

ORDINANCE NO. 2470

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

The request of Adam Kluka concerns approximately 40.44 acres located north of NW Lake Road and east and west of NW Payne Street. 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. The Council hereby grants the request, and the Community Development Director is hereby directed to amend the Comprehensive Land Use Map for the City of Camas to designate said property as Commercial. The Community Development Director is further directed to amend the Zoning Map of the City of Camas to designate said property as Regional Commercial (RC).

Section II

The request of Dan MacKay concerns approximately 305.50 acres located in Grass Valley. The property has current planned designations of Light Industrial Business Park, Commercial, and Multi-Family High with associated zones of LI/BP, Regional Commercial, and MF-24. The proposed changes include 151 acres designated for Mixed Use (MX overlay), 70

acres designated as Commercial (RC), and approximately 10 acres to remain as Multi-Family High (MF-24). The Council hereby denies this request.

Section III

Grass Valley Holdings, LLC has requested that approximately 3.08 acres located along the north side of NW Pacific Rim Boulevard, just east of Payne Road be changed to a planned designation of Commercial and associated zone of Regional Commercial (RC) from its current designation of Multi-Family High and associated zone of MF-24. The Council hereby grants the request, and the Community Development Director is directed to amend the Comprehensive Land Use Map for the City of Camas to designate said land as Commercial. The Community Development Director is further directed to amend the Zoning Map of the City of Camas to designate the property as Regional Commercial (RC).

Section IV

The City of Camas initiated reexamination of approximately 19.33 acres located near NW Logan Street and NW Kent Street. The present Comprehensive Plan designation is Commercial with associated zones of Community Commercial (CC) and Regional Commercial (RC). The Council approves a Comprehensive Plan amendment from Commercial with an RC zone to Single Family-Medium with an R-7.5 zone for those parcels located within the Summit Hills Subdivision identified by County Tax Parcel Nos. as 902644-466, 90265-464, 90264-462, 90264-460, 90264-458, 90264-456, 90264-454, 90264-452, 90264-450, 90264-448, 90264-446, and 90264-444. The remainder of the proposed change is denied. The Community Development Director is directed to amend the Comprehensive Plan Use Map for the City of Camas and the Zoning Map of the City of Camas to designate the above-referenced tax parcels as Single Family-Medium with an associated zone of Single Family R-7.5.

Section V

The City of Camas initiated reexamination of approximately .70 acres identified as Tax Parcel No. 091045-168 and known as the Saban property. The property has a current Comprehensive Plan designation of Commercial and associated zone of Regional Commercial. The Council approves a re-designation of the property as Single Family-Medium with an associated zone of Single Family R-7.5. 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-Medium, and the Zoning Map of the City of Camas to designate the property as Single Family-R-7.5.

Section VI

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 4th day of December, 2006.

.SIGNED: Paul J. [Signature]
Mayor

ATTEST: John M. [Signature]
Clerk

APPROVED as to form:
[Signature]
City Attorney