

ORDINANCE NO. 020/2012

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING CHAPTER 17.32 OF THE MONROE MUNICIPAL CODE ESTABLISHING THE EXPIRATION OF PRELIMINARY SHORT PLATS, PROVIDING FOR SEVERABILITY, 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. These legislative changes end on December 31, 2014.

WHEREAS, RCW 58.17.060 allows legislative bodies to adopt regulations regarding short plats and short subdivisions;

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. Expiration of Approval. MMC 17.32.080(B) is amended to read as follows:

B. After the short plat approval becomes effective, the applicant shall complete all of the requirements in MMC 17.32.100:

1. Within seven years for short plats approved prior to January 1, 2008.
2. Within six years for short plats approved between January 1, 2008 and December 31, 2008.
3. Within five years for short plats approved between January 1, 2009 and December 31, 2009.

4. Within four years for short plats approved between January 1, 2010 and December 31, 2010.
5. Within three years for short plats approved after December 31, 2010.

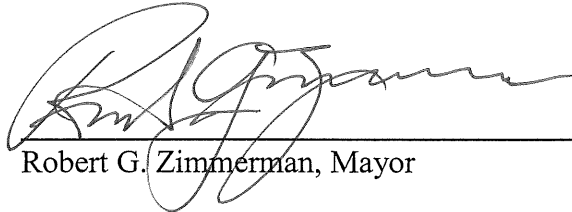
Section 2. If any section, sentence, clause or phrase of this ordinance or any section of the Monroe Municipal Code adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance or code section.

Section 3. 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.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe at a regular meeting held this 6th day of November 2012.

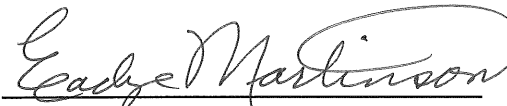
1st Reading: 10/23/12
2nd Reading 11/06/12
Published: 11/13/12
Effective: 11/18/12

CITY OF MONROE, WASHINGTON:



Robert G. Zimmerman, Mayor

ATTEST/AUTHENTICATED:



Eadye Martinson, Deputy City Clerk

APPROVED AS TO FORM:



J. Zachary Lell, City Attorney