

ORDINANCE 1594

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, RELATING TO FLOODPLAIN MANAGEMENT; AMENDING CHAPTER 14.12 OF THE NORTH BEND MUNICIPAL CODE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of North Bend (“City”) participates in the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA) and has adopted Chapter 14.12 of the North Bend Municipal Code in compliance with FEMA requirements; and

WHEREAS, the Washington State Department of Ecology conducted a Community Assistance Visit (CAV) at the City on November 15, 2015, a periodic activity that is required as part of participation in the NFIP, to evaluate the City’s floodplain management program; and

WHEREAS, the CAV identified deficiencies in the City’s floodplain management regulations contained in Chapter 14.12 NBMC, which the City must address to ensure compliance with the minimum NFIP criteria; and

WHEREAS, City staff have prepared amendments to NBMC 14.12 to correct the deficiencies identified during the CAV; and

WHEREAS, the draft amendments were forwarded to Commerce Growth Management Services on May 20, 2016, pursuant to RCW 36.70A.106; and

WHEREAS, a State Environmental Policy Act Determination of Non-Significance (SEPA DNS) was issued on the draft amendments on May 25, 2016, and no comments were received on the SEPA DNS; and

WHEREAS, the Planning Commission reviewed the draft amendments at their May 26 and June 9, 2016 meetings and recommended approval of the draft amendments on June 9, 2016; and

WHEREAS, the Planning Commission held a public hearing on the draft amendments at their June 9, 2016 meeting and received no comment on the amendments; and

WHEREAS, the City Council finds that the draft amendments address and are consistent with the requirements of Chapter 36.70A RCW, the Growth Management Act; and

WHEREAS, the City Council finds the City followed procedural requirements of Chapter 20.08 NBMC to notify and advertise amendments of the Code to the public and interested

agencies and finds that both the Planning Commission and the City Council considered all written and verbal comments received during their respective public participation processes;

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

Section 1. NBMC 14.12 (Floodplain Management), Amended: Chapter 14.12 of the North Bend Municipal Code (Floodplain Management) is hereby amended to read as follows:

**Chapter 14.12
FLOODPLAIN MANAGEMENT¹**

Sections:

- 14.12.010 Applicability.
- 14.12.020 Severability.
- 14.12.030 Development permit.
- 14.12.040 Review of building permits.
- 14.12.050 Information to be obtained and maintained.
- 14.12.060 Alteration of watercourses.
- 14.12.070 Performance standards – Flood hazard areas.
- 14.12.080 Construction materials and methods.
- 14.12.090 Utilities.
- 14.12.100 Subdivision and development proposals.
- 14.12.110 Residential construction.
- 14.12.120 Accessory buildings and accessory dwelling units.
- 14.12.130 Nonresidential construction.
- 14.12.140 Mobile/manufactured homes.
- 14.12.150 Recreational vehicles.
- 14.12.160 Shallow flooding areas.
- 14.12.170 Substantial improvement.
- 14.12.180 Additions.
- 14.12.190 Critical facilities.
- 14.12.200 Floodways.
- 14.12.210 Floodplain habitat assessment.
- 14.12.220 Critical area report.

14.12.010 Applicability.

This chapter shall apply to all areas of special flood hazards within the city. Areas of special flood hazard (also referred to as “special flood hazard areas” or “SFHA”) shall have the meaning ascribed in NBMC 14.05.200, which areas shall be determined by consideration of the following:

- A. The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled “The Flood Insurance Study for King County, Washington, and Incorporated Areas” dated April 19, 2005, and any revisions thereto, with an accompanying Flood

Insurance Rate Map (FIRM), and any revisions thereto, which are hereby adopted by reference as though fully set forth. The Flood Insurance Study (FIS) and the FIRM are on file at North Bend City Hall. The best available information for flood hazard area identification as outlined in NBMC 14.12.010(B) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under NBMC 14.12.010(B); and

B. Those areas identified by the city based on review of base flood elevation and floodway data available from federal, state, county, or other valid sources when base flood elevation data has not been provided by the FIS or FIRM. .

C. In the event of a conflict, the more restrictive provision shall apply.

14.12.020 Severability.

If any provision of this chapter is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining provisions of this chapter.

14.12.030 Development permit.

A. A flood development permit shall be obtained before new construction, substantial improvement, or development begins within any area of special flood hazard. The permit shall be for all structures, including mobile and manufactured homes or nonlicensed recreational vehicles on-site for more than 180 days, as set forth in NBMC 14.12.140 and -.150, and for all other development including fill and other activities as defined in NBMC 14.05.200. The fee for a flood development permit shall be waived by the City when the permit is for a structure under 200 square feet in size.

