

NORTH BONNEVILLE, WA URBAN AREA COMPREHENSIVE LAND USE PLAN 2013

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**NORTH BONNEVILLE, WA
URBAN AREA COMPREHENSIVE LAND USE PLAN
2013**

SECTION I. PROCEDURE

GOAL 1. PROPERTY RIGHTS AND RESPONSIBILITIES

All property owners within the jurisdiction of the North Bonneville Comprehensive Plan (NBCP) area will be afforded a reasonable economic use of their property consistent with state and federal constitutional law.

POLICIES:

1. A. North Bonneville will consider the views of property owners prior to making ultimate policy choices concerning appropriate land uses, development opportunities and development restrictions.
- B. The wishes of individuals to develop their property will be balanced against adopted city goals and policies.
- C. No property will be used or maintained in a manner which is injurious to public health, safety and welfare.
- D. Land developers will pay a proportionate share of development costs including extension and improvement of public facilities and mitigation of significant adverse impacts created by development.

GOAL 2. CITIZEN INVOLVEMENT

North Bonneville will ensure that all property owners, citizens, and interested persons are provided an opportunity to participate in all phases of the land use planning and review process.

POLICIES:

2. A. North Bonneville will conduct the public's business in a fair and open manner consistent with state law.
- B. The city will provide reasonable access to public records and will make documents available for public use and copying, in accordance with state and federal law.
- C. The city will publish accurate and timely notice of legislative, quasi-judicial and ministerial land use matters to ensure that rights of due process are not abridged.
- D. City agencies will adopt rules of procedure and conduct which will inform and guide that agency's public activities.
- E. All citizens will be accorded courtesy and respect as members of the community.

- F. The city will encourage public participation in all phases of the planning process and will reach out to recognized citizens groups and organizations to actively involve as many diverse points of view as is reasonably possible.

GOAL 3. COORDINATION OF GOVERNMENT ACTIONS AND AMENDMENTS

In all phases of the land use planning process, North Bonneville will attempt to maximize government efficiency, minimize duplication of public efforts, assure individual rights of due process, and will communicate regularly with all affected agencies, organizations and persons.

POLICIES:

- 3. A. The city of North Bonneville will establish and maintain good public record keeping systems pertaining to planning and land use permits consistent with state and local retention schedules.
- B. The city will make available for all interested persons adequate and reliable information about city regulations, review procedures, and timelines.
- C. The city should provide adequate staff to assist citizens and applicants and to fairly represent the city's interests.
- D. The city will create and maintain a planning commission to carry out its duties and which acts in the long-term interests of the community.
- E. The city will communicate regularly with the affected county, state and federal agencies to avoid duplication of effort and to better coordinate planning and development activities.
- F. The city will work cooperatively with county, state and federal agencies to ensure that public dollars are spent wisely towards achieving the goals of the NBCP.

GOAL 4. CLEAR AND OBJECTIVE APPROVAL CRITERIA

North Bonneville will develop and administer clear and objective approval criteria so as to provide greater certainty in the development review process and to avoid unnecessary cost and delay.

POLICIES:

- 4. A. The city of North Bonneville will establish development procedures that are simple, integrated, clear, and predictable.
- B. Adopted land use plans, policies and regulations will apply equally to private property owners and the city unless otherwise specified by adopted city policy.
- C. The NBCP is intended to be the city's guiding land use document. The Capital Facilities Plan (CFP) and land use maps are designed to interpret and implement the goals and policies of the NBCP. Development codes, engineering standards, and other land use control mechanisms will be consistent with and will implement the goals and policies of the NBCP.

- D. The city will adopt clear and objective zoning, land division, procedural, and environmental standards that ensure that development will be consistent with the goals and policies of this plan.
- E. The city will review requests for development in a timely manner consistent with state law.
- F. The city will periodically review and update its land use regulations at a minimum of every five (5) years.

SECTION II. THE TOWN PLAN

Background

North Bonneville is a planned community, designed in 1975. Its design represents a collaboration of the citizens of that era and the U. S. Army Corps of Engineers. The design concept for the community was labeled the “Optimum Town Plan”. The current citizens of North Bonneville respect the aspirations of the Optimum Town Plan and value the heritage and legacy left by the Optimum Town Plan.

The Optimum Town Plan included a “central business district with a population and economic base capable of supporting essential community services, providing adequate land for economic growth through a balance of land uses, and meeting the requirements of a viable neighborhood unit.” [North Bonneville Comprehensive Plan, 1975, page 13.]

