

ORDINANCE NO. 238

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON ADOPTING A UNIFIED DEVELOPMENT CODE; AND ADOPTING A NEW TITLE 20, REPEALING ORDINANCE 230 SECTION 1, REPEALING SMC CHAPTERS 16.25 AND 16.30, AND REPEALING SMC TITLE 18

WHEREAS, pursuant to Ordinance No. 11, the City Council adopted Title 21A of the King County Code as the interim zoning code of the City of Shoreline; and

WHEREAS, Shoreline's first Comprehensive Plan was adopted on November 23, 1998 that included Goal No. 1 – "Develop and Adopt Permanent Codes that implement the Policies of the Comprehensive Plan"; and

WHEREAS, an extensive public participation process was conducted in developing a new code to implement the Comprehensive Plan including:

- Ten meetings of the 37-member Planning Academy between April and September 1999 which educated staff about the values of Shoreline's neighborhoods and individuals;
- Public review and requests for amendments from July 15 through August 13, 1999;
- A Planning Commission and Academy joint workshop on Phase I of the Code held July 29, 1999;
- Public hearings on September 2, September 16, and October 21, 1999 by the Planning Commission and a unanimous recommendation to the City Council for approval of the Development Code, Phase I;
- A December 6, 1999 City Council workshop on the Academy work, Development Code Phase I status and issues, and on the preparation of Phase II;
- A public hearing before the City Council to consider adoption of Phase I of the Development Code and minimum lot size and density for Low Density Residential zones; and

WHEREAS, Phase I of the Development Code amending procedural and administrative provisions of the zoning code, a minimum lot size, and density provisions was adopted on February 28, 2000 by the City Council following a public hearing; and

WHEREAS, Phase II of the Development Code adopting new development regulations for zoning, design, engineering, and critical areas together with over 400 amendments proposed during the public comment period was reviewed by the Planning Commission at a public hearing and three workshops; and

WHEREAS, the Planning Commission unanimously recommend approval of Phase II at its meeting of March 23, 2000, and

WHEREAS, the Unified Development Code was submitted to the State Department of Community, Trade and Economic Development for comment pursuant WAC 365-195-820 and its comments have been addressed in the Code amendments; and

WHEREAS, The Council finds that the Unified Development Code adopted by this ordinance is consistent with and implements the Shoreline Comprehensive Plan and complies with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW;

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

Section 1. Repeal, New Title. Title 20 of the Shoreline Municipal Code and Section 1 of Ordinance 230 are repealed and a new Title 20 is adopted as set forth in Exhibit "A" which is attached hereto and incorporated herein.

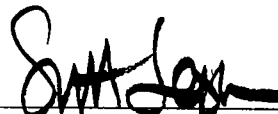
Section 2. Repeal. The following titles and chapters of the Shoreline Municipal Code are hereby repealed in their entirety:

SMC Chapter 16.25 *Enforcement Code*
SMC Chapter 16.30 *Definitions*
SMC Title 18 *Zoning Code*

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 5. Effective Date and Publication. A summary of this Ordinance consisting of the title shall be published in the official newspaper and the Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON JUNE 12, 2000.




Mayor Scott Jepsen

ATTEST:



Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Date of Publication: June 16, 2000
Effective Date: June 21, 2000