

Title 18

PLANNING

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Chapter 18.04**COMPREHENSIVE PLAN**

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18.04.010 Adoption.

The town of Yarrow Point comprehensive plan for growth management is that document formulated by the growth management committee. It is hereby adopted as the official policy of the town by the town council relating to regulating land use, establishing rights-of-way, establishing standards for rights-of-way, development of parks and recreational facilities, establishing standards for the subdivision of land, and establishing standards for the protection of the environment, a copy of the comprehensive plan is attached to the ordinance codified in this chapter as Exhibit One and is incorporated herein by reference. A certified copy is on file with the town clerk/treasurer. (Ord. 424 § 1, 1994)

18.04.020 Conformity with comprehensive plan.

Town ordinances regulating the use, subdivision and development of land, the location, alignment and establishment of public rights-of-way, the development of public thoroughfares, and other public facilities shall be adopted in conformity with the comprehensive plan and map as it may be duly supplemented or amended. (Ord. 424 § 2, 1994)

Chapter 18.08**COMPREHENSIVE PLAN OF MAJOR THOROUGHFARES**

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18.08.010 Definitions.

For the purposes of this chapter the following definitions shall apply:

A. “Official map” means that certain map so designated showing location, size and dimension of land areas deemed to be necessary for future public use, establishing, consistent with the comprehensive plan of the town, the limits and outside lines of land areas and permitted uses of areas of land being contemplated for use as sites for such future public improvement.

B. “Plot plans” means scale drawings, showing the actual dimensions of lots to be built upon and showing the size, use and location of existing and proposed buildings to be erected thereon. (Ord. 99 § 1, 1965)

18.08.020 Plan preparation.

A. The town, in compliance with the provisions of RCW 35.63.110, has prepared a comprehensive plan of major thoroughfares upon which the provisions, dimensions, size, area and other standards are based.

B. The official map of the town designating all existing streets and proposed rights-of-way, including secondary arterials, is by this reference included in the ordinance codified in this chapter. This map, dated August 15, 1967,

supersedes the official street map dated February 16, 1965. (Ord. 120, 1967; Ord. 99 §§ 2, 6, 1965)

18.08.030 Effective area.

The limits and outside lines of the land areas for future public land developments included and provided in the official map shall be within the limits of the town; provided, that showing such limits and related lines and data on the official map shall not in itself constitute or be deemed to constitute the acquisition or opening of any street or the taking or acceptance of any land for any of the purposes stated or implied in this chapter. (Ord. 99 § 4, 1965)

18.08.040 Permitted uses.

A. In the land areas, as specified and shown on the official map, no building and/or structure or land shall be used and no building and/or structure shall be erected or structurally altered, unless the board of adjustment of the town determines otherwise.

B. Municipal Procedure. Any person, firm or corporation proposing to erect, construct, reconstruct, alter, repair or use any location, site, parcel of land, buildings and/or structures within the limits of proposed rights-of-way designated on the official map, shall make application to the town engineer and/or building inspector and such proposed use shall be in accordance with the provisions contained in this chapter. (Ord. 99 §§ 5, 7, 1965)

18.08.050 Conflict with other provisions.

The provisions of this chapter shall prevail in the event they conflict with the provisions of the city zoning ordinances, and shall not prevail when in conflict with the provisions of the city building code. (Ord. 99 § 10, 1965)

18.08.060 Board of adjustment duties.

The board of adjustment shall be that board of adjustment established by the zoning ordinance of the town. It shall perform its duties in

accordance with the provisions and procedures of the ordinance which established it, and it shall have jurisdiction in the administration and enforcement of the official map ordinance in YPMC 18.08.040(B) in respect to review of the decision and interpretation of the official map ordinance made by the town engineer and/or building inspector, the granting of special property uses and the determination of variances based upon findings of fact that hardship exists. (Ord. 99 § 8, 1965)

18.08.070 Enforcement and administration.

It shall be the duty of the town engineer to interpret, administer and enforce the provisions of this chapter, issue permits for the use of land, erection, construction, reconstruction, alteration, and repair of any building and/or structure or part thereof; he shall require that each application for a building permit shall include a plot plan of the land, specifications for, and intended use of the proposed building; he shall issue permits for such uses that he finds conform in all respects with the provisions of this chapter and he shall keep careful record of such applications, plot plans, in the office of the town engineer. (Ord. 99 § 3, 1965)

18.08.080 Violation – Penalty.

Whenever any person or persons, firm or firms, or one or more corporations have violated or failed to comply with the provisions contained in this chapter, they shall be subject to a fine in any sum not to exceed \$300.00 or imprisonment in the city jail for a period not to exceed 90 days or both such fine and imprisonment in the discretion of the court for each day of each violation, for such offense or failure to comply with the provisions of this chapter. (Ord. 99 § 9, 1965)