

ORDINANCE NO. 397

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, EXTENDING A MORATORIUM FOR UP TO SIX MONTHS ON THE FILING, ACCEPTANCE OR APPROVAL OF ANY APPLICATIONS FOR DEVELOPMENT OF LAND UTILIZING COTTAGE HOUSING BONUS DENSITIES

WHEREAS, Shoreline development regulations increased the minimum lot size for low density districts from the interim zoning code (Title 21A of the King County Code, adopted on June 26, 1995 by City Ordinance No. 11), while adopting a cottage housing bonus density that was permitted in R8-12 and R18-48 zones, and could be approved as a conditional use permit in R4 -6 zones, as part of the City's strategy to reach GMA population targets; and

WHEREAS, City Council passed Ordinance No. 362 on August 23, 2004 which adopted findings that 1) existing land development standards intended to require the integration of new cottage housing residential development with existing neighborhoods may not be adequate, particularly in many existing low density neighborhoods; 2) the continued acceptance of development applications proposing the creation of residential development utilizing existing cottage housing development standards and density may allow development that is incompatible with existing neighborhoods, leading to erosion of community character and harmony, and a decline in property values; and 3) the integrity of existing land uses, the Comprehensive Plan, and the State Growth Management Act planning process may suffer irreparable harm unless a moratorium preventing the creation of cottage housing development was adopted; and

WHEREAS, a six month moratorium was adopted by Ordinance No. 362 which expired February 23, 2005; and

WHEREAS, the first six month moratorium was extended for another six months by Ordinance No. 371 which expires on August 23, 2005; and

WHEREAS, the Council finds that review of cottage housing issue should include a process for surveying interested parties including developers, neighbors to existing cottage housing, and cottage residents; and this process will require additional time up to an additional six month period; and

WHEREAS, the review of cottage housing is currently underway and the City of Shoreline Planning Commission is requesting an additional six month extension to analyze public response and generate alternatives to the existing standards; and

WHEREAS, in accordance with state law, the City Council conducted a public hearing on this extension on July 18, 2005 prior to passage of this ordinance; and

WHEREAS, the City Council finds that to properly generate an acceptable alternative to the current cottage housing standards that is in the best interest of the protection of the public health, safety and welfare the moratorium established by Ordinance No. 362 and previously extended by Ordinance No. 371 be extended for an additional six month period; NOW, THEREFORE,

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

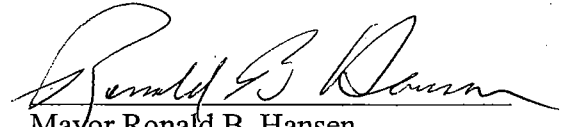
Section 1. Findings of Fact. The recitals set forth above are hereby adopted as Findings of Fact by the City Council.

Section 2. Moratorium Extended. The Shoreline City Council hereby extends the moratorium established by Ordinance No. 362 and previously extended by Ordinance No. 371, upon the acceptance of applications for and the issuance of any land use, building and development permits or approval, or any other permit, license or approval required to construct, install, relocate, or operate any residential development utilizing cottage housing bonus densities.

Section 3. Effective Date and Duration. The current moratorium shall expire at midnight on August 23, 2005. The extension authorized herein shall immediately take effect upon expiration of the current moratorium and shall thereafter be in effect for 180 days (until February 19, 2006) unless repealed, modified, or extended by action of the City Council.

Section 4. Publication. The summary of this ordinance is approved for publication in the official newspaper of the City.

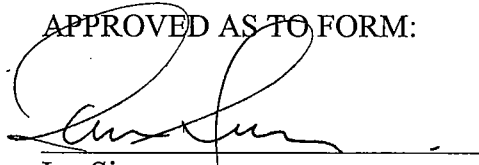
PASSED BY THE CITY COUNCIL ON JULY 18, 2005


Mayor Ronald B. Hansen

ATTEST:


Scott Passey
City Clerk

APPROVED AS TO FORM:


Ian Sievers
City Attorney

Date of Publication: July 21, 2005
Effective Date: July 26, 2005