

CITY OF FIFE, WASHINGTON

ORDINANCE NO. 1811

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON, ADDING SECTION 18.05.220 AND AMENDING SECTION 18.05.150 OF THE FIFE MUNICIPAL CODE TO UPDATE TIME LIMITATIONS ASSOCIATED WITH PRELIMINARY AND FINAL PLATS

WHEREAS, the Washington State Legislature changed the time limitations associated with preliminary and final plats in 2012; and

WHEREAS, the new time limitations are currently effective until December 31, 2014; and

WHEREAS, the new legislation also established new time limitations for preliminary and final plats that become effective on January 1, 2015; and

WHEREAS, it is necessary to update the appropriate sections of the FMC to conform with these new time limitations; now therefore,

THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Section 18.05.150 of the Fife Municipal Code is hereby amended to read as follows:**18.05.150 Time limitations.**

Through December 31, 2014, a preliminary plat shall be valid for a seven-year period following council approval of the preliminary plat. Starting January 1, 2015, a preliminary plat shall be valid for a five-year period following council approval for the preliminary plat. An applicant who files a written request with the council at least 30 days before the expiration of the stated period shall be granted a one-year extension upon showing that a good faith effort has been attempted in applying for a final plat. A good faith effort is defined to be at minimum the submittal of a complete engineering construction drawing(s) to the city. Additional extensions of one year may be similarly requested by the applicant and granted by the council, subject to a finding of good faith effort. A plat granted preliminary approval but not filed for final plat approval within the applicable time period or extended time period shall be null and void.

Section 2. A new section 18.05.220 is hereby added to the Fife Municipal Code to read as follows:

18.05.220 Time limitations for final plats

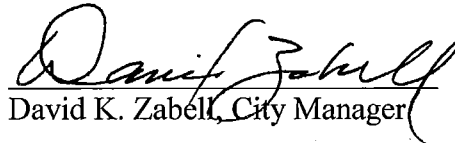
Any lots in a final plat filed for record are a valid land use, notwithstanding changes in zoning laws, for seven years from the date of filing if the date of filing is on or before December 31, 2014. Any lots in a final plat filed for record are a valid land use, notwithstanding changes in zoning laws, for five years from the date of filing if the date of filing is on or after January 1, 2015.

Section 3. Each and every provision of this Ordinance shall be deemed severable. In the event that any portion of this Ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the remaining provisions thereof, provided the intent of this Ordinance can still be furthered without the invalid provision.

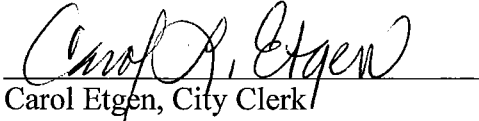
Section 4. This Ordinance shall be in full force and effect five (5) days after publication as required by law. A summary of this Ordinance may be published in lieu of the entire Ordinance, as authorized by State law.

Introduced the 9th day of Oct, 2012.

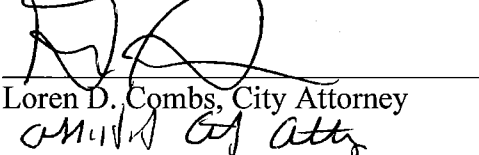
Passed by the City Council on the 23rd day of Oct 2012.


David K. Zabell, City Manager

ATTEST:


Carol Etgen, City Clerk

APPROVED AS TO FORM:


Loren D. Combs, City Attorney
City Attorney

Published: 10/25/12
Effective Date: Oct 30th, 2012.

Ad Order Confirmation

Ad Order Number 0001346167
PO Number ORD 1789-1812,1815/6/9
Customer Account 220218AIM
Customer CITY OF FIFE
ACCOUNTS PAYABLE,5411 23RD ST E,
FIFE WA 98424-2061 USA

Phone Number 253-922-2489
Phone Number 2
Customer Fax

Payment Method
Total Amount \$1,317.39
Payment Amt \$0.00
Amount Due \$1,317.39

Ad Number 0001346167-01
Sales Rep. legals
Blind Box
Tear Sheets 3
Proofs 0
Ad Size 2.0 X 122 Li
Invoice Text: ORD 1789-1812,1815,1816,1819
Affidavits 1
Placement Legal
Position Legals-001

Product	Start Date	Stop Date	# Inserts
The News Tribune	10/25/2012	10/25/2012	1

INDEX OF ORDINANCES PASSED BY
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