These words were written more than a quarter of a century ago. Since then, North Bonneville has witnessed several significant changes, including the construction of the second powerhouse at Bonneville Dam, substantial realignment of the State Highway 14, and the creation of the Columbia River National Scenic Area (NSA) which surrounds the city. However many of the tenets of the Optimum Town Plan remain unfulfilled.

The viability of North Bonneville today and in the future depends upon many of the same elements identified in the 1975 Optimum Town Plan: an adequate land base for current and future needs, a diversified and stable economic base, a commercial center, adequate transportation facilities, protection of public safety by avoidance of natural or man-made hazards, the provision of basic utilities for current and future needs, environmental protection, and usable and attractive community recreational amenities.

The goals of the Optimum Town Plan are integrated into this planning document and are reflected in Goal 5, Comprehensive Plan; Goal 6, Land Use; Goal 7, Circulation and Transportation; Goal 8, Natural Resources; Goal 9, Open Space, Parks and Recreation; and Goal 16, Housing.

GOAL 5. THE COMPREHENSIVE PLAN

All development will be consistent with this Comprehensive Plan.

POLICIES:

5. A. The central business district will include a mixture of public and private uses.
- B. Commercial activities will be centralized in downtown plan districts and the downtown will remain the primary focus of retail and office activity.
- C. Industrial development will be located along arterial or minor arterial streets. The City will develop strategies to direct primary industrial access to State Highway 14 or other adopted industrial right-of-ways.
- D. All major public facilities will be served by both roads and an interior system of pedestrian and bicycle paths.
- E. Parking should be peripheral to buildings and arranged so as to minimize visual impacts and noise as measured from public spaces.
- F. Automobiles and pedestrians will be separated wherever possible and the city will encourage a strong reliance on foot and bike circulation.
- G. The city will encourage a variety of housing types.
- H. Residential blocks will be interspersed with open space and linked with greenbelts and pathways to other areas of the community.
- I. The central park, which is the focus of our internal greenbelt system, will be made available for both active and passive recreation activities.
- J. The internal greenbelt system will be extended to connect newly developing areas with the overall city.
- K. Natural and historical resources will be protected and respected.
- L. New development should be oriented so as to avoid obscuring views of significant natural features, including the Columbia River, Beacon Rock, Hamilton Mountain, Hamilton Creek, Greenleaf Lake and the Oregon side of the Columbia River Gorge.
- M. Critical habitat and water quality areas shall be protected from all forms of pollution.

SECTION III. PLAN ELEMENTS

GOAL 6. LAND USE

North Bonneville will continue the development of land within the urban growth boundary.

DISCUSSION:

The land use element addresses four (4) general areas of concern. First, the land use element designates the proposed general distribution, location and extent of the uses of land. Second, it includes estimates of population growth and standards for population density and building intensity within the planning area. Third, it provides for the protection of environmental resources, particularly the quality and quantity of ground water used for public water supplies. Fourth, it addresses drainage, flooding, storm water run-off in the area. [RCW 35A.63.061(1).]

In 1998 the city had an opportunity to review population projections as a result of capital facilities planning. The city anticipated that as many as 1,528 people could reside in North Bonneville in the year 2018 based upon an aggressive build-out of essential capital facilities. The city's April 2012 population was 1000 as estimated by the Washington State Office of Financial Management.

POLICIES:

6. A. The general distribution, location and extent of land use planning districts will be consistent with the Comprehensive Plan.
 - (1) The city's urban planning area is defined as the Urban Growth Area (UGA).
 - (2) The city will develop an integrated Capital Facilities Plan (CFP) to serve anticipated growth within the UGA.
 - (3) The city will maintain a map of planned for and built public facilities.
 - (4) Development should be limited to the uses reserved in the NBCP, on the Comprehensive Plan map, or adopted zoning map.
 - (5) All development will comply with the provisions of this plan, the capital facilities plan and the implementing land use regulations.
- B. The city will maintain, and revise as needed, a land use map showing general land use designations throughout the city.
- C. The city has created zoning districts and corresponding land use regulations, consistent with the NBCP. The city will maintain, and revise as needed, an official zoning map. The zoning districts will generally correspond to the following comprehensive plan designations:
 - (1) Low Density Residential, including Single Family Residential (SFR) and Manufactured Home Subdivision (MH);
 - (2) Medium Density Residential, including Multi-Family (MF);
 - (3) Mixed Use, including Mixed Use (MU) and Commercial Recreation (CR);
 - (4) Commercial, including Commercial (C-1) and Central Business District (CBD);
 - (5) Industrial, including Industrial/Business Park (I/BP);
 - (6) USA, including all federally owned lands (DH, PG, BPA);
 - (7) Municipal, including Public Parks (PK), School & Community Center (SC), Municipal Utilities Sites (U), Cemeteries (CM) and Open Space Preserve (O)
- D. The city will identify lands on the comprehensive plan map that are under the jurisdiction of the United States government, and will regulate such lands only to the extent allowed by federal law, court decisions, or mutual agreement between the United States and the city.
- E. The city will estimate the rate of projected population growth every five years based upon new residential building permits issued.
 - (1) Every 10 years the city will reevaluate land uses based upon actual census population numbers.

- (2) The projected population growth shall be based upon the capacity of the public utilities as set forth in the Capital Facilities Plan.
- F. The city will protect the quality and quantity of ground water used for public water supplies as described in this plan and applicable regulations.
- G. The city shall maintain and enforce regulations to minimize the public dangers resulting from flooding, geologic hazards or storm water run-off.
- H. The city will review and update its design standards to ensure that social, aesthetic and environmental values are considered when planning for or approving commercial or industrial development. Citizen participation shall be encouraged during the site review process.
- I. The city will encourage and approve only those proposals which are consistent with the NBCP.
- J. The city will maintain landscaping and screening standards which ensure that commercial or industrial development does not adversely impact adjacent zoning districts.

GOAL 7. CIRCULATION AND TRANSPORTATION

North Bonneville and all land use development will plan for and provide for the safe and orderly flow of pedestrian, bicyclist and motorist traffic, connecting together all zoning districts and land uses within the city and Urban Growth Area.

DISCUSSION:

The Circulation/Transportation element is correlated with the land use element. [RCW 35A.63.061(2).] Traffic must be able to flow within each zone and in and out of the city in a manner and by modes acceptable to the community. The Comprehensive Plan places substantial emphasis on keeping cars and people separate and encouraging future development to consider both vehicular and non-vehicular traffic. A pathway system has been established and should be maintained in lieu of sidewalks.

In relation to pathway development, additional emphasis is placed on the Bigfoot Discovery Trails Plan. This Plan is the guiding document in updating and/or expanding portions of the city's pathways into interpretive trails. The Plan is designed to assist in future pathway development.

The NBCP identifies the city's policy towards allocating costs for street improvements between present and future residents. The city may consider adopting a transportation cost allocation program to proportionately share the costs for system improvement with those future developments creating the demand for circulation improvements.

POLICIES:

- 7. A. Roadways
 - (1) The city will require that all development has adequate access to developed or planned roadways.

- (2) The city has street and design standards for roads and will not allow development that exceeds the anticipated capacity of a roadway. Collector streets include Evergreen Drive, Garrison Drive, and Hamilton Drive. Cascade Drive is a minor arterial. State Route 14 is a principal arterial.
- (3) The city will maintain a long range Capital Improvements Plan, and design and construction standards for public and private roads.
- (4) The city should maintain design standards for commercial uses abutting SR 14 to ensure that the public view of the city and improvements will remain uncluttered and attractive.
- (5) The design and construction of all street, road, and drive grades will conform to adopted Street Design and Planning Standards.

B. Residential streets

- (1) Residential access streets should be wide enough to allow for unimpeded two way traffic with no on-street parking.
- (2) Residential access streets should generally be curvilinear to inhibit speeding and minimize the number of intersection conflicts.
- (3) Design of local streets should discourage through traffic.
- (4) Access to Day Use Areas access should be designed to keep visitor traffic from using residential access streets.

C. Pathways

- (1) Pedestrian circulation will be an essential consideration in all development activity and city circulation planning.
- (2) The city will continue to maintain a master plan for pathway development that is conducive to the existing system throughout the city.
- (3) Path locations should make the best use of natural features and views. Steep grades and sharp turns should be avoided.
- (4) A pathway system will provide easy and uncomplicated access to all parts of the city and to all public use areas. Additional development is to make every effort to meet this condition by connecting to existing path systems.
- (5) Whenever possible, non-vehicular traffic will be separated from vehicular traffic to increase safety, community amenity, livability and continuity with the existing pathway system.
- (6) The city may, at the planning stage for new development, establish standards to insure that new pathways are consistent with current pathways and/or compatible with the pathway master plan.
- (7) Bicycle trails or paths may, as part of long range planning, link the city to adjacent major activity areas, e.g., Stevenson, Beacon Rock, Powerhouse #2, the Pacific Crest Trail, and nearby Day Use Areas.
- (8) In residential areas paths will, as much as possible, be located so as to preserve the privacy of residents.

