AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 17.20.090 OF THE BONNEY LAKE MUNICIPAL CODE, RELATING TO THE DESIGN STANDARDS FOR FLAG LOTS OR PIPE STEM LOTS.

WHEREAS, the International Fire Code as amended in BLMC 15.04.84 requires that the access of all “flag lots” or “pipe stem lots” be a minimum of twenty feet in width in order to provide access for emergency equipment; and

WHEREAS, BLMC 17.20.090 requires that the access of all “flag lots” or “pipe stem lots” be a minimum of fifteen feet in width; and

WHEREAS, the City Council of the City of Bonney Lake desires to ensure consistency between the requirements adopted in the Bonney Lake Municipal Code; and

WHEREAS, the Community Development Director acting as the SEPA Responsible Official determined that the proposed amendment was categorically exempt from the SEPA pursuant to WAC197-11-800(19)(b); and

WHEREAS, pursuant to the Growth Management Act - Chapter 36.70A RCW this Ordinance was provided to the Department of Commerce for review and comment by the Department and other State agencies; and

WHEREAS, expedited review was requested and granted by the Department of Commerce and the review period concluded on December 1, 2014; and

WHEREAS, notice of the public hearing was given to the public in accordance with law and a public hearing was held by the Planning Commission on December 3, 2014;

NOW THEREFORE, the City Council of Bonney Lake, Washington, do ordain as follows:

Section 1. Section 17.20.090, “Lots” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1131 § 3 is hereby amended to read as follows:

17.20.090 Lots.

A. No property may be so reduced in area that it would be smaller than the minimum lot size as per the zoning code applicable thereto, with the exception of tracts dedicated or restricted by covenant for open space, park, recreational or other community use, so designated as tracts without lot numbers.

B. At intersections of streets the lot abutting a street corner shall be rounded by a curve with a minimum radius of:
1. Twenty-five feet for arterial, collector and local streets;

2. Ten feet for cul-de-sac streets.

C. Sidelines of lots shall be at right angles or radial to the abutting streets.

D. Where possible, lots shall be designed to access from local streets, rather than collector or arterial streets.

E. Where flag lots, pipestem lots or panhandle lots are created, the stem portion of the lot shall be a minimum of 45 feet wide and no longer than 150 feet long.

Section 2. Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force effect.

Section 3. Effective Date. This ordinance shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED by the City Council and approved by the Mayor this 27th day of January, 2015.

Neil Johnson, Jr., Mayor

AUTHENTICATED:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney

Passed: 1/27/2015
Valid: 1/27/2015
Published: 2/4/2015
Effective Date: 2/9/2015
This Ordinance totals 2 page(s)
Memo

Date: December 3, 2014
To: Mayor and City Council
From: Grant Sulham, Planning Commission Chair
Re: Ordinance D15-05

The proposed amendment will ensure consistency between the standards adopted in BLMC 15.04.084 and BLMC 17.20.090 by requiring that the access portion of lots commonly referred to as “flag lots” or “pipe stem lots” is minimum of twenty feet wide.

On December 3, 2014, the Planning Commission held a public hearing on Ordinance D15-05 which amendments BLMC 17.20.090 and voted 7-0-0 to recommend that the City Council approve Ordinance D15-05.
City of Bonney Lake, Washington
City Council Agenda Bill (AB)

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<td>Ordinance</td>
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Agenda Subject: Subdivision Access Standards

Full Title/Motion: An Ordinance of the City Council of the City Of Bonney Lake, Pierce County, Washington, amending section 17.20.090 of the Bonney Lake Municipal Code, relating to the design standards for flag lots and pipe stem lots.

Administrative Recommendation: Approve

Background Summary: The proposed amendment will amend the subdivision design standards for the access portion of lots commonly referred to as “flag lots” or “pipe stem lots,” due to the shape of the lot, by increasing the minimum width from fifteen feet to a minimum of twenty feet in order to resolve an existing conflict in the Bonney Lake Municipal Code. Currently, the minimum width for a fire apparatus access roads, including the access portion of “flag lots” or “pipe stem lots”, is twenty feet pursuant to Section 503.1 of the International Fire Code as amended by BLMC 15.04.084. However, BLMC 17.20.090 requires that the access portion of all “flag lots” or “pipe stem lots” be a minimum of fifteen feet in width. It is important to note that even if the amendment is not approved, the City would not be able to approve a fifteen wide access for “flag lots” or “pipe stem lots” as it would violate BLMC 15.04.084. Applicants are currently required to meet both requirements.

Attachments: Ordinance D15-05 and Planning Commission Recommendation Memo

BUDGET INFORMATION

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Budget Explanation:

COMMITTEE, BOARD & COMMISSION REVIEW

Council Committee Review: Community Development
Date: January 20, 2015
Approvals: Chair/Councilmember Donn Lewis
Councilmember Randy McKibbin
Councilmember James Rackley
Forward to: Consent Agenda: Yes No


COUNCIL ACTION

Workshop Date(s): Public Hearing Date(s):
Meeting Date(s): January 27, 2015 Tabled to Date:

APPROVALS

Director: Mayor:
John P. Vodopich, AICP

Date Reviewed by City Attorney:
(if applicable):