

January 4, 2017

**RESOLUTION 494
CITY OF NORTH BONNEVILLE**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH BONNEVILLE, WASHINGTON
ACKNOWLEDGING THE COUNCIL'S INTENT TO ANNEX A CONTIGUOUS ISLAND OF UNINCORPORATED
SKAMANIA COUNTY TERRITORY INTO THE CITY; DESCRIBING THE BOUNDARIES OF THE AREA TO BE
ANNEXED; STATING THE APPROXIMATE NUMBER OF VOTERS RESIDING THEREIN; SETTING A DATE FOR A
PUBLIC HEARING ON THE PROPOSED ANNEXATION; PROVIDING FOR ASSUMPTION OF BONDED
INDEBTEDNESS AND ADOPTION OF PROPOSED ZONING REGULATIONS**

WHEREAS, there resides wholly within the City of North Bonneville, 3 adjoining land parcels [lots] that have never been annexed, rather they remain outside the City's jurisdiction in Skamania County; and

WHEREAS, the three parcels encompass a total 6.28 acres of land area [.0098 square mile]; and are fully surrounded by the incorporated city; and

WHEREAS, Washington State Statute [RCW 35A. 14.295] provides code cities the opportunity to annex unincorporated territory to the City in the instance where all of the territorial boundaries are contiguous and total less than 175 acres in area; and

WHEREAS, islands of territory should be annexed into the City for consistency of service delivery and to minimize long-term liabilities; and

WHEREAS, the owners or controllers of these land parcels have been advised that the City staff is pursuing the annexation of this unincorporated island into the City of North Bonneville; and

WHEREAS, the land area contemplated for annexation possesses neither a Skamania County Zoning designation nor a City designated zoning. The absence of a designated land use zone poses potential public peril. The City of North Bonneville wishes to avoid annexing the land depicted in Exhibits A & B without a zoning designation and therefore intends to adopt an interim zoning designation pursuant to Chapter 20 of the North Bonneville's Municipal Zoning Code to assure planning and zoning continuity and consistency.

NOW, THEREFORE; THE CITY COUNCIL OF THE CITY OF NORTH BONNEVILLE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The North Bonneville City Council hereby states its intent to annex the unincorporated Skamania County territory described in Section 2, via the process established in RCW 35A.14.295, 297 AND .299. In order to qualify for annexation under this method, an area must contain less than one hundred seventy five acres and have all of the boundaries of such area contiguous to the code city, which is the circumstance in this instance.

Section 2. The boundaries of the area proposed for annexation are legally described below and graphically depicted in Exhibits A and B.

Legal Description: Lots 1 and 2 located in the Northeast Quarter of Section 20, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lots 1 and 2 of the J & M Jefferson Short Plat, recorded June 28, 2006 in Auditor File Number 2006162121, Skamania County Records. The address of lot 1 is 510 East Cascade Drive and the address of lot 2 is 580 East Cascade Drive, North Bonneville, Washington.

Additionally, a lot [Parcel] described as follows:

A parcel of land located in the West Half of Section 21, Township 2 North, Range 7 East, of the Willamette Meridian, Skamania County Washington, described as follows:

Lot 2 of the BI-STATE-REDI-MIX SHORT PLAT, as recorded in Book 1 of Short Plats on page 70, records of Skamania County, Washington; EXCEPTING THEREFROM those portions conveyed to Skamania County Cemetery District by Deed recorded March 4, 1981 and May 1, 1985 under Auditor File Number 92110 and 99193. The address of this third lot is 610 East Cascade Drive, North Bonneville, Washington.

Section 3. There is voter residing within the area proposed for annexation according to the Skamania County Auditor's Office.

Section 4. The North Bonneville City Council hereby schedules a public hearing concerning this proposed unincorporated island annexation for the City Council meeting of January 24, 2017 starting at 7:00 P.M. or later, in the North Bonneville City Hall, located at 214 CBD in North Bonneville, Washington. Notice of the hearing will be given by publication in the Skamania Pioneer at least once a week for two weeks prior to the date of the public hearing.

Section 5. All property within the territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessment for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of the annexation.

Section 6. The City staff has been advised by the Skamania County planning department that the land is currently unzoned and likely because of its location within the City. To avoid annexing the property without a zoning designation, the City intends to adopt an interim zoning designation of "Mixed Use" [MU], as defined in Chapter 20 of the North Bonneville Municipal Code. Adoption of an interim zoning designation will best promote planning and zoning continuity and consistency.

This interim zone was chosen because it most closely comports with the overall land usage of this unincorporated island and its surrounding uses and accompanying zones. This designation is intended to be in effect for a period of approximately 90 days from the effective date of this ordinance. Within that period of time, the City will proceed to rezone the property in accordance with the Comprehensive Plan and applicable procedural requirements.

Section 7. At the January 24th hearing, residents or property owners of the area included in this resolution for annexation shall be afforded an opportunity to be heard. Following the hearing, the City Council may adopt an ordinance approving the proposed unincorporated island annexation, but the effective date of the ordinance shall not be less than 45 days after the passage thereof. Notice of the effective date of the annexation, together with a description of the property to be annexed, will be published in the Skamania Pioneer at least once each week for two weeks subsequent to passage of the ordinance. Such annexation ordinance shall be subject to referendum for 45 days after passage thereof.


