY VACATION

FILE NO. VAC 15-01

STAFF REPORT DATE: DECEMBER 1, 2015

PROPOSAL: Vacation of the approximately 50' long stub of unimproved NW Utah Street adjacent north of NW 6th Place.

TO: City Council and Mayor Higgins

FROM: STAFF

HEARING DATE: December 7, 2015

LOCATION: A tract of land 2,328 square feet in area, more or less, located in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 10, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington.

DESCRIPTION: That portion of the NW Utah Street Right-of-Way lying north of NW 6th Place's north right-of-way line and south of the south line of Lot 23 of the Hillside Terrace II Subdivision as recorded in Auditor's File Book H, Page 76 of Clark County Records.

ADJACENT OWNERS: Silvia Kandel and JG & Company

DATES: **Adjacent Owner-Signed Vacation Request Submitted by Applicant:** 04/06/15
Administration, Community Development, Finance, Fire, Operations, & Police Notified: 04/15/15
Resolution passed to set Public Hearing Date: 11/16/15
Notice of Hearing Published (Post Record): 11/24/15
Notice of Hearing Posted at City Hall, Public Library, and Post Office: 11/17/15
Notice of Hearing Posted at & near Site: 11/17/15
Notice of Hearing sent to Adjacent Property Owners: 11/18/15
Notice of Hearing Posted on City Website: 11/24/15

FINDINGS: Mr. Bryan Anderson has stated his interest in purchasing lot 80 adjacent east of the proposed vacation area. Mr. Anderson is in the process of an

administrative boundary line adjustment (BLA) of lot 23 (to the north of the proposed vacation area) and lot 80. This BLA in conjunction with the acquisition of said right-of-way would make lot 80 large enough for a single-family building footprint.

The City has signed an agreement (Agreement) with Mr. Anderson that, contingent upon the vacation of Utah Street, the reimbursement for the right-of-way will be an easement dedicated to the City across lots 23 and 80 for an existing storm drainage line from NW Sierra Lane. Mr. Anderson will also be required to coordinate and pay for the realignment of the drainage ditch across the proposed vacation area. As stated in the agreement, the cost of the right-of-way, based on the assessed value of lot 23, and the receipt of the easement to be dedicated along with the cost of the work to realign the storm drainage into an acceptable easement area, are of basically equal value.

If vacated, the City would preserve a public drainage easement for the newly aligned drainage ditch. A private access easement for Ms. Silvia Kandel, owner of 2229 NW 6th Place, for her existing driveway along the west edge of the right-of-way would also be included.

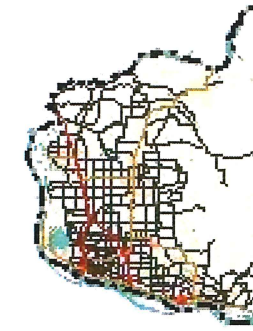
As of December 1st, no public comments have been received for the record.

CONCLUSION: Based on the value of securing a public drainage easement, Camas staff supports this vacation request pending the preparation and signing of the easement across lots 23 and 80 and the construction of the realigned ditch within the existing NW Utah Street right-of-way.

RECOMMENDATION: Staff recommends that Council hold a public hearing, deliberate, and direct the City Attorney to prepare a vacation ordinance to be brought back to Council. Mr. Anderson should comply with the terms of the Agreement as a condition which include securing the public easement across lots 23 and 80 and constructing the drainage ditch within the NW Utah Street right-of-way.



