

ORIGINAL

ORDINANCE NO. 283

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING ORDINANCE NO. 224 WHICH APPROVED CONTRACT ZONE 1999-01 FOR A 1.6 ACRE PARCEL LOCATED AT 15th AVE NE AND NE 166th FROM R-6 TO CONTRACT ZONE

WHEREAS, the City Council adopted Ordinance No. 224 approving Contract Zone CZ 1999-01 for Shoreline Village Townhomes; and

WHEREAS, the property owner has applied to amend the CZ 1999-01 zone. The Planning Commission considered the application at a public hearing on July 12, 2001, and has recommended approval of the proposed amendments to Contract Zone CZ 1999-01, and

WHEREAS, the City Council supports the Planning Commission recommendation; and

WHEREAS, the Concomitant Zoning Agreement 1999-01 as amended has been determined by the City Council to meet the decision criteria as defined in SMC Title 20.30.230; NOW, THEREFORE,

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

Section 1. Findings. The Planning Commission's Findings and Recommendation for the Shoreline Village Townhomes Amendment dated August 2, 2001 approving the contract zone amendment are hereby adopted by reference.

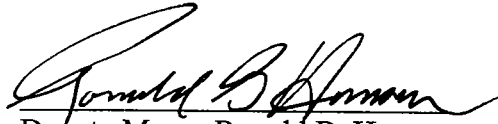
Section 2. Amendment. The Concomitant Rezone Agreement and Covenant Running With The Land attached as Exhibit C to Ordinance No 224 is hereby amended as set forth in Exhibit A attached hereto and incorporated herein by reference. Nothing in this ordinance or the Concomitant Zoning Agreement attached hereto shall limit the Shoreline City Council from amending, modifying, or terminating the land use designation adopted by this ordinance.

Section 3. 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 Covenant, or the application of such provision to other persons or circumstances, shall not be affected.

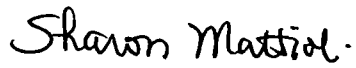
Section 4. Effective Date and Reversion. This ordinance shall go into effect five days after passage, publication of the title as a summary of this ordinance and the proper execution and recording of the Concomitant Zoning Agreement attached hereto as Exhibit A; provided, that if such Agreement is not executed and recorded within thirty days from the date of final passage of this ordinance, this ordinance shall become void and not go into effect. If a complete building application for development of the property rezoned by this ordinance is not filed within three (3) years of the effective date of this ordinance, or owners of all interest in the property file a written request, the property shall revert to an R-6 zoning designation or such

other default land use or zoning designation as may hereafter be adopted by the City Council.

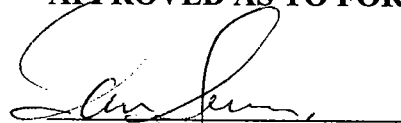
PASSED BY THE CITY COUNCIL ON AUGUST 20, 2001


Deputy Mayor Ronald B. Hansen

ATTEST:


Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:


Ian Sievers
City Attorney

Date of Publication: August 24, 2001
Effective Date: