

ORDINANCE NO. 2529

AN ORDINANCE adopting revisions to the Comprehensive Land Use Map of the City of Camas and to the Zoning Map of the City of Camas.

WHEREAS, the City of Camas has heretofore adopted a Comprehensive Plan and Comprehensive Land Use Map as required by the provisions of RCW 36.70A, Revised Code of Washington, the Growth Management Act, and

WHEREAS, under Chapter 36.70A, Revised Code of Washington, the City is required annually to consider amendments to the land use element of the Comprehensive Plan and associated rezones, and

WHEREAS, the Planning Commission has conducted a public hearing on the requests for revisions submitted to the City, and has forwarded its recommendation to the City Council, and

WHEREAS, the City Council has conducted a public hearing on the requests for revisions,

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

Application CPA08-01 concerns approximately 172.17 acres located west of NW Parker and north and south of NW 38th Avenue. The applicant seeks a Comprehensive Plan amendment and rezone from a current plan designation of Light Industrial Business Park and associated zone of LI/BP, to a Plan designation of Commercial and associated zone of Regional Commercial (RC) on 109.5 acres for that portion lying south of NW 38th. The applicant further requests a Comprehensive Plan amendment and rezone from a current plan designation of Light Industrial Business Park and associated zone of LI/BP, to a Plan designation of Industrial and associated zone of LI for that portion lying north of NW 38th together with a concomitant agreement limiting specific uses within the LI zone. The City Council hereby adopts the recommendation of the Planning Commission, and the Community Development Director is hereby directed to amend the Comprehensive Land Use Map for the City of Camas to designate said property lying south of 38th Avenue as Commercial and said property which lies north of 38th Avenue as Industrial. The Community Development Director is further directed to amend the Zoning Map of the City of Camas to designate said property which lies south of NW 38th as Regional (RC)

and said property which lies north of NW 38th as Light Industrial. The rezone of the property which lies North of NW 38th as Light Industrial shall not be effective until such time as the applicant and the City have entered into a concomitant agreement limiting specific uses consistent with the Planning Commission recommendations. Said agreement must be entered into prior to any development within said LI zone.

Section II

Application CPA08-03 concerns approximately 5.42 acres located at County Assessor at 3913 NE Ingle Road in the vicinity of Green Mountain. The Planning Commission reconsidered the Comprehensive Plan Designation of Commercial established under the Green Mountain Annexation earlier in 2008. The Planning Commission recommended that the land be designated Single Family-Low, based upon the existing historic house and use of the property. The City Council hereby adopts the recommendation of the Planning Commission, and the Community Development Director is directed to amend the Comprehensive Land Use Map for the City of Camas to designate the land as Single Family-Low. Zoning will be established through a separate ordinance upon the lifting of an existing moratorium.

III

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 15th day of December, 2008.

SIGNED: Paul Dz
Mayor

ATTEST: Jan M. Augin
Clerk

APPROVED as to form:
Shirley Mays
City Attorney