CITY OF MOXEE, WASHINGTON
ORDINANCE NO. 861

AN ORDINANCE of the City of Moxee, Washington adopting the Hearings Examiner's recommendation for the Preliminary Plat of the Duffield Road Subdivision – Phase 1-3, File Number SUBD2025-01 and ER-2025-01.

THE CITY COUNCIL OF THE CITY OF MOXEE, WASHINGTON DO ORDAIN as follows:

WHEREAS, the City of Moxee received a preliminary plat application with environmental checklist on April 25, 2025, for the above-described subdivision and;

WHEREAS, an open record public hearing was held on November 25, 2025, by the City of Moxee contracted Hearings Examiner and;

WHEREAS, the Hearing Examiner determined that subject to conditions, the plat of Duffield Road subdivision complies with the applicable provisions of the city's Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance and;

WHEREAS, on December 4, 2025, the Hearings Examiner forwarded a recommendation of approval to the City Council and;

WHEREAS, the City Council held a closed record public hearing on December 11, 2025, to review the Hearings Examiner's recommendations and;

WHEREAS, upon review, the City Council made a motion to adopt the Hearings Examiner's recommendation with the following additions and corrections.

SECTION 1 The Hearings Examiner recommendation shall be modified in the text by the following addition or correction all other text within the Hearings Examiners' recommendation shall remain as written.

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V. Public Notices. Public notice of the November 19, 2025, open record public hearing was provided by posting it on the property on October 1, 2025; by publishing it in the Yakima Herald-Republic on October 2, 2025; and by first-class mail and email to property owners within 300 feet and affected agencies on October 1st and 2nd, 2025.

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(9) Serves Public Use and Interests: The proposed 155-lot subdivision appears to be consistent with neighboring land uses, as it is located in an area where residential development is expected. Despite notification of the public hearing by means of publication in the newspaper, posting on the property, and first-class mail/email to the property owners and affected agencies, no testimony, or written comments in opposition to the proposed preliminary plat were submitted.

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(7) The North-Side of Duffield Road: The City will contribute up to one half the construction cost of the Duffield Road half street improvement, not to exceed $6,500.00, as Duffield Road fronts Assessor's Parcel Number 191336-23401 (Gress Property).

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(28) The following required easement revisions must be detailed by a note on the final plat stating that the said easements have been vacated:
(a) The 10-foot easement per AFN SPM 8184902 along the west property lines of Lots 17, 18, 19, 20, and 21.
(b) The 10-foot easement per AFN SPM 8184902 bisecting Lots 149 and 126.
(c) The 10-foot easement per AFN SPM 8184902 along the south property lines of Lots 126, 125, 124, and 123.

(d) The 10-foot easement per AFN SPM 8184902 within property lines of Lots 28, 43, 44, 48, 49, 69, 73, 74, 115, 116, 117, 118, 119, 120, 121, 122, and 123.
(e) The 10-foot easement per Short Plat 83-118 within the property lines of Lots 28, 43, 49, 69, and 74.

SECTION 2 EFFECTIVE DATE. This Ordinance shall become effective February 20, 2026, after passage of the City Council approved by the Mayor and published required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOXEE, WASHINGTON THIS 12th DAY OF FEBRUARY 2026.

Attest:

City Clerk-Treasurer

City of Moxee

Mayor

Approve as to form:

City Attorney