

**CITY OF SULTAN
Sultan, Washington
Ordinance -04**

**AN ORDINANCE OF THE CITY OF SULTAN CITY COUNCIL AMENDING
SMC CHAPTER 16.28, SUBDIVISION REGULATIONS TO ADD A NEW
SECTION 16.28.395, MODEL HOME ORDINANCE.**

**NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF SULTAN DO
ORDAIN AS FOLLOWS:**

Section 1: SMC Chapter 16.28, Suidivision Regulations is hereby amended by adding a new Section 16.28.395, Model Home Conditions to read as follows:

16.28.395 MODEL HOME CONDITIONS

The City Planner may Approve construction of Model Homes in an Approved Preliminary Plat subject to the following Conditions:

- i. No Model Home shall be constructed without the issuance of a building permit, payment of Water and Sewer Fees and School, Transportation and Park Impact Fees;
- ii. The total number of Model Homes in a preliminary subdivision shall not be greater than nine;
- iii. A hard-surfaced roadway to and abutting all model homes shall be constructed to standards as set forth by the City Engineer¹;
- iv. Operational fire hydrant(s) must be approved and constructed in accordance with the Uniform Fire Code;
- v. Submittal of a site plan, stamped by a registered civil engineer or licensed surveyor, delineating the location of each structure relative to existing and proposed utilities, lot lines, easements, roadways, topography, and sensitive areas;
- vi. Submittal of building permit applications for each of the proposed structures;
- vii. Approval of water, sewer, and storm sewer extension plans to serve the proposed structures; and
- viii. Execution of an Agreement with the City saving and holding it harmless from any damages, direct or indirect, as a result of the approval of the construction of Model Homes on the site.

¹ A. Prior to occupancy of any model home, the final plat of the subject subdivision shall be approved and recorded.

Section 2: Repealer: Any and all other ordinances or parts of Ordinances of the City of Sultan inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4: Severability: In any provisions of this Ordinance or its application to any person or circumstance are held invalid, the remainder of the Ordinance or applications of the provisions of the Ordinance to other person or circumstances is not affected.

Section 5: Effective Date: This Ordinance shall be in full force and effect five days after publication as required by law.

Regularly adopted by the Sultan City Council this _____ day of _____ 2004.

CITY OF SULTAN

By _____
Benjamin R. Tolson, Mayor

Attest:

By _____
Laura Koenig, City Clerk

Approved as to form:

By _____
Thom H. Graafstra, City Attorney

Published: