

# ORIGINAL

## ORDINANCE NO. 286

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON  
AMENDING THE ZONING MAP AND THE COMPREHENSIVE PLAN  
FIGURE LU-1: LAND USE DESIGNATIONS TO RECONCILE  
INCONSISTENCIES BETWEEN THE COMPREHENSIVE PLAN AND THE  
DEVELOPMENT CODE FOR A 1.22 ACRE PARCEL AT THE SOUTHEAST  
CORNER OF FREMONT AND 182<sup>ND</sup>.**

WHEREAS, the City adopted Title 20, the Development Code, on June 12, 2000 which is generally consistent with the Comprehensive Plan adopted in 1998;

WHEREAS, the City in accordance with the Washington State Growth Management Act (GMA) RCW36.70A.130 which states " Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them" developed an annual Comprehensive Plan review process; and

WHEREAS, the City in accordance with GMA is proposing to reconcile inconsistencies between the Comprehensive Plan adopted in 1998 and the Development Code adopted in 2000 including the reconciliation of all parcels in the City that currently have zoning that is not consistent with the Comprehensive Plan land use designations by amending the Title 20 Zoning Map and the Comprehensive Plan Figure LU-1: Land Use Designations; and

WHEREAS, an extensive public participation process was conducted to develop and review amendments to the Comprehensive Plan and Development Code including:

- Staff presented the Planning Commission with a report on the process for the annual amendment cycle and review of the application for amendments at the July 20, 2000 Planning Commission meeting.
- Comprehensive Plan amendment applications were made available at the October 5, 2000 Planning Commission Open House.
- Staff and the Planning Commission developed the methodology and criteria for addressing the amendments to the Comprehensive Plan land use map and Zoning map at Planning Commission Workshops on November 16, 2000 and December 7, 2000.
- Customized written notices were mailed to all property owners and occupants of parcels that were proposed for either a change in Comprehensive Land Use designations and/or zones;
- Staff conducted three Workshops with the Planning Commission to review the proposed amendments on March 15, 2001, April 5, 2001, and April 19, 2001.
- The Planning Commission held a Public Hearing on the proposed amendments on May 17, 2001.
- The Planning Commission held a Special Meeting on May 24, 2001 to make its recommendation to Council on the proposed amendments.
- The City Council conducted a Workshop on June 18, 2001 to review the Planning Commission recommendation on the proposed amendments.
- The City Council conducted a Public Hearing on this Ordinance on July 9, 2001.
- The City Council held a public meeting on July 23, 2001 to consider adoption of amendments; and

WHEREAS, a SEPA Determination of Nonsignificance was issued on May 3, 2001 in reference to the proposed amendments to the Comprehensive Plan and Development Code; and

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WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820 and its comments have been received and are favorable; and

WHEREAS, the Council continued deliberations at its July 23, 2001 meeting on appropriate land use designations for the property subject to this ordinance; and

WHEREAS, the Council finds that the amendments adopted by this ordinance designating the 1.22 acre parcel at the southeast corner of Fremont and 182<sup>nd</sup> in the City of Shoreline as Contract Zone CZ-2001-01 meet the criteria in Title 20 for adoption of amendments to the Development Code and the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW;

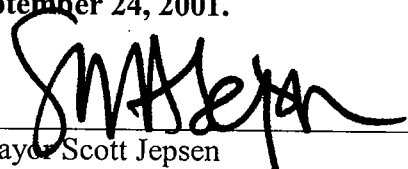
**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1. Amendment; Zoning Map.** The Official Zoning Map is amended to change the land use designation of the property located at 701 N. 182<sup>nd</sup> St, Shoreline, WA, Parcel Nos. 3298900010-80 from R-48 to Contract Zone CZ-2001-01; Provided, this parcel shall be designated as R-6 on the Official Zoning Map if the Concomitant Zoning Agreement attached hereto as Exhibit A is not executed and recorded within thirty days from the date of final passage of this ordinance.

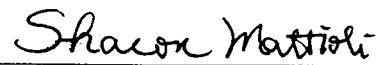
**Section 2. Severability.** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or 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 3. 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 September 24, 2001.**

  
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Mayor Scott Jepsen

**ATTEST:**

  
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Sharon Mattioli, CMC  
City Clerk

**APPROVED AS TO FORM:**

  
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Ian Sievers  
City Attorney

Date of Publication: September 27, 2001  
Effective Date: October 2, 2001