

CITY OF GRANITE FALLS

ORDINANCE NO. 702-04

AN ORDINANCE OF THE CITY OF GRANITE FALLS DECLARING A MORATORIUM ON THE ACCEPTANCE OF RESIDENTIAL LONG PLAT APPLICATIONS (5 OR MORE LOTS) AND MULTI-FAMILY BUILDING PERMIT APPLICATIONS OF 5 UNITS OR MORE AS A RESULT OF INADEQUATE SEWER CAPACITY.

WHEREAS, the City of Granite Falls has been providing sewer service to residents of the City of Granite Falls; and

WHEREAS, the City has upgraded its sewer plant in recent years but still has limited sewer capacity; and

WHEREAS, present development and filed plat applications will largely utilize the current available capacity of the City sewer plant; and

WHEREAS, the City, through its engineers and others, has been embarking on further studies for further plant expansion; and

WHEREAS, the City Council has reviewed available capacity and recognizes that there will be a short fall of sewer capacity, and the City will not be able to serve new large residential plats or large multi-family developments; and

WHEREAS, the City desires not to accept new residential long plat applications (5 or more lots) and multi-family building permit applications of 5 units or more unless additional capacity can be identified to provide sewer services for said developments; and

WHEREAS, the City Council will be scheduling a public hearing within 60 days of the adoption of this ordinance in order to further determine the scope and length of said moratorium and whether or not a moratorium should remain in place.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON, as follows:

Section 1.

The City of Granite Falls does hereby adopt and put in place a moratorium on the acceptance of all residential long plat applications (5 or more lots) and multi-family building permit applications of 5 units or more for a period of six months in order to allow the City and its engineers to investigate and make plans for an expansion of sewer capacity and to explore funding of such expansion.

Section 2.

The moratorium may be shortened or extended for additional periods in order to complete studies and provide for such additional expansion of sewer capacity.

Section 3.

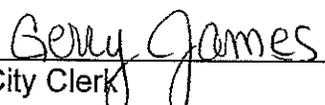
The City anticipates being able to provide capacity for those projects currently vested and provide for infill needs that may occur on a limited basis, provided, however, that no new plat applications of five or more residential lots or multi-family building permit applications of 5 units or more can be considered or accepted until sewer capacity can be provided.

This Ordinance shall be in full force and effect five days from and after its passage and publication as required by law.

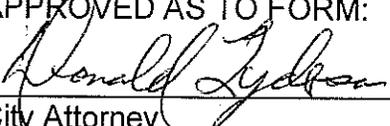
Passed by the City Council of the City of Granite Falls, Washington, at its regular meeting thereof and APPROVED by the Mayor this 25 day of August, 2004.


MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

DATE OF READING:
DATE OF PUBLICATION:
EFFECTIVE DATE:

August 25, 2004
September 2, 2004
September 7, 2004