

RESOLUTION 2012-DD

A RESOLUTION OF THE EATONVILLE TOWN COUNCIL GRANTING REQUEST FOR TWO-YEAR EXTENSION OF THE BINDING SITE PLAN APPROVAL OF MILL PARK TOWNHOMES/CONDOMINIUMS PROJECT

WHEREAS, on May 25, 2007, the Town of Eatonville approved a proposed development of the Mill Park Townhomes/Condominiums Project ("Project") as a binding site plan under EMC 17.14.010, located at the southeast corner of Mashell Avenue South and Larson Street East and the southwest corner of Washington Avenue South and Larson Street East;

WHEREAS, the original owner of the Project constructed all improvements required for the 28 units, including public roadway, frontage, water, sewer, storm, and alley access;

WHEREAS, after the construction of two four-plex units, the recent economic downturn significantly impacted the potential development and sale of the remaining permitted units;

WHEREAS, Washington Federal Bank became the owner of the two duplex units and undeveloped property and has cleaned the site, continued to manage the property as rentals, and met with the Town Planner on several occasions to discuss the various options available based on the current land use approvals and zoning code regulations;

WHEREAS, Washington Federal Bank is actively working with a real estate broker in an effort to find a buyer/investor willing to finish the project as approved, but needs additional time to do so in light of market conditions in the Town of Eatonville and surrounding areas;

WHEREAS, the Administration's interpretation of the Eatonville Municipal Code and related laws is such that the May 25, 2007 approval will expire on May 25, 2012;

WHEREAS, in response to the Administration's interpretation, Washington Federal Bank formally requested by way of letter dated April 17, 2012, that the Town grant a two-year extension on the binding site plan; and

WHEREAS, the Council believes the request should be granted;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Eatonville as follows:

The request by Washington Federal Bank for a two-year extension of the Binding Site Plan/Approval of the Mill Park Townhomes/Condominiums is granted.

Passed by the Council of the Town of Eatonville at a regular meeting this _____
day of May, 2012.

Raymond Harper, Mayor

ATTEST:

Chrystal McGlone, Town Clerk

APPROVED AS TO FORM:

Town Attorney