

# RESOLUTION 1628

## **A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING ADOPTION OF PROPOSED AMENDMENTS TO THE NORTH BEND COMPREHENSIVE PLAN LAND USE MAP AND NORTH BEND ZONING MAP, AFFECTING PARCEL #142308-9095, COMMONLY KNOWN AS WSDOT TANNER PIT SITE, IN THE 2014 COMPREHENSIVE PLAN AMENDMENTS**

**WHEREAS**, on November 8, 2012 the Planning Commission reviewed the proposed 2013 #4 Docket and agreed to address the proposal to amend the WSDOT Tanner Pit Property from Land Use Designation Employment Park to Residential and from EP-1 to LDR zone in their annual Comprehensive Plan and Zoning Docketing process; and

**WHEREAS**, NBMC Sections 20.08.070 through 20.08.110 identify criteria for consideration of proposed zoning amendments, including evaluating the proposed amendments for conformance to the City's Comprehensive Plan and development regulations, evaluating impacts of the proposed amendments on the City and on surrounding properties, and evaluating the environmental, economic and cultural impacts of the proposed amendments; and

**WHEREAS**, staff prepared a report to the Planning Commission evaluating the proposed zoning amendments based on the above-referenced criteria, and found the proposed amendments consistent with the criteria, as described in the Community and Economic Development Staff Report and Planning Commission Recommendation attached as Exhibit B (Staff Report); and

**WHEREAS**, Concurrency as required per NBMC 20.12.030 for a comprehensive plan land use re-designation or rezone cannot be adequately evaluated without a specific associated land use proposal, and because impacts resulting from development are evaluated at the time of development application and are the responsibility of the applicant proposing the development, the City has deferred detailed concurrency review until the time of development application pursuant to NBMC 20.10.030(A)(2) to ensure a thorough analysis of the impact to City services and application of appropriate mitigation measures; and

**WHEREAS**, the proposed amendments were submitted to the Washington State Department of Commerce for review on June 19, 2013; and

**WHEREAS**, a SEPA Determination of Non-Significance was issued for the proposed amendments on June 26, 2013; and

**WHEREAS**, the North Bend Planning Commission reviewed and considered the Staff Report and proposed amendments at their June 27, 2013 meeting and conducted a public hearing on July 25, 2013 at which they received and considered public comment; and

**WHEREAS**, on August 8, 2013, following the public hearing, the Planning Commission recommended approval of the proposed amendments and consideration by City Council; and

**WHEREAS**, the Council finds that the City followed the procedural requirements of NBMC Chapter 20.08 to notify and advertise the proposed amendments to the public and to interested agencies, and that the Planning Commission and City Council subsequently considered all written and verbal comments received during their respective processes; and

**WHEREAS**, WAC 365-196-640(3) provides that all proposed amendments to the City's Comprehensive Plan must be considered by the governing body concurrently and may not be considered more frequently than once every year; and

**WHEREAS**, the next available Comprehensive Plan amendment cycle is in 2014, and therefore the proposed amendments may not be adopted until such time; and

**WHEREAS**, the City Council desires to adopt the proposed amendments at such time;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Approval of Proposed Amendments:** The City Council supports approval of the proposed amendments to the North Bend Comprehensive Plan Land Use Map and the North Bend Zoning Map as depicted on the attached Exhibit A, and as recommended in the Planning Commission Staff Report attached as Exhibit B.

**Section 2. Authorization of Comprehensive Plan and Zoning Amendments:** The City Council hereby authorizes the proposed amendments described in Section 1 to be included in the 2014 Comprehensive Plan Amendment Docket, to be effective upon adoption via ordinance together with the remainder of the 2014 Comprehensive Plan and Zoning amendments.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 17<sup>TH</sup> DAY OF SEPTEMBER, 2013.**

**CITY OF NORTH BEND:**

**APPROVED AS TO FORM:**

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**Kenneth G. Hearing, Mayor**

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**Michael R. Kenyon, City Attorney**

**ATTEST/AUTHENTICATED:**

Effective: September 17, 2013  
Posted: September 18, 2013

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**Susie Oppedal, City Clerk**