

CITY OF PACIFIC
WASHINGTON

ORDINANCE NO. 1799

AN ORDINANCE OF THE CITY OF PACIFIC, WASHINGTON AMENDING THE CITY OF PACIFIC COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO 1595; 1631; 1637; 1694; 1744 AND 1794 BY FURTHER AMENDING THE COMPREHENSIVE PLAN MAP

WHEREAS, the Pacific City Council has determined that certain amendments to maps of the Plan are necessary to keep the Comprehensive Plan updated, and to accommodate the needs of its residents and businesses;

WHEREAS, the GMA requires that the Comprehensive Plan and development regulations be subject to continuing review and evaluation; and

WHEREAS, any revision to the Comprehensive Plan must conform with RCW 36.70A, and all proposed revisions or amendments to the Comprehensive Plan shall be considered concurrently and generally no more frequently than once per year, except as allowed pursuant to RCW 36.70A.130; and

WHEREAS, The Pacific City Council has reviewed the proposed amendment, and finds that they meet the update criteria, as follows:

- A. The proposed amendments are consistent with the Growth Management Act and other applicable state laws;
- B. The proposed amendments are consistent with the applicable Countywide Planning Policies;
- C. The proposed amendments are consistent with the Goals and Policies of the Comprehensive Plan;
- D. The proposed amendments are beneficial to the City as a whole, and to the health, safety, and welfare of its residents;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on February 22, 2011 to consider the proposed comprehensive plan amendment, and has now recommended that the City Council adopt the proposed amendments; and

WHEREAS, the responsible official for the City issued a Determination of Non Significance that became final on February 4, 2011 and has completed the noticing requirements in accordance with the State Environmental Protection Act; and

WHEREAS, all proposed amendments were submitted for the mandatory 60-day state agency review and comment prior to final action by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF PACIFIC, WASHINGTON, DOES ORDAIN AS FOLLOWS

Section 1: Amendments of Pacific Comprehensive Plan. The Comprehensive Plan Map of the City of Pacific is hereby amended as illustrated in the following exhibit on file in the City Clerk's Office, which are incorporated herein by reference.

Exhibit A- Comprehensive Plan Map Update

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or

unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five days after the date of publication.

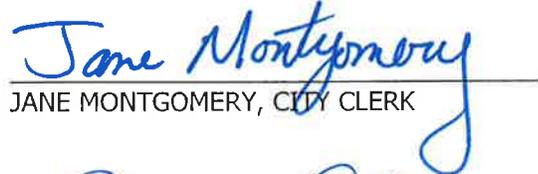
PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 14th DAY OF MARCH, 2011.

CITY OF PACIFIC



RICHARD HILDRETH, MAYOR

ATTEST/AUTHENTICATED:



JANE MONTGOMERY, CITY CLERK

APPROVED AS TO FORM:



