

ORDINANCE NO. 2005-06

AN ORDINANCE of the City of Vader, Washington amending development regulations sections 1.020, 1.050, 1.070, 1.100, 2.010, 2.020, 2.030, 3.030, 3.040, 3.060, 3.080, 3.1400, 3.110, 3.120, 3.130, 3.140, 3.160, 4.000, 4.010, 4.020, 4.030, 4.040, 4.050, 5.000, 5.010, 5.020, 5.030, 5.040, 5.050, 6.020, 6.040, 6.050, 6.060, 7.000, 7.010, 7.020, 7.030, 7.040, 7.050, 7.060, 11.030, 11.040, 14.060, 15.120, and 15.130; and adopting new sections 1.075 (concurrency review), 2.015 (zoning regulation amendments), 3.200, 3.210, 3.220, 3.230, 3.240, 3.250, 3.260, and 3.270 (R-3, Multifamily); and 4.060 (special design standards for A street); and 5.060, 5.070, 5.080, and 6.041, 6.041.1, 6.041.2, 6.041.3, 6.041.4, 6.041.5, 6.041.6, 6.041.7, 6.042, 6.042.1, 6.042.2, 6.042.3, 6.042.4, 6.043, 6.044, 6.044.1, 6.045, 6.045.1, 6.046.2, 6.045.3, 6.045.4, 6.045.5, 6.046, 6.046.1, 6.046.2, 6.046.3, 6.046.4, 6.046.5, 6.047, 6.047.1, and 6.048 (critical areas regulations); and 15.015, 15.115, 15.215, 15.315, 15.318, and 15.365 (definitions); and repealing section 6.030; and amending the official zoning map for the City of Vader.

1. WHEREAS, the Washington State Growth Management Act (GMA) requires the City of Vader to review, and where necessary, revise its development regulations for consistency with the City of Vader Comprehensive Plan and GMA according to a schedule established by RCW 36.70A.130(4)(a). This revision is part of the seven-year review pursuant to RCW 36.70A.130(4)(a); and,
2. WHEREAS, the findings of Resolution No. 2005-08 are hereby adopted by reference; and,
3. WHEREAS, the City followed a Public Participation Plan in the development of these amendments, which included advertisement of public meetings and hearings in the newspaper of record, a public scoping process, public work session with the Planning Committee, and two duly advertised public hearings held May 3, 2005 and August 4, 2005 where there was an opportunity for public testimony; and,
4. WHEREAS, a 60-day state agency review period was conducted during which time comments were received and considered from interested agencies;
5. WHEREAS, the City of Vader's Development Regulations, as amended by this Ordinance, have been reviewed and are hereby consistent with the City of Vader Comprehensive Plan and the Growth Management Act; and,

6. WHEREAS, a number of changes to the zoning regulations were necessary to provide for quality urban development, protection of critical areas, and provisions of economic opportunities for the City of Vader; and,
7. WHEREAS, zoning of city-owned parks is necessary for general planning purposes; and,
8. WHEREAS, there is a lack of adequate industrial land designated in city limits; and
9. WHEREAS, the city and its citizens recognize the need for additional economic development within city limits; and
10. WHEREAS, city lands were evaluated for their industrial development potential, and the parcel identified in this ordinance and attached Exhibit B represents the best opportunity for industrial development due to its location on major truck and rail transportation routes, flat topography, size, single ownership, and a special development opportunity for auto salvage; and,
11. WHEREAS, industrial performance standards and critical areas regulations provide for adequate protection of Olequa Creek, which borders the designated industrial property; and,
12. WHEREAS, RCW 36.70A.172 and Chapter 365-195 WAC direct Vader to include "best available science" in preparing policies and regulations to protect the functions and values of critical areas; and,
13. WHEREAS, pursuant to RCW 36.70A.172 and Chapter 365-195 WAC Vader reviewed best available science from state agencies and as compiled by other jurisdictions in the State of Washington and considered a variety of alternatives for establishing critical areas buffers, as discussed in the "Supplemental Staff Report: Proposed City of Vader Critical Areas Regulations", dated May 12, 2005; "Supplemental Staff Report to the City Council: State Agency Comments and Proposed Critical Areas Ordinance Revisions" dated June 28, 2005, and "Public Hearing: Revised Draft City of Vader Development Regulations Critical Areas, Manufactured Homes, Side Yard Setbacks, and Industrial Rezone" dated July 19, 2005; and,
14. WHEREAS, critical areas regulations were significantly expanded to incorporate best available science; and,
15. WHEREAS, the City of Vader has limited personnel and limited resources available to enforce overly-complex development regulations, and have

