

CITY OF GRANITE FALLS

ORDINANCE NO. 708-05

AN ORDINANCE OF THE CITY OF GRANITE FALLS EXTENDING THE 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, AND DECLARING THIS TO BE AN EMERGENCY ORDINANCE.

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 other, 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 originally set the moratorium for a six month period in August of 2004, but finds it needs additional time and wishes to extend the moratorium; and

WHEREAS, the City Council has held a public hearing to consider this moratorium.

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 extend the present sewer 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 12 months from the end of the previous moratorium or until March 7, 2006, 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.

This Ordinance and the moratorium is a public emergency measure necessary for the protection of the public health, safety, and welfare and shall be effective immediately upon adoption and shall continue in effect until March 7, 2006. The moratorium may be shortened or extended for additional period in order to complete studies and provide for such additional expansion of sewer capacity.

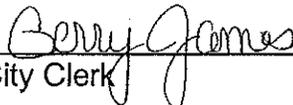
Section 3.

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 application of 5 units or more can be considered or accepted until sewer capacity can be provided.

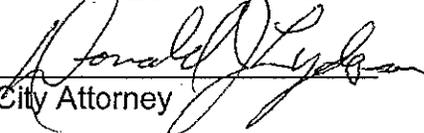
Passed by the City Council of the City of Granite Falls, Washington, at its regular meeting thereof and approved by the Mayor this 23 day of February, 2005.


MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

DATE OF READING: February 23, 2005

DATE OF PUBLICATION: March 9, 2005

EFFECTIVE DATE: February 23, 2005