

ORDINANCE NO. 008/2011

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, EXTENDING THE TIME FOR SUBMITTING FINAL PLATS TO SEVEN YEARS AND EXTENDING THE VESTING PERIOD FOR APPROVED FINAL PLATS FROM FIVE YEARS TO SEVEN YEARS. ALLOWING FOR THE ADMINISTRATIVE EXTENSION OF FINAL SHORT PLATS FOR THREE YEARS AND THE ADMINISTRATIVE EXTENSION OF PERMITS GOVERNED BY THE ZONING CODE FOR TWO YEARS, SETTING A PUBLIC HEARING, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS the 2010 state legislature extended the statutory time period for submitting final plats from five years, after preliminary plat approval, to seven years. It also extended the vesting period for approved final plats from five to seven years. These legislative changes end on December 31, 2014.

WHEREAS, the extraordinary conditions of the current economic downturn have made it extremely difficult for developers to acquire financing to complete their development proposals; and

WHEREAS, without financing and a means to construct projects approved by the City, many development approvals may lapse due to the failure of developers to complete or substantially complete construction within specified deadlines; and

WHEREAS, the expiration of development approvals will adversely impact the economic development of the City by the loss of jobs, new residents and new commercial activity; and

WHEREAS, a temporary extension of permit expiration will alleviate the economic difficulties caused by current permit expiration standards; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Subdivision Approvals. MMC 17.12.020(A) is amended to be consistent with state law and provide that the preliminary subdivision approval shall be valid for seven years, rather than five years and the vesting period for approved final plats will be extended from five to seven years until December 31, 2014.

Section 2. Short Subdivision Extensions MMC 17.32.080(B) is amended to provide that the Director of Community Development or the Mayor's designee may extend the approval of a short plat up to three years instead of one-year as currently specified.

Section 3. Zoning Code Extensions. The Director of Community Development or the Mayor's designee may extend all land use permit approvals governed by Title 18 MMC for two years or as currently authorized by Title 18, whichever is longer.

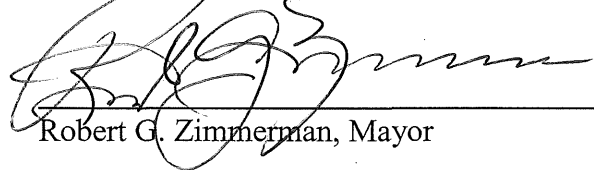
Section 4. Criteria. In lieu of the criteria currently specified for the permit extensions identified in Sections 2 and 3 herein, the decision maker may grant an extension solely based on economic hardship. Applications for extension shall be in writing and filed with the Director of Community Development or the Mayor's designee prior to expiration of the permit.

Section 5. Sunset Date. The terms of this ordinance shall automatically sunset as of December 31, 2014, and shall thereafter have no force of effect whatever unless otherwise provided by subsequent attachment

Section 6. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

1st Reading: 3/01/11
Published: 3/08/11
Effective: 3/13/11

CITY OF MONROE, WASHINGTON:



Robert G. Zimmerman, Mayor

ATTEST/AUTHENTICATED:



Eadye Martinson, Deputy City Clerk

APPROVED AS TO FORM:



J. Zachary Lell, City Attorney