relied heavily on model ordinances provided by the state and examples of ordinances from other jurisdictions in Washington; and,

16. WHEREAS, the City consulted with the state departments of Ecology and Fish and Wildlife to ensure that critical area buffers for riparian areas and wetlands are within the range of buffers recommended by best available science; and,
17. WHEREAS, minimum densities and conversion requirements for residential zoning districts in the city and its urban growth area are established to ensure future urban development and accommodation of forecast population; and,
18. WHEREAS, manufactured homes are recognized as an important source of affordable housing, and newer manufactured homes as defined National Manufactured Housing Construction and Safety Standards Act are permitted throughout the city where single-family housing is permitted, while older mobile homes are no longer permitted; and,
19. WHEREAS, additional refinements to manufactured home design requirements may be needed in the future to ensure these homes are in keeping with the residential character of Vader; and
20. WHEREAS, new sections of the development regulations were added to address concurrency review, zoning amendments, multifamily zoning requirements, special design standards for the historic downtown core, side yard setbacks, performance standards for industrial development, and critical areas; and,
21. WHEREAS, further amendments to the zoning regulations may be necessary to provide for clearer permitting processes and timelines, and such amendments will be pursued as city resources permit; and
22. WHEREAS, A SEPA Addendum was issued for the changes contained in this ordinance on April 22, 2005.
23. WHEREAS, these changes are necessary to preserve and protect public health, safety, and welfare in the City of Vader and its urban growth area.

NOW, THEREFORE, BE IT ORDAINED by the Vader City Council, as follows:

Section 1. The City of Vader development regulations are hereby amended as provided in Exhibit A.

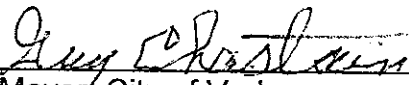
Section 2. The Official Zoning Map of the City of Vader is hereby amended as shown in Exhibit B, which exhibits the following changes: city-owned parks are zoned as "Community Services"; and parcel # 00755900200 is rezoned from Commercial/RV and Commercial to Industrial District; and,

Section 3. Pursuant to RCW 36.70A.106, this Ordinance shall be transmitted to the Washington Department of Community, Trade, and Economic Development; and,

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or other portion of the Ordinance, or its application to any person is, for any reason, declared invalid, illegal, or unconstitutional, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Section 5. Effectiveness. This Ordinance shall take effect immediately upon adoption.

ADOPTED: August 9, 2005



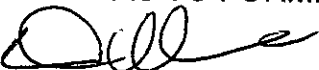
Mayor, City of Vader

ATTEST:



City Clerk/Treasurer






APPROVED AS TO FORM:

By: 