B. Application for a development permit shall be made on forms furnished by the director and may include but not be limited to plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities, and other information as identified on the application information sheet. These documents shall be maintained by the city for inspection of all records pertaining to the provisions of these critical areas regulations.

C. The director may require a critical areas report for development within the floodplain. The following information is required for critical areas review:

1. The base flood elevation (BFE) in relation to the lowest floor (including basement) of all structures located in the AE zone or within the AO zone. Identify the highest adjacent natural grade next to the building prior to construction;
2. Proposed floodproofing elevation in relation to the BFE or highest adjacent natural grade next to the building prior to construction;
3. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in NBMC 14.12.130;
4. A description of the extent to which a watercourse will be altered or relocated as a result of a proposed development;
5. The accuracy of said elevation as proposed and as built shall be certified by a licensed professional engineer and/or a professional land surveyor; and
6. All development permits for the site must be reviewed to ensure all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.

14.12.040 Review of building permits.

Where elevation data is not available either through the Flood Insurance Study, FIRM, or from another authoritative source identified within NBMC 14.12.010(B), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding; provided, that the elevation of the lowest floor (including basement) shall be at least two feet above the highest adjacent grade in those zones. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

14.12.050 Information to be obtained and maintained.

A. Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or other source in accordance with NBMC 14.12.010, the applicant shall obtain and record the actual (as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

B. For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or other source in accordance with NBMC 14.12.010:

1. The applicant shall obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed; and
2. The City shall maintain the floodproofing certifications required in NBMC 14.12.130.

C. The City shall maintain for public inspection all records pertaining to the provision of this chapter.

14.12.060 Alteration of watercourses.

Adjacent communities and the Department of Ecology must be notified prior to any alteration or relocation of a watercourse, and evidence of such notification must be submitted to the Federal Insurance Administration.

14.12.070 Performance standards – Flood hazard areas.

The following standards apply to development proposals and alterations on sites within special flood hazard areas:

A. A development proposal shall not increase the base flood elevation unless revisions to the FIRM are approved by FEMA in accordance with 44 CFR 70, and appropriate legal arrangements have been made and documents filed prior to issuance of a construction permit.

B. The following circumstances are presumed to produce no increase in base flood heights and shall not require special studies to establish this fact:

1. Reconstruction or remodeling of existing structures in the floodway where the structure's footprint is not increased;
2. Development of new residential structures outside the FEMA floodway on lots in existence before November 17, 1998;
3. Substantial improvements to existing residential structures in the floodplain but outside the FEMA floodway;

4. New development or substantial improvement in the area identified in the downtown commercial zoning district which is within the AO-1, AO-2, AO-3 or AE (outside the floodway) flood zone, provided in the AE flood zone it is presumed there is no increase in the base flood heights when limited to two feet below base flood elevation and above; and
5. Minor accessory structures exempt from building permits under the International Building Code.

C. The cumulative effect of any proposed development, where combined with all other existing and anticipated development on the site, shall not reduce the effective base flood storage volume of the floodplain. Except as exempted in NBMC 14.12.070(B), grading or other activity that would reduce the effective storage volume shall be mitigated by creating compensatory storage on-site, or off-site if legal arrangements can be made, to assure that the effective compensatory storage volume will be preserved over time; provided, however, that no increased upstream or downstream flood hazard shall be created by any fill authorized in the floodplain by this chapter or other applicable chapters.

D. If a lot has buildable site out of the special flood hazard area, all new structures shall be located there, when feasible. If the lot is fully in the floodplain, structures must be located to have the least impact on salmon.

E. If the proposed project will create new impervious surfaces so that more than 10 percent of the portion of the lot in the regulatory floodplain is covered by impervious surface, the applicant shall demonstrate that there will be no net increase in the rate and volume of the stormwater surface runoff that leaves the site or that the adverse impact is mitigated per the approved habitat mitigation assessment.

F. When fill is proposed to achieve elevated construction, a critical area report is required demonstrating that the proposal will not increase the base flood elevation.

G. If grading or other activity will displace any effective flood storage volume, compensatory storage shall be created on-site, or off-site if legal arrangements can be made, to assure that the effective compensatory storage volume will be preserved over time, in equivalent volume, at equivalent elevations to that being displaced. Compensatory storage areas must be hydraulically connected to the source of flooding. Alternatively, if feasible, the applicant may provide

an increase in side channel habitat as mitigation for floodway alterations.

