

**ORDINANCE NO. 2019-\_\_\_\_**

**AN ORDINANCE** amending Yakima Municipal Code Title 14 – Subdivisions to incorporate text amendments recommended by the City of Yakima Planning Commission

**WHEREAS**, the Planning Commission of the City of Yakima has considered amendments to modify YMC Title 14 – Subdivisions; and

**WHEREAS**, notice of all amendments to YMC Section 14.25.040 hereinafter “Amendments,” to fulfill the requirements of RCW 36.70A.130 was sent to the Washington State Department of Commerce and received by the same on September 12, 2019; and

**WHEREAS**, the Planning Commission held twelve study sessions for these amendments on January 23, 2019; February 27, 2019; March 27, 2019; April 10, 2019; April 24, 2019; May 8, 2019; May 22, 2019; June 12, 2019; June 26, 2019; July 24, 2019; August 14, 2019; and August 28, 2019; and

**WHEREAS**, the Planning Commission held open record public hearing on October 23, 2019, pursuant to notice and has received and considered all evidence and testimony presented; and

**WHEREAS**, the Planning Commission, having conducted such public hearing, found, determined, and recommended that the City Council approve such amendments as indicated in the signed recommendation dated November 1, 2019; and

**WHEREAS**, the City Council held a public hearing on December 3, 2019 pursuant to notice to consider such amendments as recommended by the Planning Commission; and

**WHEREAS**, the City Council of the City of Yakima, having considered the record herein, the testimony provided at the public hearing, and the recommendation from the Planning Commission, hereby finds and determines that approval of these amendments is in the best interests of residents of the City of Yakima and will promote the general health, safety and welfare; now, therefore

**BE IT ORDAINED BY THE CITY OF YAKIMA:**

**Section 1.** Amendments to Replace and Supersede. The proposed amendments to YMC Section 14.25.040, as contained in Exhibit “A” respectively attached hereto and fully incorporated herein, shall replace and supersede previous versions of the referenced documents.

**Section 2.** Adoption of Planning Commission Findings. The findings within the November 1, 2019 Signed Yakima Planning Commission’s Recommendation, regarding this proposed text amendments are hereby adopted by the Yakima City Council as its findings in support thereof pursuant to YMC § 14.05.070, and are incorporated herein by this reference as if fully set forth herein.

**Section 3.** Severability/Validity. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

**Section 4.**    Ratification. Any act consistent with the authority, and prior to the effective date of this ordinance is hereby ratified and affirmed.

**Section 5.**    Effective Date. This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law and by the City Charter.

**PASSED BY THE CITY COUNCIL**, signed and approved this 3<sup>rd</sup> day of December, 2019.

ATTEST:

\_\_\_\_\_  
Kathy Coffey, Mayor

\_\_\_\_\_  
Sonya Claar Tee, City Clerk

Publication Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

## **Exhibit “A”**

### **14.25.040 Lot design.**

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Each lot within a subdivision shall comply with the following design standards and requirements:

A. Double frontage lots, as defined in YMC 14.10.020, are permitted only where determined by the city council, or the administrator in the case of short subdivisions, to be essential to provide separation of residential lots from major and secondary arterial streets or high-intensity land uses or to overcome specific disadvantages of topography or parcel configuration. When double frontage lots are used, access shall be limited to only one of the fronting streets.

B. All lots within a subdivision shall have direct access to and frontage upon a dedicated public street or be accessed by an easement. Access easements cannot serve more than one lot. Minimum street frontage and/or access easement width shall be at least twenty feet. Lots intended for residential use should not access a principal or minor arterial.

C. Private streets conforming to YMC 12.06.090 may be allowed within a master planned development pursuant to YMC Chapter 15.28, or as part of a new Short Subdivision or Subdivision.

D. All lots not located in a master planned development subdivision shall have a minimum lot width at the building setback line consistent with Table 5-2 (YMC Chapter 15.05).