City Attorney

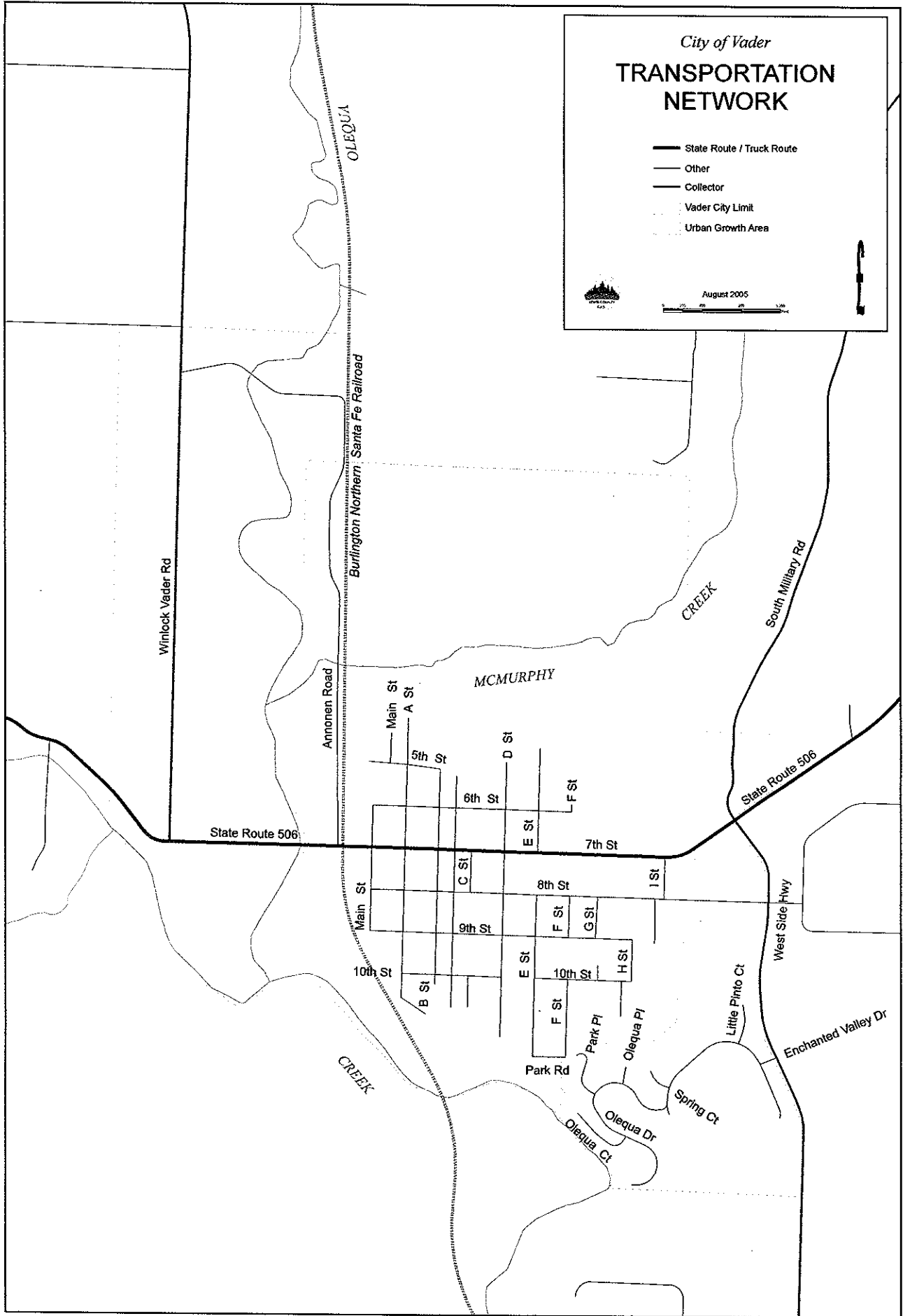
EXHIBIT A

City of Vader
TRANSPORTATION NETWORK

-  State Route / Truck Route
-  Other
-  Collector
-  Vader City Limit
-  Urban Growth Area

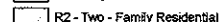

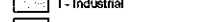


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




City of Vader
Future Land Use

ZONING

-  R1 - Single Residential
-  R2 - Two - Family Residential
-  R3 - Multi Residential
-  CM - Commercial/Mixed Use
-  I - Industrial
-  CS - Community Services

City Limits

-  Vader
-  Urban Growth Area
-  Vader

ZONING Not correct



August 2005

