

ORDINANCE NO. 205

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, ADOPTING INTERIM COMPREHENSIVE PLAN LAND USE DESIGNATIONS AND ZONING FOR THREE PARCELS IN THE A-2 ANNEXATION AREA

WHEREAS, the City of Shoreline has annexed an area of unincorporated King County commonly referred to as Annexation Area A-2 through Ordinance No. 198 adopted June 28, 1999; and

WHEREAS, the legal description of Annexation Area A-2 contained in Ordinance No. 198 included parcels 2636900355, 2636900356 and 2636900357 as a part of the annexation; and

WHEREAS, Exhibit B of Ordinance No. 198 did not depict zoning for these parcels; and

WHEREAS, the Comprehensive Plan, adopted through Ordinance No. 178, did not depict land use designations for these parcels; and

WHEREAS, zoning and comprehensive plan land use designations are needed on these parcels to provide regulations that guide land use and development and protect the public health, safety and welfare of citizens, and there exists an imminent threat of environmental degradation in the absence of these provisions; and

WHEREAS, RCA 35A.63.220 allows adoption of interim zoning without a public hearing for up to a six month period provided a hearing is held or permanent regulations are adopted within sixty days;

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

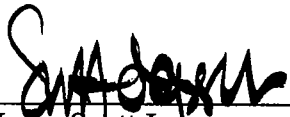
Section 1. Interim Comprehensive Plan Amendment. The land use map of the Comprehensive Plan adopted through Ordinance No. 178 is amended to include the parcels and land use designations depicted on Exhibit A. The Comprehensive Plan land use designation for parcels 2636900355 and 2636900356 shall be Low Density Residential. The Comprehensive Plan land use designation for parcel 2636900357 shall be High Density Residential for the northerly 140 feet of the property and evenly divided in the southerly portion between Medium Density Residential in the southwest portion of the property and Low Density Residential in the southeast portion of the property. .

Section 2. Interim Zoning Amendment. The zoning map adopted as Exhibit A to Ordinance 125 is amended to include the parcels and zoning designations depicted on Exhibit B. The zoning for parcels 2636900355 and 2636900356 shall be R-6. The zoning for parcel 2636900357 shall be R-24 for the northerly 140 feet of the property and evenly divided in the southerly portion between R-12 in the southwest portion of the property and R-6 in the southeast portion of the property.

Section 3. Declaration of Emergency. SEPA Exemption. Pursuant to Ordinance No. 52 adopting King County SEPA regulations and Washington Administrative Code (WAC 197-11.880), the City Council finds that an exemption under SEPA for this action is necessary to prevent an imminent threat to public health and safety and to prevent an imminent threat of environmental degradation by adopting regulations to guide land use and development on these parcels.

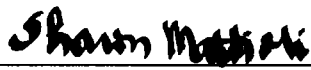
Section 4. Declaration of Emergency. Effective Date. This Ordinance is necessary for the immediate protection of the public health, public safety, public property or public peace and shall take effect and be in full force immediately upon its adoption and shall remain in effect for six month or until permanent amendments are adopted.

PASSED BY THE CITY COUNCIL ON AUGUST 23, 1999



Mayor Scott Jepsen

ATTEST:



Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:



Ian Sievers,
City Attorney

Date of Publication: August 26, 1999

Effective Date: August 23, 1999