

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF KALAMA, WASHINGTON AMENDING THE KALAMA MUNICIPAL CODE CHAPTER 17.16 ZONING USE DISTRICTS ZONING MAP TO INCLUDE THE REVISIONS AND CHANGES MADE UNDER THE LAYMON REZONE APPLICATION AS APPROVED BY THE CITY COUNCIL

WHEREAS, the City of Kalama received a rezone application for 10 plus acres of property in the vicinity of 6700 Old Pacific Highway from property owner Robert Laymon requesting the property be rezoned from Highway Commercial to Industrial;

WHEREAS, public hearings were held before the Kalama Planning Commission on March 12, 2015 which was continued to April 9, 2015, and October 29, 2015, at which the Commission listened to testimony, staff recommendations and based on the findings of fact recommended the application be forwarded to the City Council for approval;

WHEREAS, the City Council considered the proposal including the findings of fact and recommendation from the Planning Commission at its meeting on November 18, 2015 and approved the rezoning of the property from Highway Commercial to Industrial;

NOW THEREFORE the City Council of the City of Kalama do ordain:

Section 1. Kalama Municipal Code Chapter 17.16. 020 is amended as shown on the revised zoning map attached as exhibit A.

17.16.020 - Zoning map. **Need a copy of new zoning map**

The location and boundaries of the various use districts established by Section 17.16.010 and an overlay on those districts showing the present public and quasi-public land uses located within those districts are as specified on the official zoning map of the city as filed in the office of the city clerk, which map may be amended from time to time hereafter as provided in this title.

Changes in the boundaries of the zone shall be made by ordinance or resolution adopting the amended zoning map, or part of said map, or unit of a part of said map, and when adopted, said maps, parts or units of maps, shall become a part of this title. Amendment procedures shall be those set forth in Chapter 17.56.

Section 2: Kalama Municipal Code Chapter 17.16.090 (B) is amended as follows:

17.16.090 - Commercial districts—Boundaries.

- A. The boundaries of the central business district shall be as follows:

Beginning at a center point along the state highway right-of-way between Lot 1, Block 130 and Lot 12, Block 120 of Parker's Addition; thence proceeding northeasterly along the centerline of Locust Street to the centerline of First Street; thence continuing along the centerline of First Street southeasterly to the centerline of Kingwood Street; thence northeasterly along the centerline of Kingwood Street to the centerline of an alley between Blocks 111 and 101 of Parker's Addition; thence southeasterly along the centerline of the alley to the southeast corner of Tract 42, Block 81 of Parker's Addition; thence jogging southwesterly and continuing southerly to a point in line with the northerly line of Lot 21, Block 41 of Columbia Addition; thence southwesterly to the centerline of First Street; thence jogging southerly; thence southwesterly along the southerly line of Lot 4, Block 40 of Columbia Addition; thence northwesterly along the easterly right-of-way line of the state highway to the point of beginning.

- B. The boundaries of the highway commercial district are as follows:

Beginning at the southwest corner of the city limit line at the junction of the Old Pacific Highway and the 1-5 right-of-way, thence northwesterly approximately 3,335 feet, thence northeasterly approximately 500 feet, thence easterly approximately 375 feet, thence southeasterly approximately 1,375 feet, thence south approximately 2,350 feet, thence southeasterly approximately 1,000 feet, thence easterly approximately 375 feet, thence southeasterly approximately 400 feet, thence easterly approximately 175 feet, thence southwesterly approximately 600 feet to the point of beginning, **excluding: A portion of the Jacob Ahles Donation Land Claim in Section 20, Township 6 North, Range 1 West, W.M., Cowlitz County, Washington, more particularly described as follows: Commencing at the North One-Quarter Corner of said Section 20; thence S89°58'49"E along the north line of said Section 20 a distance of 1329.40 feet to the Northeast Corner of the West Half of the Northeast Quarter of said Section 20; thence S00°19'49"E along the east line of said subdivision, being the east line of said D.L.C. a distance of 1452.00 feet to the Southeast Corner of Parcel "B", as described in Statutory Warranty Deed filed under Auditor's File No. 920508026, records of Cowlitz County, Washington and True Point of Beginning; thence N89°58'49"W along the south line of said Parcel "B" a distance of 1114.63 feet to the easterly margin of SR-5; thence N38°04'25"W along said margin a distance of 292.44 feet; thence N31°44'00"W along said margin a distance of 650.00 feet; thence N18°35'58"W along said margin a distance of 154.03 feet; thence S76°05'07"E a distance of 786.47 feet; thence S46°37'15"E a distance of 786.47 feet; thence S78°06'58"E a distance of 357.90 feet to the east line of said subdivision and D.L.C, and the Northeast 1/16 Corner as shown on Cowlitz County Short Subdivision filed in Volume 15, Page 197, records of Cowlitz County, Washington; thence S00°19'49"E along said east line a distance of 126.42 feet to the True Point of Beginning.**