After the expiration of the 45th day from but excluding the date of passage of the annexation ordinance, if no timely and sufficient referendum petition has been filed, the unincorporated island annexation shall become a part of the City of North Bonneville upon the date set in the annexation ordinance. The City Council intends

to include in the ordinance provisions for assumption of indebtedness and for adoption of a proposed zoning regulation.

Section 8. The City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section and subsection numbers and any references thereto.

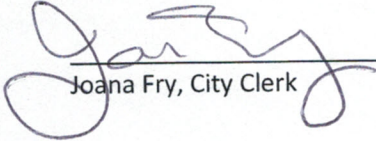
Passed this 10th day of January 2017

Approved:

A blue ink signature of Don Stevens, consisting of a stylized 'D' and 'S'.

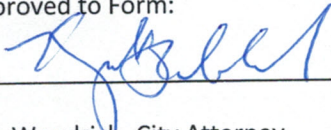
Don Stevens, Mayor

Attest:

A blue ink signature of Joana Fry, featuring a large, flowing 'J' and 'F'.

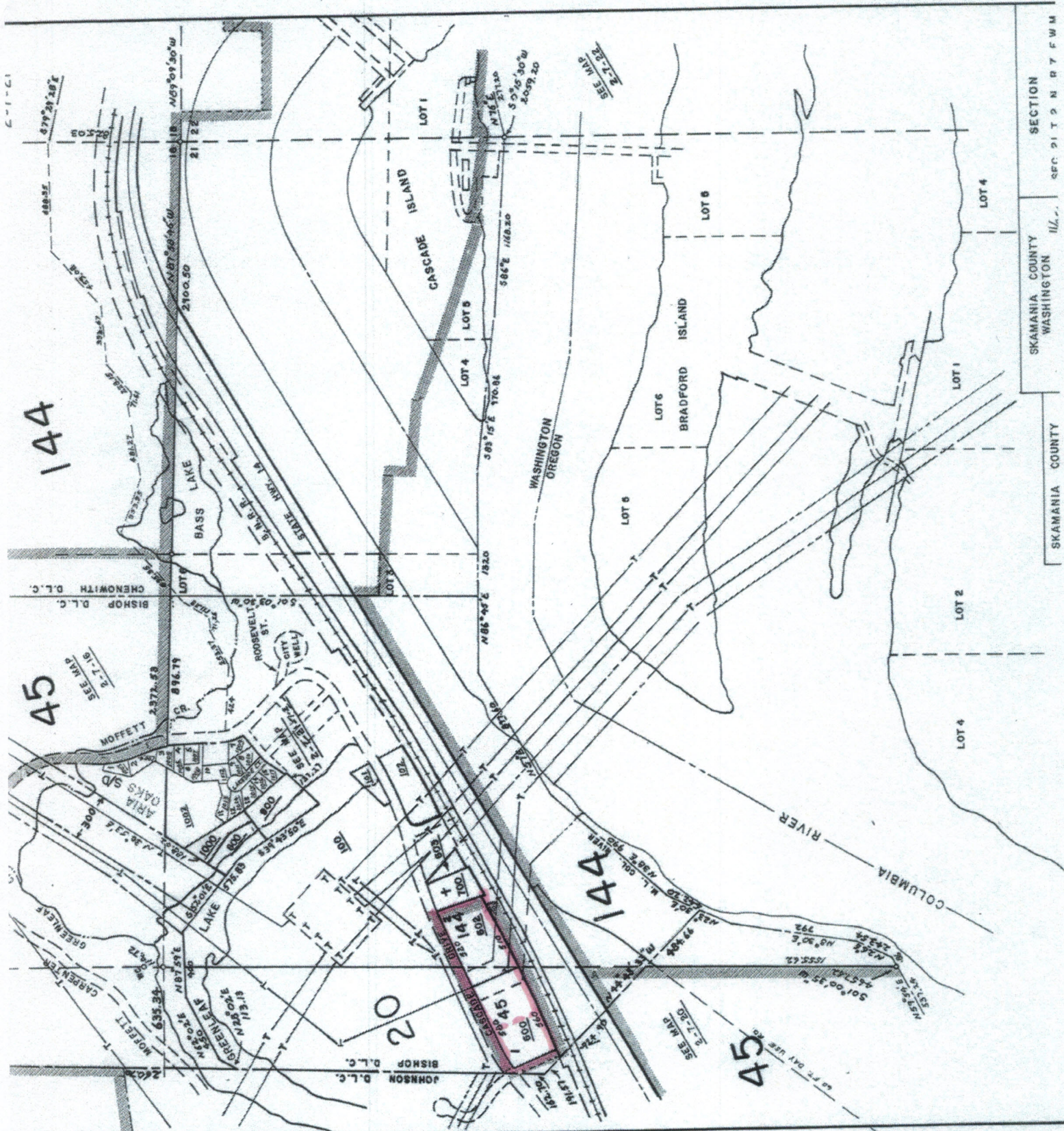
Joana Fry, City Clerk

Approved to Form:

A blue ink signature of Ken Woodrich, appearing as a series of connected loops and strokes.

Ken Woodrich, City Attorney





SECTION
SKAMANIA COUNTY
WASHINGTON
ILL.
SEC. 21 T 2 N R 7 W

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