

## ORDINANCE NO. 014/2009

A ONE-YEAR INTERIM ORDINANCE OF THE CITY OF MONROE, WASHINGTON, ALLOWING FOR THE ADMINISTRATIVE EXTENSION OF THE EXPIRATION OF FINAL PLATS AND SHORT PLATS FOR THREE YEARS AND THE ADMINISTRATIVE EXTENSION OF THE EXPIRATION OF PERMITS GOVERNED BY THE ZONING CODE FOR TWO YEARS, SETTING A PUBLIC HEARING, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

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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 will 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 and Short Subdivision Extensions. MMC 17.12.020(A) is amended to provide that the subdivision administrator may extend the effective approval of a preliminary plat for an additional three years instead of the two additional years as currently specified. MMC 17.32.080(B) is amended to provide that the director may extend the approval of a short plat up to three years instead of the one-year as currently specified.

Section 2. Zoning Code Extensions. All land use permit approvals governed by Title 18 MMC may be extended by the Director of Community Development the longer of what is currently authorized by Title 18 or two years.

Section 3. Criteria. In lieu of the criteria currently specified for the permit extensions identified in Sections 1 and 2 herein, the decision maker may grant an extension solely on the basis of economic hardship. Applications for extension shall be in writing and filed with the Director of Community Development prior to expiration of the permit.

Section 4. Planning Commission Work Plan. Six months from the approval of this ordinance the Planning Commission shall determine if economic circumstances still necessitate the extensions authorized by this ordinance and, after holding a public hearing, shall issue a recommendation to the City Council on whether the extensions should be modified or this ordinance should expire without further action.

Section 5. As required by RCW 35A.63.220, this ordinance shall expire one year from its effective date. In the meantime, as further required by RCW 35A.63.220, the city clerk is directed to schedule a public hearing on this ordinance within sixty days of its adoption.

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.

1<sup>st</sup> Reading: 8/04/09  
Published: 9/01/09  
Effective: 9/06/09

CITY OF MONROE, WASHINGTON:



Donnetta Walser, Mayor

ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:

  
Eadye Martinson, Deputy City Clerk  
Phil Olbrechts, City Attorney