

**CITY OF GOLD BAR, WASHINGTON
ORDINANCE #792**

**AN ORDINANCE FOR THE CITY OF GOLD BAR, WASHINGTON AMENDING GOLD BAR
MUNICIPAL CODE TITLES 13, 17, AND 18 RELATING TO PLANNING COMMISSION**

WHEREAS, the City of Gold Bar no longer has a planning commission; and

WHEREAS, Gold Bar Municipal Code still has planning commission wording;

NOW THEREFORE, THE COUNCIL FOR THE CITY OF GOLD BAR ORDAINS that Gold Bar Municipal Code Titles 13 and 17 be updated as follows.

Section I, Title 13, Public Services

Section II, Title 17, Zoning

Section III, Title 18, Environment

Section IV, Severability

Section V, Effective Date

Section I, Title 13, Public Services

13.04.260 – Recovery contracts – Prerequisites.

Such contract shall not be entered into without the entry of findings by the city council, based upon such information as is available to the ~~water superintendent~~ public works director, ~~planning commission~~, water department, and any other source, that the following is true and correct with respect to the proposed area of a development:

Section II, Title 17, Zoning

17.02.020 – Hearings and notice.

Subsequent to the receipt of a complete comprehensive plan amendment application, or direction of the city council, and following department review, at least one (1) hearing shall be set before ~~the planning commission and one (1) hearing before~~ the city council. Notice of the hearings shall be given by the following methods:

17.02.030 – Planning commission action on amendments.

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~~a. The planning commission shall make a written recommendation on the proposed amendment whether to approve, approve in modified form, or disapprove, based upon the findings required by this chapter.~~

~~b. Planning commission action recommending that the proposed comprehensive plan amendment be approved, approved in modified form, or denied shall be considered by the city council following commission action.~~

17.06.030 – Advertising and/or business signs.

7. Signs displaying time/temperature readouts are subject to review ~~by the planning commission~~ and approval by the public works director for compliance with this chapter.

17.08.470 – Comprehensive Plan

“Comprehensive plan” means the policies and proposals approved and recommended by the ~~planning commission~~ city council, as now constituted, or hereafter amended, or its successor.

17.08.480 – Conditional use.

“Conditional use” means a use listed among those classified in any given use zone but permitted to locate only after review and approval by the ~~planning commission~~ city hearing examiner and the granting of a conditional use permit imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and assure against imposing excessive demands upon public utilities.

17.08.1560 – Zone map.

"Zone map" means a map ~~recommended by the planning commission and~~ approved by the council which is a part of the ordinance codified in this title when so adopted, and sets out the boundaries of the various zones herein.

17.50.020 – Permitted uses.

The following additional uses are permitted in the recreation-oriented overlay:

Lodging facilities, including bed and breakfast guesthouses, lodges, inns, youth hostels, and campgrounds, provided:

3. The style of the structure shall:

c. Be reviewed by the ~~planning commission~~ hearing examiner;

17.50.030 – Conditional Uses

The following additional uses may be permitted in the recreation oriented overlay subject to a conditional use permit:

G. Uses similar to those listed above which the ~~planning commission~~ city hearing examiner determines are consistent with the purposes of the recreational overlay.

17.68.050 – Relocation necessitated by condemnation – City council approval required.

When a nonconforming use is required to relocate due to condemnation or purchase for public use, the city council may grant a special use permit for the relocation of such nonconforming use on the same lot or any contiguous lot which is under single ownership at the effective date of the nonconformance, subsequent to ~~a recommendation from the planning commission and~~ a public hearing; provided, that such relocation must be found not to be detrimental to the surrounding properties.

17.70.010 – Purpose

C. This chapter provides two (2) methods of site plan review:

1. Administrative review: Required for projects that are categorically exempt from SEPA review as identified in WAC 197-11-800 as now or hereafter amended. These projects shall be subject to Type II review under Title 19 GBMC where the public works director shall issue a final decision based upon recommendations from the ~~development review committee~~ mayor and staff.
2. City Council Review: Required for projects that are not subject to administrative review. These projects shall be subject to Type III review under Title 19 GBMC, except that the ~~development review committee~~ city hearing examiner shall issue recommendations to the city council ~~instead of the planning commission~~.

17.72.130 – Vacation of permits and variances.

C. Requests to vacate a permit shall be made in writing to the ~~planning commission~~ public works director which shall determine if the above conditions are present prior to authorizing the vacation. Vacation of any permit/variance shall be documented by the filing of a notice of land use permit vacation.

Section III, Title 17, Environment

(13) Critical Areas Reasonable Use Permit.

C. The ~~planning commission~~ Hearing Examiner shall review the application, conduct a public hearing pursuant to the hearing provisions of the development code, and make recommendation to the city council. The city council shall approve, approve with conditions, or deny the request based on the proposal's ability to comply with all of the reasonable use permit criteria in Subsection D.

Section IV, Severability

This ordinance is severable and if any portion of it shall be declared invalid or unconstitutional, the remaining portion shall remain valid and enforceable.

Section V, Effective Date

This ordinance shall take effect from, and after, its passage, approval, and publication as provided by law.

Passed by the Council for the City of Gold Bar on this _____ day of _____, 2026.

Attest: _____, Steve Yarbrough, Mayor

Attest: _____, Lisa Stowe, Clerk/Treasurer

First Reading: _____

Posted: _____

Second Reading: _____

Passed: _____