

**CITY OF NORTH BONNEVILLE
ORDINANCE NUMBER 1079**

AN ORDINANCE OF THE CITY OF NORTH BONNEVILLE, WASHINGTON, AMENDING THE NORTH BONNEVILLE COMPREHENSIVE PLAN MAP AND ZONING MAP.

WHEREAS, on January 24, 2017 the City of North Bonneville adopted Ordinance 1077 annexing real property per Washington State Statute RCW 35A.14.295 resolving an unincorporated island of unzoned property to the City containing less than one hundred seventy five acres where all of the territorial boundaries are contiguous; and

WHEREAS, Section 4 of Ordinance 1077 provided for assigning the properties that were previously unzoned with a preliminary zoning designation of "Mixed Use (MU)", as defined in North Bonneville Municipal Code (NBMC) Chapter 20 and directed the City to proceed with permanent zoning in accordance with the Comprehensive Plan and the official zoning map; and

WHEREAS, as provided by NBMC Chapter 20.60 Site Rezones and Chapter 18.01 Land Development Administrative Procedures, The Planning Commission conducted a public hearing on the proposed amendments to the Comprehensive Plan Map and Zoning Map on April 18, 2017; and

WHEREAS, the City Planning Commission considered land uses within the annexation area, the designations shown on the Comprehensive Plan Map and surrounding zones on the Zoning Map and found that the proposed zoning designations are in keeping with the current and projected land uses and the characteristics of the site; and

WHEREAS, the City conducted an environmental review of the proposed zoning designations and amendment to the Comprehensive Plan Map and Zoning Map and a determination of non-significance was made with agency review of that determination; and

WHEREAS, the City Planning Commission, after careful consideration and study, voted to recommend that the City Council approve the Comprehensive Plan Map and Zoning Map amendments.

NOW, THEREFORE, The City Council of the City of North Bonneville does hereby ordain as follows:

Section 1.

The Comprehensive Plan Map, City of North Bonneville, WA, is amended in the area lying south along East Cascade Drive, north of the property owned by Burlington Northern Santa Fe Railroad, east of City owned lot S-52, and west of the Cascade Cemetery with the addresses of 510, 580 & 610 East Cascade Drive to Mixed Use Designation as depicted on Exhibit A.

Section 2.

The Zoning Map, City of North Bonneville, WA, is amended in the area lying south along East Cascade Drive, north of the property owned by Burlington Northern Santa Fe Railroad, east of City owned lot S-52, and west of the Cascade Cemetery with the addresses of 510, 580 & 610 East Cascade Drive to Mixed Use Zone as depicted on Exhibit B.

Section 3.

This ordinance amends only a portion of the Zoning Map and affects no other provisions of the Zoning Ordinance and Map which remain in full force and effect.

Section 4.

Severability.

If any section, sentence, clause or phrase of this Ordinance shall 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 5.

Effective Date and Publication.

This Ordinance shall be effective five days after publication of the Ordinance, or a summary thereof consisting of its title, in the official newspaper of the City.

PASSED BY THE CITY COUNCIL ON _____, 2017.

Don Stevens, Mayor

Attest:

D. Sam Hughes, City Administrator

Approved as to Form:

Ken Woodrich City Attorney

Exhibit A

MU Mixed Use Designation

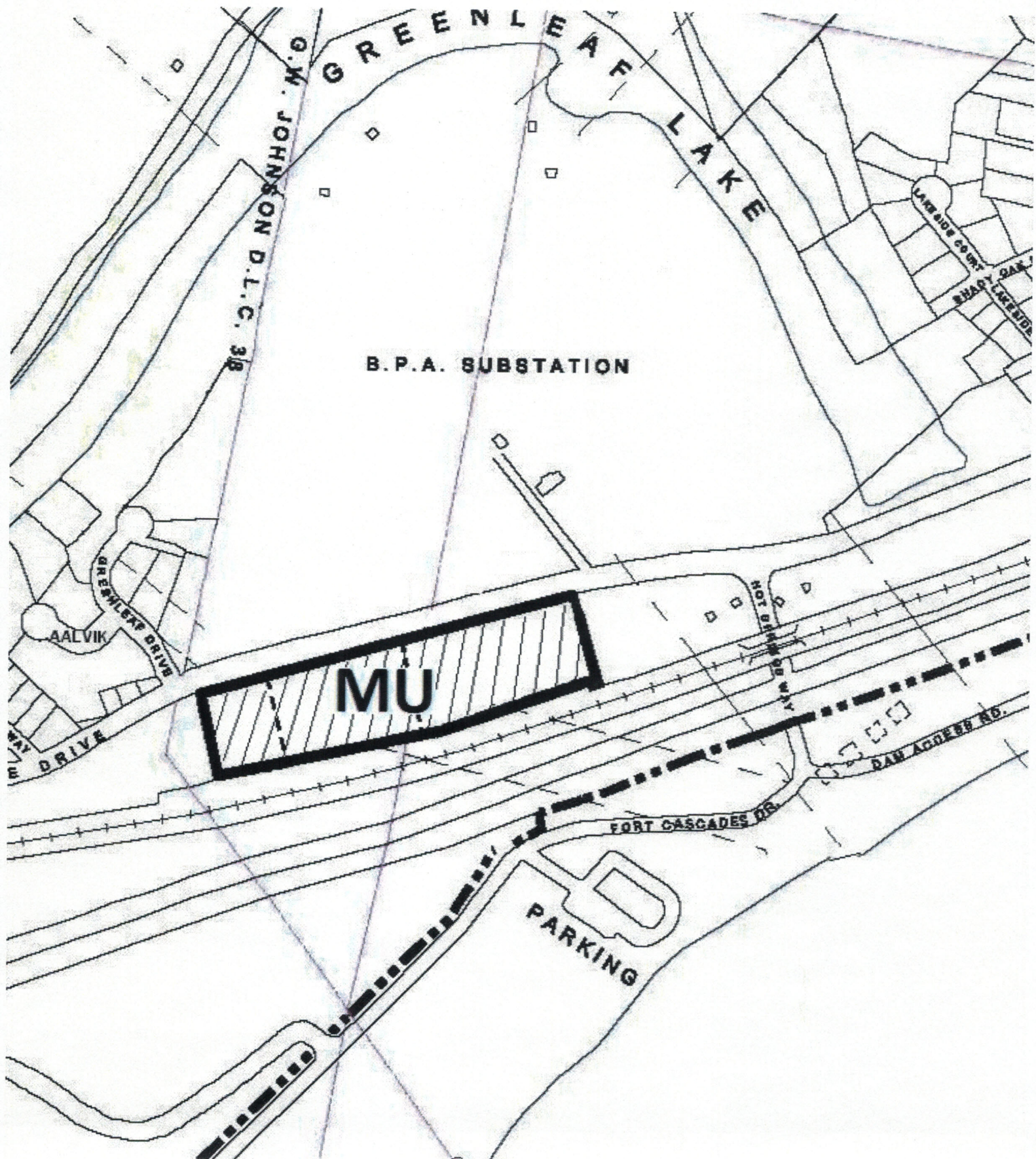


Exhibit B

MU Mixed Use Zone