D. Parking

- (1) Off-street parking will be provided in all zones.

- (2) Parking areas will be designed and landscaped so that a parking area will not become the dominant visual feature of any development when viewed from a public area.
- (3) All public facilities will provide Americans with Disability Act (ADA) compliant parking access.
- E. The city will maintain standards for street lighting and pathway lighting that can be applied to new development.
- F. The construction and maintenance of critical infrastructure carries a cost which must be borne by someone. The city will evaluate methods for proportionally allocating such cost among the existing population and new development.

GOAL 8. NATURAL RESOURCES

North Bonneville has regulations to protect and enhance critical land areas within its planning jurisdiction that allow for development of non-critical lands. All development will minimize potential adverse impacts to the environment to the maximum extent that is reasonable.

DISCUSSION:

The Comprehensive Plan incorporates the idea that the city, its citizens and future development should avoid significant harm to identified natural, cultural and historic resources. North Bonneville’s location within the National Scenic Area and the listing of native fish as threatened and endangered provides an additional impetus for the community to protect and enhance critical resources. At the same time, the state planning statute (RCW 35A.63.061) requires a community to consider not only conservation but also the development and use of natural resources. Therefore, the city will comply with state and federal regulations as required and will develop local regulatory and incentive mechanisms which balance the need for economic development against the need for protecting the natural, cultural and historic resources of the community and area.

POLICIES:

- 8. A. General Conservation
 - (1) The city will identify and protect significant scenic, historic, cultural and natural resources and fish and wildlife habitat areas within a context of a developing urban landscape.
 - (2) The city will attempt to achieve a balance between environmental conservation and economic efficiency and viability.
 - (3) Lands that are identified as unbuildable due to flood hazard, fish or wildlife habitat, topographic or wetland constraints or similar environmental restrictions may be designated and reserved as open space. The city may establish a density transfer process or other suitable mechanism to alleviate burdens on private property owners and to encourage the protection of significant natural resources.
 - (4) Public improvements, unless identified on the adopted capital facilities plan, shall avoid environmentally sensitive areas.

- (5) Development within the city will result in ‘no net loss’ of protected resources.
- (6) Conservation and development regulations shall be applied to both private and public sector actions.

B. Water resources

- (1) The city will comply with all applicable local, state and federal regulations regarding filling or modifying existing water bodies.
- (2) The city will protect critical areas from adverse impact and will regulate new uses and the placement of structures within those areas.
- (3) The City will regulate development within designated shoreline areas.
- (4) Bridges and other public structures identified on the Capital Facilities Plan will be constructed so as to substantially eliminate significant adverse impacts to the environment.

C. Soils and landscaping

- (1) The city shall minimize soil disturbance, control erosion and will require replanting of disturbed soils.
- (2) Soils on identified sensitive lands should not be disturbed during the rainy season.
- (3) Soils disturbed on sensitive lands will be stabilized during construction and thereafter will be replanted within a reasonable period after construction activity in the disturbed sensitive area ceases.
- (4) Whenever possible, plant materials added to public open space or protected natural areas will be native to the Gorge.
- (5) The city will limit the ability to remove native vegetation from within identified sensitive lands.
- (6) The city shall protect habitat areas and water quality from sedimentation or other degradation.

D. Slopes and Drainage

All new development will be designed and built consistent with the city’s adopted stormwater management policies and regulations and will be consistent with the following provisions:

- (1) Off-site water quality and quantity impacts will be controlled through appropriate design.
- (2) The use of best management practices for source control and treatment will be required.
- (3) The use of infiltration, with appropriate water quality precautions will be the first consideration in stormwater management.
- (4) Stream channels and wetlands will be protected.
- (5) Erosions and sediment controls are required for excavation, construction, reconstruction and post construction phases of each project.

GOAL 9. OPEN SPACE, PARKS AND RECREATION

North Bonneville will provide attractive park and recreation areas that are accessible from all parts of the community and to all people; and will ensure that open space areas are protected and that future development respects and enhances the network of open space throughout the community. In addition, the city will work on plans to further enhance the recreational aspect of its walking paths.

DISCUSSION:

The city recognizes three (3) categories of open space within its boundaries:

- (1) Permanent open space, as described on the original plat, including right-of-way, paths, the 200 foot wide corridors, lands adjacent to SR 14 and the railroad, and a 5 acre park. Future permanent open space lands are to be created as the city grows.
- (2) Dedicated or zoned open space both public and private.
- (3) Water bodies, specifically Hamilton Creek and portions of Greenleaf Lake and the Columbia River.