H. Approved alterations shall not block side channel habitats.

I. Where the floodway of either Gardiner Creek or Ribary Creek is not identified by the applicant in special studies, the entire floodplain of the site shall be treated as the floodway.

J. An analysis of bioengineering and/or vegetation enhancements will be required when existing levees or dikes are proposed to be repaired or renovated as specified in King County's Guidelines for Bank Stabilization.

14.12.080 Construction materials and methods.

Construction materials and methods for residential and nonresidential structures shall meet the following criteria:

A. All construction elevated by pilings must be designed and certified by a professional structural engineer registered in the state of Washington and approved by the city building official.

B. All new substantial improvement to buildings and structures shall be constructed with materials and utility equipment resistant to flood damage, using methods and products that minimize flood damage; and

C. Electrical, mechanical, plumbing, and other service facilities shall be floodproofed to the flood protection elevation on all new, substantially improved buildings.

D. All new construction shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

14.12.090 Utilities.

Utilities and on-site sewage facilities shall meet the following criteria:

A. All new and replacement utilities including sewage treatment facilities shall be floodproofed to the flood protection elevation;

B. New on-site sewage disposal systems shall be, to the extent possible, located outside the limits of the floodway and may be installed in the flood fringe if no feasible alternative site is available. On-site sewage disposal systems that are located within the flood hazard areas must be sited to avoid

impairment of the system during flooding and to avoid contamination from the system during flooding;

C. Sewage and manure waste storage facilities shall be floodproofed to the flood protection elevation;

D. Buried utility transmission lines transporting hazardous substances (as defined by the Washington State Hazardous Waste Management Act in RCW 70.105.005) shall be buried a minimum of four feet beneath the maximum depth of scour of the base flood for the entire width of the floodway and shall achieve sufficient negative buoyancy so that any potential for flotation or upward migration is eliminated; and

E. Aboveground utility transmission lines, not including electrical transmission lines, shall only be allowed in the floodway for the transportation of nonhazardous materials, as defined by the State Department of Ecology, where a bridge or other structure is capable of transporting the line.

14.12.100 Subdivision and development proposals.

Subdivisions, short subdivisions, master site plans, contract rezones, site plan/design review, planned residential developments, and binding site plans shall follow these requirements:

A. New buildable lots shall contain 5,000 square feet or more of buildable land outside the floodway;

B. Locate and construct all utilities and their facilities in a manner that minimizes flood damage;

C. Provide adequate drainage to reduce exposure to flood damage;

D. Base flood data and flood hazard notes shall be shown on the face of the recorded plat; this may include the floodwater depth, required flood elevations, and the boundary of the base flood and floodway as deemed appropriated by the city; and

E. Where base flood elevation data has not been provided or is not available from another authorized source, it shall be generated for subdivision proposals and other proposed developments that contain at least 50 lots or five acres (whichever is less);

F. The following note shall appear on the face of the recorded documents and shall be recorded on the title of records for all affected lots:

Note: Lots and structures located within special flood hazard areas may be inaccessible to emergency vehicles during flood events. Residents and property owners should take appropriate advance precautions to provide access.

14.12.110 Residential construction.

New residential construction and substantial improvements within the SFHA shall meet the following criteria:

A. The lowest floor, including basement, shall be elevated two feet or more above base flood elevation; and

B. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited. The area and rooms below the lowest floor shall be designated to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must meet or exceed the following minimum criteria:

1. A minimum of two openings shall be provided on opposite walls having a total new area of not less than one square inch for every square foot of enclosed area subject to flooding;
2. The bottom of all openings shall be no higher than one foot above grade; and
3. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the unrestricted entry and exit of floodwaters.

14.12.120 Accessory buildings and accessory dwelling units.

Accessory uses or buildings (less than 200 square feet) are exempt from International Code building permits but do require a city of North Bend floodplain permit. All accessory dwelling units require a floodplain permit. The following standards shall apply in the SFHA:

A. Accessory buildings, uses and dwelling units shall be designed to have low flood damage potential;

B. Accessory buildings, uses and dwelling units shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;

C. Accessory buildings, uses and dwelling units shall be firmly anchored to prevent flotation that may result in damage to other structures;

D. For new buildings, accessory dwelling units, or substantial improvements, service facilities such as electrical and heating equipment shall be elevated or floodproofed;

