

ORIGINAL

ORDINANCE NO. 321

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE DEVELOPMENT CODE TO FURTHER CLARIFY AND ADD REGULATIONS FOR COTTAGE HOUSING INCLUDING AMENDING SHORELINE MUNICIPAL CODE CHAPTER 20.40.300.

WHEREAS, the City adopted Shoreline Municipal Code Title 20, the Development Code, on June 12, 2000; and

WHEREAS, the City has completed a review of its development regulations 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"; and

WHEREAS, the Planning Commission developed a recommendation on the amendments; and

WHEREAS, a public participation process was conducted to develop and review amendments to the Development Code cottage housing regulations including:

- Cottage neighbor survey mailed to residents within 500 feet of the three constructed cottage housing developments on August 7, 2002.
- Developers of the cottage housing developments interviewed on August 28, 2002.
- Planning Commission tour of the cottage housing developments on October 3, 2002.
- Staff conducted a workshop on potential amendments at the Planning Commission on October 17, 2002.
- Staff presented the Planning Commission with a copy of proposed amendments at the December 5, 2002 Planning Commission meeting for review.
- A public comment period was advertised from January 1, 2003 to January 15, 2003.
- The proposed amendments were available for review and comment at the Planning and Development Services Department, Shoreline and Richmond Beach Libraries and the East and West Side Neighborhood Police Centers.
- The Planning Commission held a Public Hearing on the proposed amendments on January 16, 2003.
- The Planning Commission formulated its recommendation to Council on the proposed amendments on February 6, 2003; and

WHEREAS, a SEPA Determination of Nonsignificance was issued on December 23, 2002 in reference to the proposed amendments to the Development Code; and

WHEREAS, the City Council conducted a Public Hearing on March 24, 2003 to review the Planning Commission recommendation on the proposed amendments; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820; and

WHEREAS, the Council finds that the amendments adopted by this ordinance are consistent with and implement the Shoreline Comprehensive Plan and comply with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW; and

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WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20 for adoption of amendments to the Development Code;

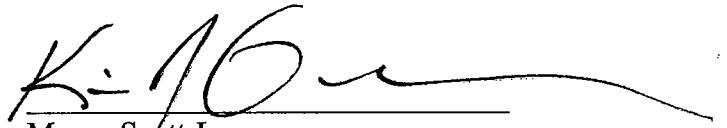
**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE,
WASHINGTON DO ORDAIN AS FOLLOWS:**

Section 1. Amendment. Shoreline Municipal Code Chapter 20.40.300 is amended as set forth in Exhibit A, which is attached hereto and incorporated herein.

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.

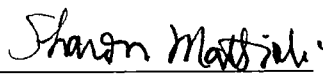
Section 3. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON MARCH 24, 2003.




Mayor Scott Jepsen

ATTEST:



Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Date of Publication: March 27, 2003

Effective Date: April 1, 2003