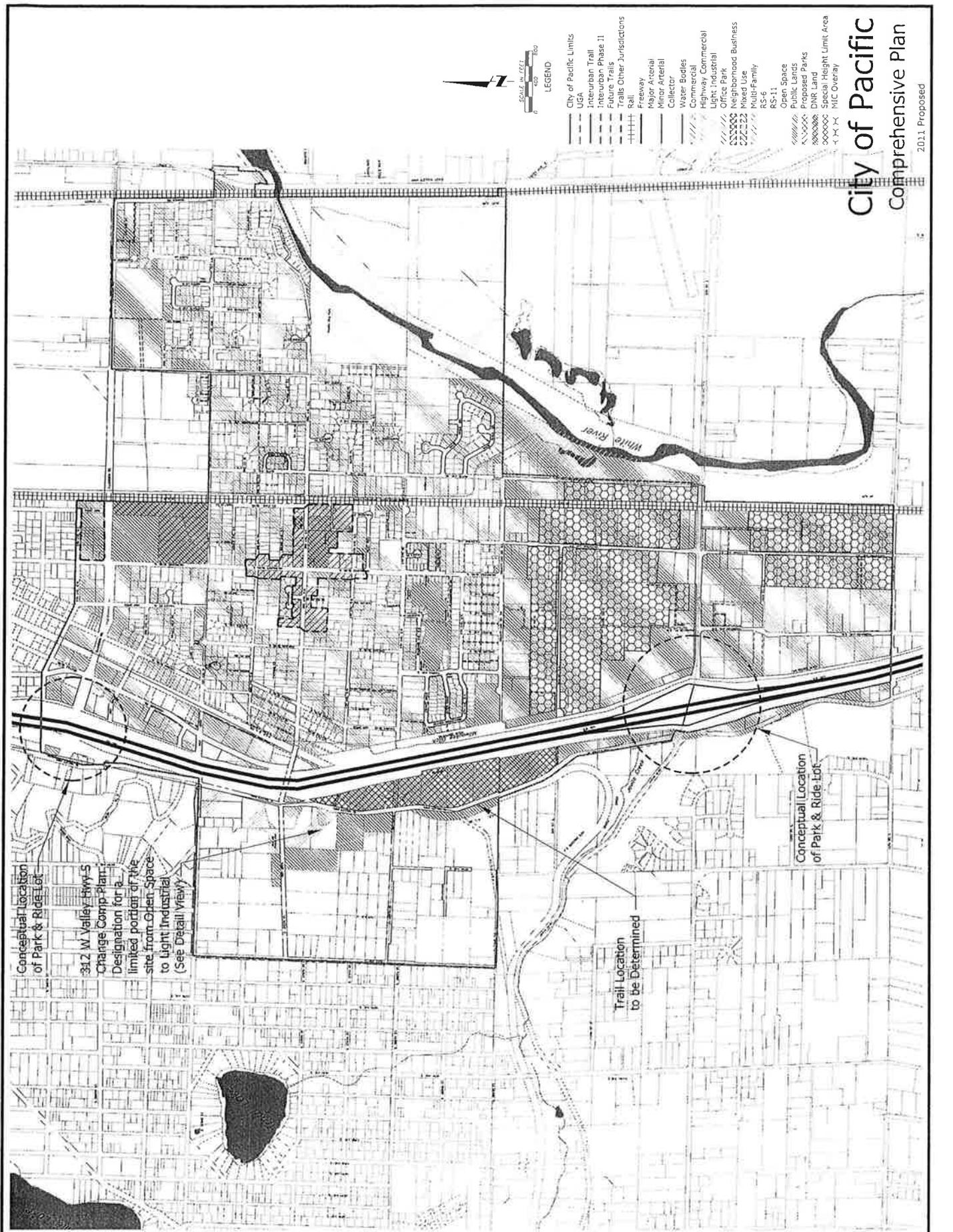
ALBERT A. ABUAN, CITY ATTORNEY

FILED WITH THE CITY CLERK: 02.11.11
PASSED BY THE CITY COUNCIL: 03.14.11
PUBLISHED: 3.18.11
EFFECTIVE DATE: 3.23.11
ORDINANCE NO: 1799

ORDINANCE NO. 17XX

Exhibit A – 2011 COMP PLAN MAP UPDATE

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Conceptual location of Park & Ride Lot

312 W Valley Hwy S
Change Comp Plan
Designation for a limited portion of the site from Open Space to Light Industrial
(See Detail View)