E. Floodway encroachment standards must be met;

F. The portions of accessory buildings or dwelling units located below the BFE must be constructed of flood-resistant materials;

G. Accessory buildings and dwelling units must be designed to allow for the automatic entry of flood waters (i.e., they must have proper openings); and

H. Accessory dwelling units (ADUs) shall comply with all applicable sections of the NBMC.

14.12.130 Nonresidential construction.

New nonresidential construction and substantial improvements of any existing commercial, industrial, or other nonresidential structure that requires a building permit shall either:

A. Elevate the lowest floor, including the basement, a minimum of two feet or more above base flood elevation and meet the requirements of NBMC 14.12.110; or

B. Floodproof the structure to the same elevation. If the structure is floodproofed, the following criteria are required:

1. The floodproofing must be certified by a professional civil or structural engineer registered in the state of Washington stating that the floodproofing methods are adequate to withstand the flood-depths, pressures, velocities, impacts, uplift forces, and other factors associated with the base flood. After construction, the engineer shall certify that the permitted work conforms to the approved plans and specifications;
2. Approved building permits for floodproofed nonresidential buildings shall contain a statement to notify applicants that flood insurance premiums will be based upon rates for structures that are one foot below the floodproofed level.

14.12.140 Mobile/manufactured homes.

For all mobile/manufactured homes, all standards for flood hazard protection for residential construction shall apply. All mobile/manufactured homes must be anchored and shall be installed using methods and practices that minimize flood damage. For existing mobile/manufactured homes where the repair/reconstruction of the utilities and pad equals or exceeds 50 percent of the value of utilities and pad before the repair/reconstruction has commenced, all standards for flood hazard protection applicable for residential construction shall apply to the mobile/manufactured home.

14.12.150 Recreational vehicles.

Recreational vehicles placed on sites in the SFHA are required to either:

- A. Be on the site for fewer than 180 consecutive days; or
- B. Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
- C. Meet the manufactured home elevation and anchoring requirements.

14.12.160 Shallow flooding areas.

Shallow flooding zones appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from one to three feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

- A. Residential structures. New construction and substantial improvements of residential structures within AO zones shall have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, two feet or more above the depth number specified on the FIRM (at least two feet if no depth number is specified). Where appropriate, such structures shall be elevated above the crown of the nearest road, one foot or more above the depth number specified on the FIRM. Where hazardous velocities are noted on the FIRM, consideration shall be given to mitigating the effects of these velocities through proper construction techniques and methods.

B. Nonresidential structures. New construction and substantial improvements of nonresidential structures that require a building permit within AO zones shall either:

1. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified). Where appropriate, such structure shall be elevated above the crown of the nearest road, one foot or more above the depth number specified on the FIRM; or
2. Together with attendant utility and sanitary facilities, be completely floodproofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as defined under qualified professional. Where hazardous velocities were noted on the FIRM, consideration shall be given to mitigating the effects of these velocities through proper construction techniques and methods; or
3. Require adequate drainage pads around structures on slopes to guide floodwaters around and away from proposed structures.

14.12.170 Substantial improvement.

If a project is worth more than 50 percent of the assessed value (MAI appraised value may be used at owner choice) of the original building the project is considered a “substantial improvement.” The building must then be elevated or otherwise brought up to current flood protection codes and other applicable city codes as required. To determine project value, the proposed project value shall be added to permitted additions or expansions to the building over the last 10 years. This provision will run with the property and not the property owner. Projects necessary to maintain the function of an existing building or structure such as electrical, mechanical, plumbing, roofing, siding, or windows shall be tracked for 180 days. Any outstanding permit for work on the building that has not received a final inspection or certificate of occupancy as required by the applicable construction code will be included in the calculation. This provision will run with the property owner and not the property.

14.12.180 Additions.

Where expansion to an existing building or structure does not exceed 500 square feet and does not increase the building footprint more than 25 percent, and shares a common wall (one full side) with the primary structure, the addition shall not be required to elevate, but must be flood resistant to a minimum of two feet above BFE. Additions will require full adherence to flood regulations if the sum of all improvements over the last 180 days as described in NBMC 14.12.170 and additions over the last 10 years exceeds 50 percent of the current assessed value, or exceeds the addition size threshold above. This provision will run with the property and not the property owner.

