

## **EXHIBIT B**

### **FINDINGS OF FACT IN SUPPORT OF ORDINANCE NO. 2566**

In support of the adoption of Ordinance No. 2566 and pursuant to RCW 35A.63.220, the City of Sumner makes the following findings:

1. The City finds that; pursuant to RCW 35A.63.220 and 36.70A.390, the City Council of the City of Sumner may adopt interim development regulations as it deems advisable.
2. The City finds that; it did adopt such interim development regulations related to short subdivisions and pipestem and panhandle lots by passage of Ordinance 2566 on June 6, 2016.
3. The City finds that; the interim development regulations do not prohibit short subdivisions on all properties, but would reduce the number of potentially subdividable properties and the number of lots that could be created.
4. The City finds that; it is in the best interest of the City and its citizens that land use policies, implementing regulations, and related development standards direct development in ways consistent with all other policies, regulations and controls.
5. The City finds that; allowing “piggyback” or “accumulative” short subdivisions and multiple pipestem/panhandle lots may generate impacts and land use incompatibilities that were not intended in the zone and are not, therefore, consistent with other existing policies, regulations, and controls.
6. The City finds that; such incompatibilities may negatively impact the character and walkability of neighborhoods, property values, and the quality of life in the community as set forth in City policies, implementing regulations, and controls.
7. The City finds that; the City may also lack adequate development controls to address the potential impacts of piggyback or accumulative short subdivisions that circumvent the intent of the full (long) subdivision requirements by diminishing the City’s ability to require certain public road and utility improvements prior to final plat approval.
8. The City finds that; lack of a clear definition for what is considered a “piggyback or accumulative” short subdivision leads to the potential for this type of subdivision to occur and therefore avoid the detailed review, public process, and public improvements otherwise required for a full subdivision and would be to the detriment of the general public health, safety and welfare and incompatible with the City’s policies, regulations, and controls.
9. The City finds that; interim development regulations as provided in RCW 35A.63.220 that clarify the definition of “piggyback or accumulative short subdivisions” as provided in Section 1 of Ordinance No. 2566, is a reasonable and prudent response to the concerns expressed in the above findings.
10. The City finds that; the allowance for more than one lot to be accessed from a private street creates a potential for the proliferation of such lot configurations where lots are

isolated from the public street and larger neighborhood thereby diminishing the walkability of the neighborhood contrary to the goals and policies of the City's Comprehensive Plan.

11. The City finds that; interim development regulations as provided in RCW 35A.63.220 that further restrict the use of private streets to access lots as provided in Section 1 of Ordinance No. 2566, is a reasonable and prudent response to the concerns expressed in the above findings.
12. The City finds that; since adoption of Ordinance No. 2566, the City has begun to work with interested parties and will complete a full review of the issues delineated above and consider appropriate amendments to Sumner Municipal Code, if they exist.
13. The City finds that; staff should return no later than December 5, 2016 with a recommendation for further action addressing these Findings.