Trail Location to be Determined

Conceptual Location of Park & Ride Lot

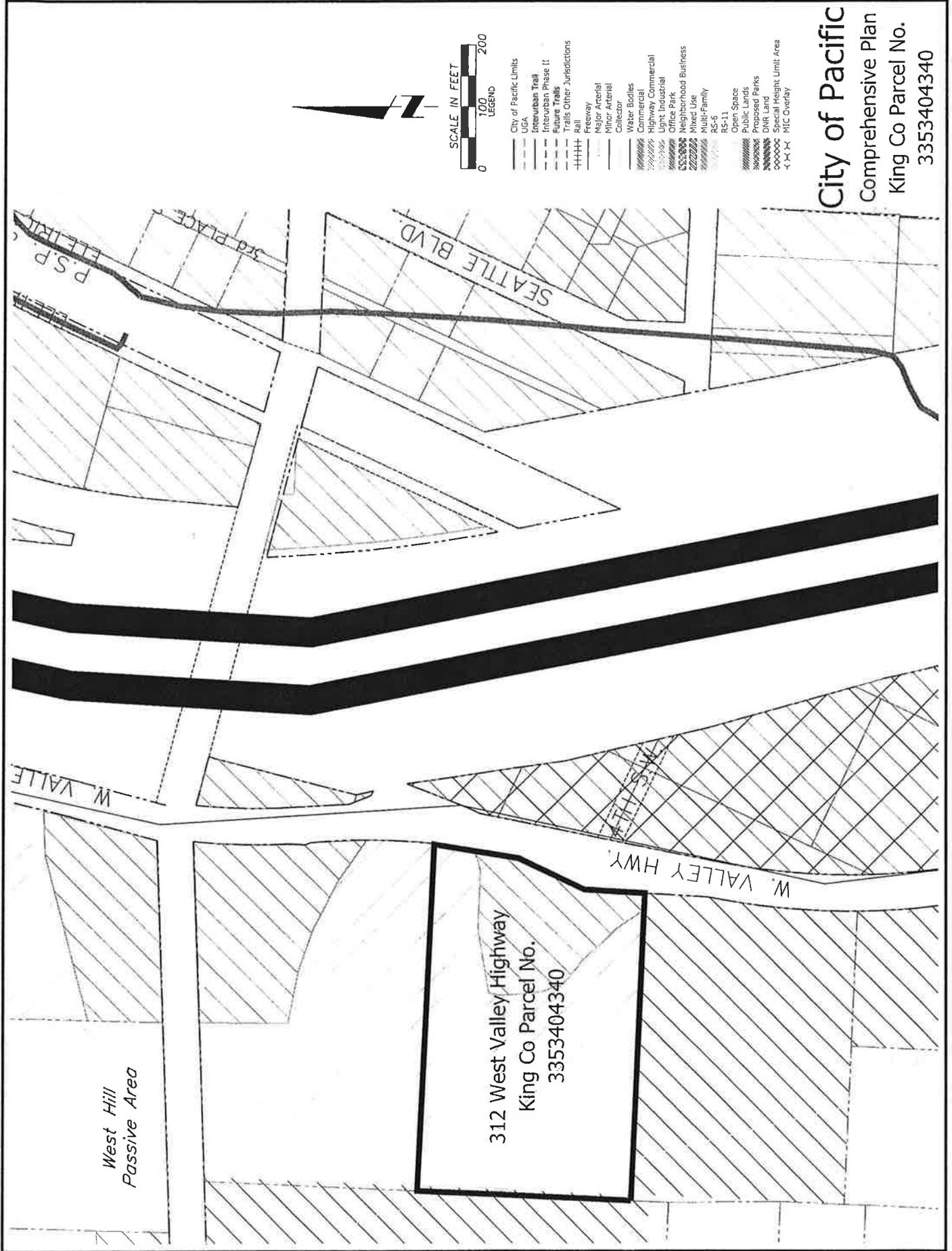


- LEGEND**
- City of Pacific Limits
 - UGA
 - Interurban Trail
 - Interurban Phase II
 - Future Trails
 - Trails Other Jurisdictions
 - Rail
 - Freeway
 - Major Arterial
 - Minor Arterial
 - Collector
 - Water Bodies
 - Commercial
 - Highway Commercial
 - Light Industrial
 - Office Park
 - Neighborhood Business
 - Mixed Use
 - Multi-Family
 - RS-11
 - Open Space
 - Public Lands
 - Proposed Parks
 - DNR Land
 - Special Height Limit Area
 - MIC Overlay