Utah Street Agreement & Vacation



Legend

- Building Footprints
- Taxlots
- Roads
- ImageOrtho
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 2,711

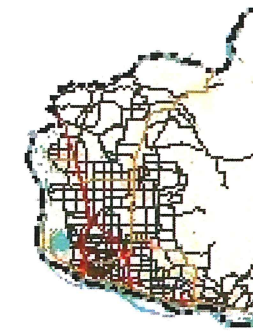
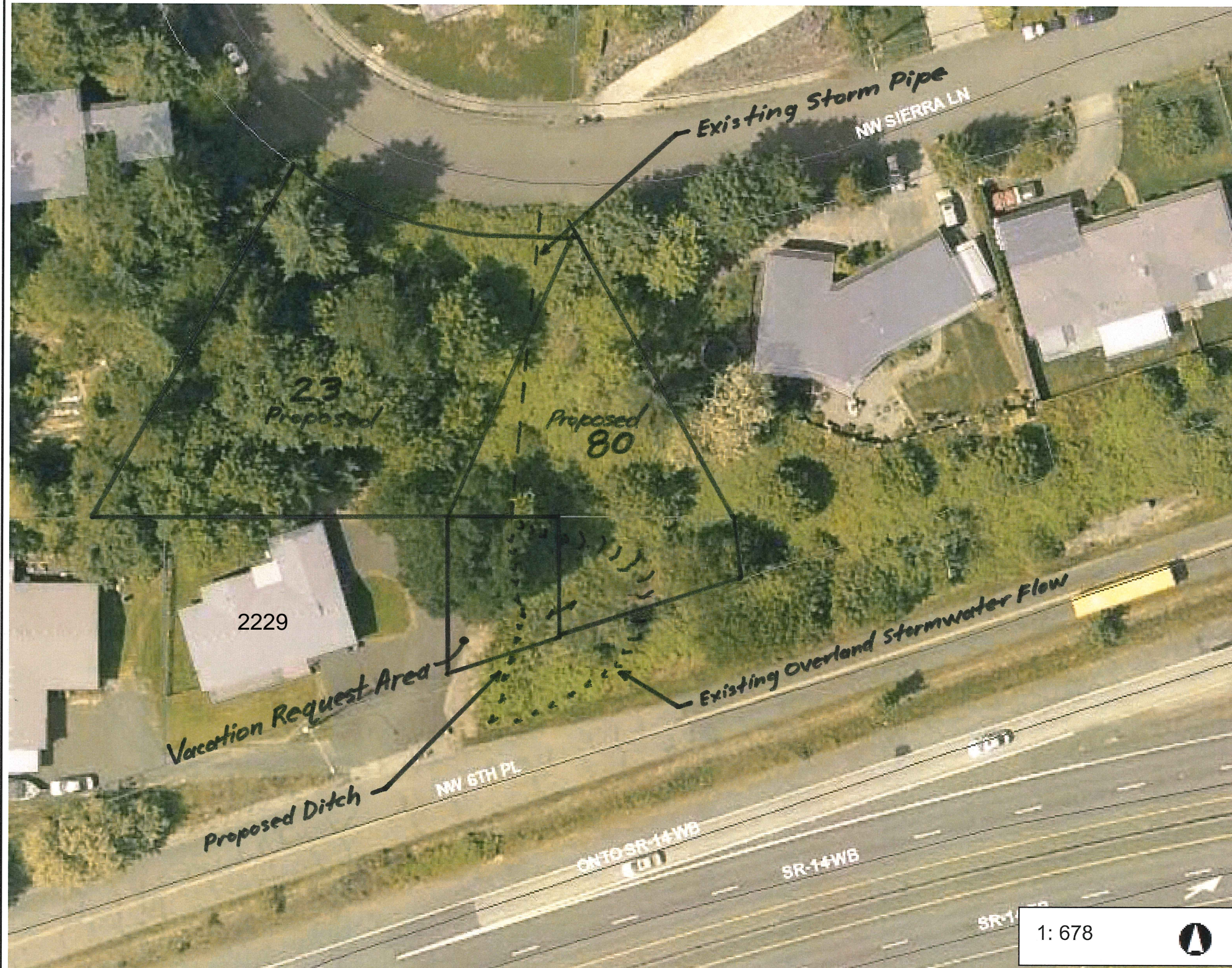
451.9 0 225.95 451.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Utah Street Proposed Lot and Drainage Layout



Legend

- Building Footprints
- Taxlots
- Roads
- ImageOrtho
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Cities Boundaries
- Urban Growth Boundaries

Notes:

113.0 0 56.49 113.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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