The city will encourage development proposals that dedicate a portion of each parcel for open space purposes. Development design standards should require that the type and design of future open space development is compatible with the platted open space plan. The city will adopt a level of service standard which would ensure that new development does not over-burden the present level of park and recreation open space service now enjoyed by the community. The city will encourage new development to pay a proportionate share of the cost of acquiring park and recreation land and facilities that become necessary to accommodate new growth.

POLICIES:

9. A. Open Space Preservation

- (1) The city will protect the network of open space corridors created by the original town plat. The goal is to create ribbons of open space, including pathways and riparian corridors, so as to form a continuous network of pathways, wildlife habitat and cover.
- (2) New development or redevelopment will not be allowed which would physically prevent the continuation and extension of the open space system envisioned in the Comprehensive Plan.
- (3) The city should consider essential view sheds with each development proposal.

B. Parks and Recreation Areas

- (1) North Bonneville will provide adequate park and recreation facilities for all City residents.
- (2) The city will ensure that developed park and recreation facilities are available to the residents of the community at a ratio of not less than 10 acres of developed parks per 1,000 persons. The city will develop and implement a parks and recreation master plan based upon this minimum standard.

- (3) Future parks and recreation areas will be designed and constructed to respect residential privacy and to maintain the open character of the city.
 - (4) Public and private park and recreation areas will be connected to the pedestrian trail system.
 - (5) Park and recreation facilities will be located so as to be readily accessible to residential areas for pedestrian, bicycle or vehicular access.
 - (6) Public access should be provided to the Columbia River, Hamilton Creek and Greenleaf Lake.
 - (7) The city should incorporate access to recreational, environmental and historic sites. Examples include Fort Cascade, Pioneer Cemetery, Bonneville Dam, Bass Lake and Pacific Crest Trail.
- C. The city will encourage the development of private recreational opportunities.
 - D. The city encourages future residential development to bear a fair share of the burden of creating and maintaining future park areas and may develop private or public funding mechanisms to fairly allocate this future financial burden.

GOAL 10. PUBLIC USE

Publicly owned and operated community facilities will be conveniently located near the city center so as to be easily accessible from all areas of the community.

POLICIES:

- 10. A. Major community facilities will be centralized and multi-use where possible, for efficiency and economy.
- B. Public buildings should be centrally located, easily accessible, and have adequate parking.
- C. Community facilities should be located within walking or bicycling distance of city residents.
- D. The city should provide an adequate land supply for emergency services facilities within the commercial, mixed-use or public facilities zoning districts.
- E. Essential state and federal public facilities should be sited so as to be compatible with existing environmental and land use conditions, however, the NBCP and Capital Facilities Plan (CFP) should not be interpreted to preclude the siting of essential public facilities.
- F. The NBCP or the CFP may be amended in accordance with RCW 35A.63.073 based upon changing circumstances or clearly demonstrated public need.
 - (1) Generally, all plan amendments will be considered annually so as to evaluate the cumulative impacts of all proposed amendments.
 - (2) Emergency plan amendments may be considered at any time if the City Council declares a state of emergency and adopts findings which clearly demonstrate that the amendment is essential to preserve or promote the general health, safety, or welfare.

GOAL 11. PUBLIC UTILITIES

All public utilities will be adequate to meet the planned demand and will be available at the least public cost, and all parties to a land use action shall pay their fair share of the provision of an applicable public facility and/or public service.

POLICIES:

11. A. All public facilities and services will meet applicable state and federal approval and public safety standards.
- B. The city will coordinate with appropriate government agencies and service providers in the siting of necessary utilities, including an efficient, environmentally sound system of transfer stations and disposal sites for solid waste.
 - (1) All public and private utilities will be located underground unless otherwise expressly allowed above ground in the NBCP or implementing regulations.
 - (2) The city will use public right-of-ways or adjacent public utility easements whenever appropriate.
- C. The city will develop a long range capital improvements plan for public utilities.
 - (1) The plan will be re-evaluated publicly as necessary or at a minimum of every six (6) years.
 - (2) The plan will evaluate, and if reasonable and prudent, may encourage the development of alternative sources of energy, geothermal energy and wind power.
 - (3) Whenever practical, the phasing of public utilities will be coordinated with the phasing of capital facilities necessary to support development.
 - (4) The plan will consider conservation measures as well as capital improvements.
- D. No new development will be approved unless the applicant can clearly demonstrate that either essential public utilities are currently available to adequately serve the proposed project, or that a funding mechanism is in place to construct the necessary public services or facilities and that the funding mechanism has been secured by the City Council and the project proponent is a secured participant in the funding mechanism.
- E. The water distribution system will provide adequate quantity, storage and pressure to meet domestic, industrial and fire fighting needs.
- F. The City may establish a cost effective public utilities conservation policy.

