ORDINANCE NO. 2814

AN ORDINANCE AMENDING CHAPTER 16.02 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "BUILDING PERMITS"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 16.02 of the Moses Lake Municipal Code entitled "Building Permits" is amended as follows:

16.02.040 Unplatted Areas: No building permit or other development permit shall be issued for any lot, tract or parcel of land divided in violation of Chapter 58.17 RCW or the platting ordinances and regulations of the city. No building permit or other development permit shall be issued for any unplatted property not otherwise permitted to be issued a building permit unless the City Council finds that the public interest will not be adversely affected by the issuance of such a permit. The standards to determine if the public interest will be adversely affected includes but is not limited to consideration of the installation or existence of adequate sewer and water, conformance to lot size requirements, existence of street, sidewalk and curb improvements, access to the site, all as respects the proposed building site and the surrounding area. The City Council may condition the issuance of a building permit on unplatted land on the installation or completion of such utility, street and sidewalk improvements or other conditions as the City Council upon recommendation of staff shall deem appropriate. The City Council shall make the grant of the privilege to build on unplatted land specific as to the proposed building activity and personal to the applicant. The grant of such privilege shall expire if a building permit is not obtained within six (6) months of the adoption of the resolution provided for herein unless the applicant requests and obtains an additional thirty (30) day extension from the Community Development Director. Any request for the thirty (30) day additional extension must be submitted in writing to the Community Development Director prior to the expiration of the six (6) month limitation period. The Community Development Director has the discretion to grant the additional extension only when no significant development code changes have occurred or will occur during the extension period, there is demonstrable proof of substantial progress made by the applicant, and the request serves the public health, safety and welfare. No more than one (1) thirty (30) day additional extension may be granted to any applicant. The City Council shall only direct the issuance of such a permit by a resolution of the City Council. The following construction is exempt from City Council resolution:

A. Remodeling of an existing, conforming building.

B. Construction o fa temporary structure.

C. Fences

D. Signs

Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on May 24, 2016.

Todd Voth, Mayor

ATTEST:

W. Robert Taylor, Finance Director

APPROVED AS TO FORM:

Katherine L. Kenison, City Attorney