City of Pacific

Comprehensive Plan

2011, Proposed



- City of Pacific Limits
- UGA
- Neighborhood Trail
- Intervenor Phase II
- Private Trails
- Trails Other Jurisdictions
- Rail
- Freeway
- Major Arterial
- Minor Arterial
- Collector
- Water Bodies
- Commercial
- Highway Commercial
- Light Industrial
- Office Park
- Neighborhood Business
- Mixed Use
- Multi-Family
- RS-5
- RS-11
- Open Space
- Public Lands
- Proposed Parks
- DNR Land
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City of Pacific
 Comprehensive Plan
 King Co Parcel No.
 3353404340

312 West Valley Highway
 King Co Parcel No.
 3353404340

West Hill
 Passive Area

CITY OF PACIFIC
PLANNING COMMISSION
100 3rd Ave. SE
Pacific, WA 98047



RECEIVED
CITY OF PACIFIC
CP-10-002
DEC 08 2010

COMMUNITY DEVELOPMENT
PUBLIC WORKS DEPARTMENT

APPLICATION TO AMEND COMPREHENSIVE PLAN

Use this form to request the Planning Commission to consider a revision to the City of Pacific Comprehensive Land Use Plan. This request will be maintained by the Planning Commission and will be considered in accordance with the provisions for annual amendments to the Comprehensive Plan as specified under RCW 36.70A.130 and as adopted by the City of Pacific under Ordinance 1505.

This form is to be used only for amendments to the Comprehensive Plan.

Please provide the following information:

APPLICANT INFORMATION

If the applicant is not the property owner, a notarized letter from the property owner(s) authorizing the applicant to represent the owner(s) is also required.

Name: Jay Bennett, Community Development/Public Works Director

Address: City of Pacific

100 3rd Avenue SE

City/State/Zip Pacific, WA 98047

Daytime Phone: (253) 929-1110

Daytime Fax (optional): (253) 887-9910

E-mail Address (optional): jbennett@ci.pacific.wa.us

PROPERTY INFORMATION

Please include a map highlighting the affected property and showing adjacent parcels and streets.

Address or legal description of affected property:

312 West Valley Highway S, Pacific, WA 98047 (Parcel # 3353404340):

That portion of the above parcel adjacent to, and relatively level with the West Valley Highway South right-of-way.

DESCRIPTION OF REQUEST

Please explain in detail your request to amend the plan. For example, if you are requesting a different land use or zoning designation, what is the current designation and what would you like the new one to be? If you would like to change policy language, please list the existing policy and the language you propose. Attach additional pages if necessary.

A 2004 determination that the level portion of 312 West Valley Highway South adjacent to West Valley Highway was zoned as Light Industrial, had been made by the then Public Works Director, John Walsh. Recent staff research revealed that the City of Pacific zoning map shows that the Light Industrial zone has historically extended only to the western edge of the West Valley Highway South right-of-way (ROW). Any property further west of this ROW is in an Open Space zone, therefore 312 West Valley Highway South was, and is, zoned Open Space.

This is a request by the current Community Development/Public Works Director, Jay Bennett, to amend the Comprehensive Plan Map to show the level portion of 312 West Valley Highway South adjacent to the City right-of-way as Light Industry District.

REASON FOR REQUEST

Please explain in detail your reason for this request. For example, changes in zoning or land use of surrounding properties or other change in circumstance. Attach additional pages if necessary.

Due to the misinterpretation of the City of Pacific zoning map by City staff, 312 West Valley Highway was deemed Light Industrial zoning. The property owner relied on a 2004 letter from the then Public Works Director which gave the above-mentioned portion of this property Light Industrial zoning. Buy-Back Recycling is a permitted use in the Light Industrial zone. The property has been operating as a Buy-Back Recycling Center since.

Properties on the east side of West Valley Highway South are zoned Light Industrial, directly to the east, and to the northeast and southeast. Staff believes the Light Industry designation of this easterly portion of the parcel is compatible with the nature of the West Valley Highway corridor, while preserving the integrity of the wooded steep slopes in the remaining Open Space portion of the property.

