

ORDINANCE NO. 2331

AN ORDINANCE approving a Development Agreement between Jesse and Teresa Schacher, Chris and Beth Swanson, and Lyle and Clela Miller, as property owners, and the City of Camas.

WHEREAS, the City of Camas has received a development proposal from Jesse and Teresa Schacher, Chris and Beth Swanson, and Lyle and Clela Miller (hereinafter “property owners”) for the development of a site located between NW 6th Avenue and State Route 14, and

WHEREAS, as part of the proposed development, the property owners must receive a conditional use permit and site plan approval, the City must vacate a portion of the right-of-way abutting the property, and the property owners and City must agree upon appropriate consideration for the vacated right-of-way, and

WHEREAS, the City has obtained an appraisal of the value of the right-of-way, and

WHEREAS, the property owners have proposed site improvements including increased landscaping and other visual amenities to the property in lieu of a cash payment to the City for the vacated street, and

WHEREAS, the City has considered the value of the improvements the property owners will make to the site in excess of what they would be legally required to do under the City’s existing regulations, and

WHEREAS the City has further considered that the location of the property is at the western entrance of the City and that it abutts major traffic corridors, and that as such the increased landscaping and other visual amenities will provide a public benefit in enhancement of the cross-entrance to the City, and

WHEREAS, on February 26, 2001, the City held a public hearing at which time the Council considered the testimony of all persons commenting on the proposed development agreement, and

WHEREAS, the City Council desires to approve the Development Agreement, now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

That certain Development Agreement between Jesse and Teresa Schacher, Chris and Beth Swanson, and Lyle and Clela Miller, as property owners, and the City of Camas, dated June 1, 2001, and recorded June 6, 2001, under Clark County Auditor's File No. 3329383, be and the same is hereby approved.

Section II

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 27th day of

January, 2003.

SIGNED: [Signature]
Mayor

ATTEST: [Signature]
Clerk

APPROVED as to form:

[Signature]
City Attorney