14.12.190 Critical facilities.

Critical facilities include, but are not limited to, schools, hospitals, police, fire and emergency response installations, nursing homes, wastewater treatment plants, potable water and sanitary sewer system components, and hazardous materials production. Construction of new critical facilities shall only be allowed within the floodplain when no reasonable alternative site is available. Critical facilities constructed within the floodplain shall have the lowest floor elevated to three or more feet above the level of the base flood elevation. Floodproofing and sealing measures must be taken to ensure toxic or hazardous substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the 100-year frequency flood shall be provided to all critical facilities to the extent possible.

14.12.200 Floodways.

A. Construction of new residential or commercial or industrial structures is prohibited within the floodway. New construction in nonconforming developments shall meet the construction standards set forth in this chapter.

B. Reconstruction of existing structures within the floodway shall be subject to the requirements of WAC 173-158-070; provided, that reconstruction of existing residential structures between the floodway defined in WAC 173-158-030 and the floodway defined in this chapter need only meet the standards for new residential construction set forth in this chapter.

C. Installations or structures that are floodway dependent may be located within the floodway; provided, that the development proposal receives approval from all other agencies with jurisdiction. Such installations or structures include, but are not limited to:

1. Dams or diversions for water supply, flood control, hydroelectric production, irrigation, or fisheries enhancement;
2. Flood damage reduction facilities such as dikes, levees, and pumping stations when necessary to protect the public from an imminent hazard;
3. Stream bank stabilization structures are allowed only if no feasible alternative exists for protecting structures, public roadways, and flood protection facilities or sole access routes. Bank stabilization projects shall be consistent with Washington Department of Fish and Wildlife and the National Marine Fisheries Service guidelines and applicable sections of this chapter, and shall use bioengineering to the maximum extent possible;
4. Surface water conveyance facilities subject to the requirements of the development standards for streams and wetlands;
5. Boat launches and related recreation structures;
6. Bridge piers and abutments when no reasonable alternative is available; and
7. Approved aquatic area or wetland restoration projects to improve natural functions including, but not limited to fisheries enhancement projects;
8. Substantial improvements of existing structures, and minor accessory structures exempt from building permits under the International Building Code, only when in conformance with NBMC 14.12.070;

D. Prohibited Encroachments. Encroachments in the floodway that are prohibited include new construction of residential, commercial or industrial structures. Other development is prohibited unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

14.12.210 Floodplain habitat assessment.

A floodplain habitat assessment and mitigation plan shall be required unless the CED director makes and documents a determination of no adverse effect on any species listed under the Endangered Species Act. If required, the habitat assessment and mitigation plan shall be prepared at the applicant's sole expense by a qualified consultant in accordance with the requirements of the Floodplain Habitat Assessment and Mitigation Draft Regional Guidance 2011 prepared by FEMA Region X, or any successor guidance document approved by FEMA for habitat assessment and mitigation. The city's actual costs of review of applicant's habitat assessment and mitigation plan shall be paid by the applicant per the adopted taxes, rates and fee schedule. Nondevelopment activities that do not meet the definition of development are allowed in the floodplain and do not require a floodplain permit or habitat assessment and mitigation consideration. Exceptions permitted under NBMC 14.05.085(A)(2) do not require a habitat assessment or mitigation consideration even if they may require a floodplain permit.

14.12.220 Critical area report.

The director may waive a critical area report when existing mapping and flood insurance study is determined to be adequate. When a critical area report is required the following provisions shall apply:

A. A critical area report for flood hazard areas shall be prepared by an engineer or hydrogeologist, licensed in the state of Washington, with expertise analyzing geologic, hydrogeologic and surface and ground water flow systems, and who has experience preparing reports for the relevant type of hazard.

B. In addition to the requirements of Chapter 14.05 NBMC, critical area reports required for special flood hazard areas shall include the following information:

1. On the site map:
 - a. The dimensioned location of all proposed development in the floodplain;
 - b. The location of the floodway where it has been delineated on the most recent flood insurance study map (FIRM) or by special studies for Gardiner or Ribary Creeks; where basin plans have been completed and adopted. The location of

the floodplain and floodways shall be based upon the hydrologic and hydraulic analysis; and

- c. Identification of all proposed structures and grading within the floodplain.

2. In the report:

- a. Identify how the boundaries of the floodways and floodplain were determined; and
- b. Establish the elevation of the lowest floor of all new or substantially improved structures proposed in the existing floodplain, utilizing the North American Vertical Datum of 1988.

¹Prior legislation: Ords. 951 and 1088.

Section 2. Severability: Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date: This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF JULY, 2016.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published: July 27, 2016
Effective: August 1, 2016

Susie Oppedal, City Clerk