

January 19, 2017

**ORDINANCE 1077
CITY OF NORTH BONNEVILLE**

An Ordinance annexing to the City of North Bonneville, Washington three parcels of land encompassing 6.26 acres located at street addresses 510, 580 and 610 East Cascade Drive, North Bonneville, Washington.

WHEREAS, Washington State Statute RCW 35A. 14.295 authorizes the legislative body of a code city to resolve to annex 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, the City Council adopted Resolution 494 on January 10th 2017 declaring its intent to annex property; and

WHEREAS, the land area intended for annexation is an unincorporated island wholly within the boundaries of the City, and possesses neither a Skamania County Zoning designation nor a City designated zoning. The City Council intends to assign the area with a preliminary zoning designation of "Mixed Use" [MU], as defined in Chapter 20 of the North Bonneville Municipal Code. The actual establishment of the proposed zoning regulation will follow land use provisions found in RCW 35A.14.330 and RCW 35A. 14. 340; and

WHEREAS, all statutory requirements have been complied with, including those set forth in RCW 35A. 14.295 .297 and .299: and

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

Section 1. The following described property located at street addresses 510, 580 and 610 East Cascade Drive, is hereby annexed to the City of North Bonneville, Washington:

Lots 1 and 2 of the J & M Jefferson Short Plat, recorded June 28, 2006 in Auditor File Number 2006162121, Skamania County Records, 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; and

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 THERFROM 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, located in the West Half of Section 21, Township 2 North, Range 7 East, of the Willamette Meridian, Skamania County Washington.

These three lots encompass a total of 6.28 acres of land more or less.

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

Section 2. Upon annexation, said property shall be assessed and taxed at the same rate and on the same basis as other property within the City is assessed and taxed to pay for the outstanding indebtedness of the which indebtedness has been approved by the voters, was contracted for or incurred prior to, or was existing as of the date of the annexation.

Section 3. This ordinance shall take effect and the property described in Section 1 of this ordinance shall become part of the City of North Bonneville forty-five days from the date of the passage of this ordinance Pursuant to the requirements of RCW 35A. 14.297 and .299.

Section 4. The property described in section 1 of this ordinance is currently unzoned. The Council hereby assigns the property with a preliminary zoning designation of "Mixed Use" [MU], as defined in Chapter 20 of the North Bonneville Municipal Code. The official zoning map of the City shall be revised to include the property zoning designation.

Section 5. The Comprehensive Plan of the City of North Bonneville shall be deemed to apply to the annexed property from the effective date of this ordinance.

Section 6. A certified copy of this ordinance shall be filed with the Skamania County Auditor and certificate of annexation shall be filed with the State Office of Financial Management [OFM] as directed by RCW 35A.14.700.

Section 7. 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, clause or phrase of this ordinance.

Section 8. A notice of the proposed effective date of Annexation, March 10, together with the description of the property to be annexed shall be noticed in one or more newspapers of general circulation within the area or be annexed at least once each week for two weeks subsequent to passage of this ordinance. The notices shall advise that the annexation provides for assumption of indebtedness and adoption of proposed zoning regulation.

Passed this 24th day of January 2017

Approved:

Don Stevens, Mayor

Attest:

Joana Fry, City Clerk

Approved to Form:

Ken Woodrich, City Attorney