

**ORDINANCE # 491**

**AN ORDINANCE ESTABLISHING A MINIMUM BUILDING LOT SIZE OF 12,500 IN THE TOWN OF YACOLT PURSUANT TO ZONING ORDINANCE #371 SECTION 4, TABLE 4A FOR ALL NEWLY ANNEXED PROPERTY**

WHEREAS: The Town Council of the Town of Yacolt, Washington is in regular session this 2nd day of April 2012; and

WHEREAS: The Town Council of Yacolt believes that it is in the best interest to establish building lot sizes in conjunction with the Town of Yacolt's existing zoning ordinance # 371 for all newly annexed property for development; and

WHEREAS: Town Council of Yacolt desires to protect the character and quality of the existing residential communities as envisioned in Yacolt Growth Management Plan (GMA) and current zoning allows for residential development in minimum lot sizes of 12,500 for all R-1- R-12.5 as established in Zoning Ordinance # 371; and

WHEREAS: The Town Council of Yacolt will follow all direction from the Department of Health regarding any soil concerns that may arise from a lot being established at a minimum of 12,500; and

WHEREAS: The Town Council of Yacolt retains the right to establish, change, the minimum lot size if it is found that 12,500 building lot is not feasible due to soil concerns; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Yacolt, Washington, as follows:

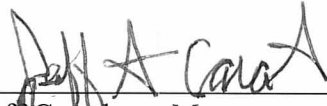
THE MINIMUM LOT SIZE WILL BE ESTABLISHED USING METHOD 2, IN THE BUILDING LOT SIZE OF 12,500 PROVIDED THERE ARE NO SOIL CONCERNS THAT WOULD RESULT IN THE CHANGE OF THE MINIMUM BUILDING LOT SIZE.

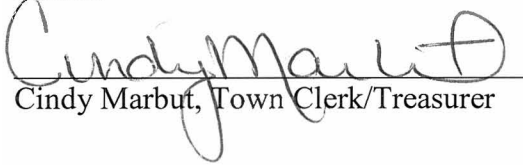
A copy of the full text of the Ordinance will be mailed upon request to the undersigned at the Town of Yacolt Town Hall, P.O. Box 160, Yacolt, WA 98675: (360) 686-3922.

Published this 11th day of April, 2012.  
Cindy Marbut, Town Clerk/Treasurer

**PASSED by the Town Council of the Town of Yacolt, Washington, at a regular meeting thereof this 2nd day of April, 2012.**

TOWN OF YACOLT

  
\_\_\_\_\_  
Jeff Carothers, Mayor

Attest:  
  
\_\_\_\_\_  
Cindy Marbut, Town Clerk/Treasurer

Approved as to Form:

\_\_\_\_\_  
David W. Ridenour, Town Attorney

Ayes: Hall, Newell, Myers, Uias  
Nays: None  
Absent: \_\_\_\_\_  
Abstain: \_\_\_\_\_  
Published: 4-11-12  
Effective: 4-11-12