

**ORDINANCE NO. 228**

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON  
AMENDING THE CITY'S ZONING MAP TO CHANGE THE ZONING  
OF A 1.4 ACRE PARCEL LOCATED AT 18034 STONE AVENUE FROM  
R-6 TO R-8**

WHEREAS, the subject property, described as Elena Lane, located at 18034 Stone Avenue, is designated on the Comprehensive Plan as Medium Density; and

WHEREAS, the owners of certain property located at 18034 Stone Avenue North have filed an application to reclassify the property, which is comprised of approximately 60,462 square feet, from R-6, Residential – 6 units per acre, to R-12, Residential – 12 units per acre; and

WHEREAS, on December 2, 1999, a public hearing on the reclassification application was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on December 2, 1999, the Planning Commission recommended denial of the reclassification application and entered findings of fact and a conclusion based thereon in support of that recommendation; and

WHEREAS, the City Council concurs with the findings and conclusions of the Planning Commission, and finds that reclassification of said property to R-8 is consistent with the Comprehensive Plan and appropriate for this site rather than the R-12 zoning proposed by the owner; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act (SEPA) and the City's SEPA procedures;

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

**Section 1. Findings.** The Planning Commission's findings in its Findings and Recommendation on File #99-0845 as set forth by the Planning Commission on December 2, 1999, and as attached hereto as Exhibit A, are hereby adopted to recommend denial of the Reclassification of Property to R-12 with the following additional conclusion:

- A. III. Conclusions #9: The Reclassification of Property to R-8 is consistent with the Comprehensive Plan land use designation and policies for Medium Density Residential areas and with policies that call for compatibility with existing development and neighborhood character.

**Section 2. Amendment to Zoning Map.** The official zoning map of the City of Shoreline, adopted by Ordinance No. 125, is hereby amended to change the zoning classification for the parcel, more fully described below and depicted in Exhibit B attached hereto, from R-6 to R-8.

Lots 9 and 10, Block 4, Richmond Acres, according to the plat thereof, Recorded in Volume 24 of Plats, Page 25, In King County, Washington

**Section 3.** Preliminary Plat: The Preliminary Plat shall be remanded to the Planning Commission for reconsideration consistent with the provisions of the R-8 (Residential – 8 unit/acre) Zone provided a revised Plat is submitted within 90 days of adoption of this ordinance.

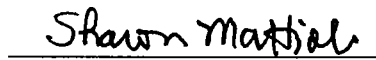
**Section 4.** Severability. If any provision of this ordinance or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this Agreement, or the application of such provision to other persons or circumstances, shall not be affected.

**Section 5.** Effective Date and Publication. This ordinance shall go into effect five days after passage, and publication of the title as a summary of this ordinance.

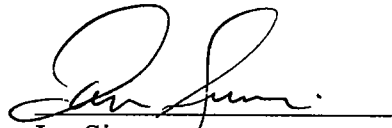
**PASSED BY THE CITY COUNCIL ON FEBRUARY 14, 2000.**

  
Mayor Scott Jepsen

**ATTEST:**

  
Sharon Mattioli, CMC  
City Clerk

**APPROVED AS TO FORM:**

  
Ian Sievers  
City Attorney

Date of Publication: February 18, 2000

Effective Date: February 23, 2000