

ORDINANCE NO. 22-017

AN ORDINANCE relating to consideration of proposed revisions to the City of Camas Comprehensive Plan and adopting revisions to the Comprehensive Plan Map and 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 a request for revision 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 request for revision,

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

Section I

A request from property owner to change the Comprehensive Plan and zoning designation for parcel number 986026906 located on NW Camas Drive for a total of 5 acres. The request is to amend the Comprehensive Plan designation of Industrial and zoning of Light Industrial/Business Park to a Comprehensive Plan designation of Commercial with a concurrent zone change to Mixed Use. The Planning Commission forwarded a recommendation to City Council consistent with the Camas Municipal Code Section 18.51.050(B)(3) to accept the proposed amendment.

Section II

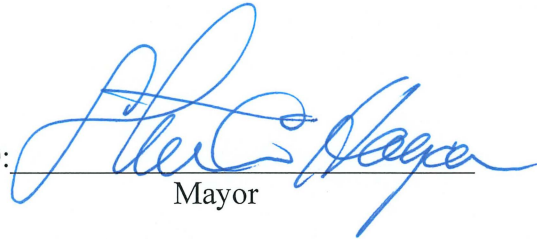
The City Council hereby accepts the recommendation of the Planning Commission, and directs the Community Development Director to amend the Camas Comprehensive Plan map, and to amend the Camas Zoning map consistent with the table set forth within the attached Exhibit "A".

Section 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 21st day of November, 2022.

SIGNED:



Mayor

ATTEST:



Clerk

APPROVED as to form:



City Attorney

Exhibit A

Ordinance 22-017

The following table describes the amendments to properties owned by PEDWAR DEVELOPMENT GROUP LLC totaling 5 acres located at 4711 NW Camas Drive.

Parcel Number	Current Comprehensive Plan Designation	Current Zoning	New Comprehensive Plan Designation	New Zoning
986026906	Industrial	Light Industrial / Business Park	<u>Commercial</u>	<u>Mixed Use</u>



Legend

Zoning

- Single-Family residential (R1-20, R
- Single-Family residential (R1-15, R
- Single-Family residential - 12 (R-12
- Single-Family residential (R1-10, R
- Single-Family residential (R1-7.5, F
- Single-Family residential (R1-6, R-6
- Single-Family residential (R1-5)
- Residential (R-12, R12)
- Residential (R-18, MF-18)
- Residential (R-22, AR-22)
- Residential (R-30)
- Residential (R-43)
- Office residential-15 (OR-15)
- Office residential-18 (OR-18)
- Office residential-22 (OR-22)
- Office residential-30 (OR-30)
- Office residential-43 (OR-43)
- Neighborhood commercial (NC, C1
- Community commercial (CC, C2, C
- General commercial (GC, CG)
- Mixed use (MX)
- Business park (BP, OFF)
- Light industrial (L, ML, LI, IND, LI/E

Notes:

1: 4,514



752.3 0 376.17 752.3 Feet

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