- C. The boundaries of the neighborhood professional/services overlay zone are as follows:

All lots fronting on First Street, beginning at Meeker Drive from Nectarine Street thence south along First Street to Kingwood Street. Starting at approximately 250 feet south of the junction of Ivy and 2nd Streets, thence south along both sides of 2nd Street, to include all lots fronting 2nd Street, to Fir Street. Thence, east on Fir Street, to include all lots fronting Fir Street, to the west side of the intersection of Fir and 3rd Streets. Thence south on 2nd Street, to include all lots fronting 2nd Street, to Elm Street, to include all lots fronting on to Elm Street, eastward to the east side of the intersection of Elm and 4th Streets. Thence south on 2nd Street, to include all lots fronting on 2nd Street, to Elm Street, thence east on Elm Street, to include all lots fronting Elm Street, to the east side of the intersection of Elm Street and 4th Street. Thence south on 2nd Street, to include all lots fronting 2nd Street, to the north side of Cedar Street. Also all lots fronting on Date Street, between 1st and 2nd Streets. Starting again approximately 100 feet north of Date Street along 1st Street, to include all lots fronting on to 1st Street, south to its intersection with 1st Place. Thence south approximately 1,500 feet along 1st Street, to include all lots along the west side of 1st Street, between 1st Street and 1-5.

- D. The boundaries of the sexually oriented business overlay zone are as follows:

Beginning approximately 1,750 northwest of the southern end of Old Pacific Highway at its junction with the 1-5 right-of-way, Thence northwesterly along the eastern edge of the 1-5 right-of-way approximately 2,000 feet, thence due east approximately 700 feet, thence due south to the point of beginning.

Section 3: Kalama Municipal Code Chapter 17.16.100 is amended to read as follows:

17.16.100 - I-1 district—Boundaries.

The boundaries of the I-1 district shall be as follows:

All the land lying within the following boundaries: Between the state highway right-of-way on the east and the waterfront of the Columbia River on the west; and the existing city limits on the north and south; and, beginning at the southeast corner of Kalama Outlot 67-68, north 955 feet to the northeast corner of the parcel, then east 660 feet to the northwest corner of the parcel, then south 128.5 feet, then 750 feet southeast parallel to the Old Pacific Highway, then south 275 feet to the Old Pacific Highway right-of-way and city limits, then 40 feet southeast along the Old Pacific Highway right-of-way and city limits, then 40 feet southeast along the Old Pacific Highway right-of-way and city limits to the southeast corner of Kalama Outlot 67-68 and the point of beginning, **plus A portion of the Jacob Ahles Donation Land Claim in Section 20, Township 6 North, Range 1 West, W.M., Cowlitz County, Washington, more particularly described as follows: Commencing at the North One-Quarter Corner of said Section 20; thence S89°58'49"E along the north line of said Section 20 a distance of 1329.40 feet to the Northeast Corner of the West Half of the Northeast Quarter of said Section 20; thence S00°19'49"E along the east line of said subdivision, being the east line of said**

D.L.C. a distance of 1452.00 feet to the Southeast Corner of Parcel "B", as described in Statutory Warranty Deed filed under Auditor's File No. 920508026, records of Cowlitz County, Washington and True Point of Beginning; thence N89°58'49"W along the south line of said Parcel "B" a distance of 1114.63 feet to the easterly margin of SR-5; thence N38°04'25"W along said margin a distance of 292.44 feet; thence N31°44'00"W along said margin a distance of 650.00 feet; thence N18°35'58"W along said margin a distance of 154.03 feet; thence S76°05'07"E a distance of 786.47 feet; thence S46°37'15"E a distance of 786.47 feet; thence S78°06'58"E a distance of 357.90 feet to the east line of said subdivision and D.L.C, and the Northeast 1/16 Corner as shown on Cowlitz County Short Subdivision filed in Volume 15, Page 197, records of Cowlitz County, Washington; thence S00°19'49"E along said east line a distance of 126.42 feet to the True Point of Beginning.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 5. This ordinance shall become effective five days after passage, approval, and publication as provided by law.

Passed by the City Council of the City of Kalama at a regular meeting held on the 18th day of November , 2015

Mayor Pete Poulsen

Attest:

Coni McMaster, Clerk/Treasurer

Approved as to form:

City Attorney

Passed:

Published:

Effective:

DRAFT