

**ORDINANCE NO. 2022-\_\_\_\_\_**

**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 Sections 14.35.010, 14.35.020, and 14.35.030, 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 March 28, 2022; and

**WHEREAS**, the Planning Commission held eleven study sessions for these amendments on June 23, 2021; July 28, 2021; September 8, 2021; October 13, 2021; October 27, 2021; November 10, 2021; December 8, 2021; January 12, 2022; February 9, 2022; February 23, 2022; and March 9, 2022; and

**WHEREAS**, the Planning Commission held open record public hearing on March 23, 2022, 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 March 24, 2022; and

**WHEREAS**, the City Council held a public hearing on May 3, 2022 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 Sections 14.35.010, 14.35.020, and 14.35.030, 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 March 24, 2022 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 May, 2022.

ATTEST:

\_\_\_\_\_  
Janice Deccio, Mayor

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Sonya Claar Tee, City Clerk

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

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

## Exhibit “A”

### 14.35.010 Purpose.

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The purpose of this chapter is to provide a process for the division of land for the purpose of sale, lease, or transfer of commercial or industrial lots, and mobile homes, tiny houses/tiny houses wheels or travel trailers as an alternative to the subdivision process.

### 14.35.020 Authority.

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RCW 58.17.035, 58.17.040(4), and 58.17.040(5) provide for a binding site plan process as an alternate method of dividing land for:

- a) Commercial or industrial land; or
- b) Mobile homes, tiny houses/tiny houses with wheels, or travel trailers.

### 14.35.030 Applicability.

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This chapter shall apply solely for the sale, lease, or transfer of lots in all zoning districts. Land use development within binding site plans is governed by YMC [Title](#) 15, RCW 58.17.035, and RCW 58.17.040(4) and (5).