GOAL 12. REDEVELOPMENT

The redevelopment of any property will be consistent with the goals and policies of this Comprehensive Plan and supporting land-use controls.

POLICIES:

12. A. The city will respect the rights of owners of nonconforming uses and development and will allow for the expansion or alteration of nonconforming uses to the extent allowable by law so long as the proposed expansion or alteration of the nonconforming use or development is consistent with the NBCP and applicable environmental and development regulations.
- B. Redevelopment of land and structures will be consistent with the Comprehensive Plan.
- C. Proposals for rezoning lands within the growth boundary and corporate limits must be consistent with the NBCP and must minimize significant impacts upon adjacent land uses and zoning districts.
- D. The city will consider amendments to the NBCP text and map once annually. The potential cumulative impacts of all proposed amendments will be considered at public hearings before the Planning Commission and the City Council.

GOAL 13. ENERGY CONSERVATION AND ALTERNATIVE ENERGY RESOURCES

North Bonneville will encourage the conservation of non-renewable energy resources and the use of alternative energy supplies.

POLICIES:

13. A. The city will support local, state, and federal energy conservation measures.
- B. The city will encourage private and/or public use of alternative energy sources within the city.
- C. The city will incorporate energy conservation measures into publicly funded projects and will consider alternative energy sources as a power supply for new public buildings and projects.
- D. The city encourages recycling.

GOAL 14. EXPANSION

The city shall ensure that future annexed lands are developed to their maximum inherent value in accord with the NBCP.

POLICIES:

14. Annexation.
 - (1) Before additional land is annexed into the city, the City Council will make a determination that the annexed land is capable of being adequately and concurrently served by public facilities and services.
 - (2) The city will coordinate annexation efforts with Skamania County and the Columbia River Gorge Commission as appropriate.

GOAL 15. EMPLOYMENT OPPORTUNITIES

The city will encourage and seek to diversify and improve the economy of the city for the benefit of present and future citizens.

POLICIES:

- 15. A. The city will zone land to reasonably accommodate the economic growth the NBCP projects.
- B. The city will, through its land use policies and regulations, encourage the development of an economically viable commercial and industrial base.
- C. The city will encourage the siting of commercial and industrial uses which promote the development of a diverse economic base.
- D. The city will encourage recreational based commercial activities.
- E. The city will cooperate with Skamania County and the port district to ensure regional economic vitality.
- F. The city will encourage proposals for commercial or industrial development which have the potential to produce long-term, family living-wage job opportunities.

GOAL 16. HOUSING

The city will encourage the provision of housing for all economic circumstances that is consistent with a high quality residential environment.

POLICIES:

- 16. A. Non-discrimination and affordable housing opportunities
 - (1) It is the city’s policy to prevent unlawful discrimination in housing practices.
 - (2) The city will encourage housing opportunities for people in all economic circumstances.
 - (3) The city will create a variety of zoning districts so as to provide opportunities for choice in housing.
- B. Multi-Family Housing Opportunities
 - (1) Multi-family housing will provide adequate off-street parking.
 - (2) Multi-family housing should be arranged in such a way as to harmonize with adjacent single family areas.
 - (3) Multi-family housing should present minimal apparent bulk with no large rectilinear buildings. Facades should be residential in scale.
 - (4) Parking, service and utilities areas should be screen and landscaped.
 - (5) Multi-family areas will provide generous, usable open space.
- C. North Bonneville Comprehensive Plan Design Considerations
 - (1) The city will only approve housing proposals that are consistent with the NBCP.
 - (2) All residential development should provide direct access to the pedestrian and bicycle circulation system.
 - (3) Residential densities should consider the need for privacy and the rural character as well as soil stability, slope, flooding and other hazards.

- (4) The location of houses should take into consideration topographic slopes, existing natural features, as well as alignment to the street.
- D. Environmental Considerations
- (1) The city will limit residential development in environmentally sensitive areas.
 - (2) The city may establish density transfer mechanisms which allow smaller lot sizes and increased density in exchange for substantial environmental protection.