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ORDINANCE NO. 424

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON
APPROVING A SPECIAL USE PERMIT FOR THE PURPOSE OF
RECONSTRUCTING THE PAGODA UNION BUILDING ON THE
SHORELINE COMMUNITY COLLEGE CAMPUS.**

WHEREAS, certain property, located at 16101 Greenwood Avenue North on the Shoreline Community College campus ("property"), is designated as R-4 on the Zoning Map and in the 2005 Comprehensive Plan as Single Family Institutional; and

WHEREAS, applicants desired expansion on this property consists of reconstructing the Pagoda Union Building from 2 stories to 3 stories; and

WHEREAS, this desired expansion requires approval of a Special Use Permit; and

WHEREAS, the applicants have filed a Special Use Permit application for the expansion;
and

WHEREAS, on March 2, 2006, a public hearing on the application for Special Use Permit was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on March 2, 2006, the Planning Commission recommended approval of the Special Use Permit and entered findings of fact and a conclusion based thereon in support of that recommendation; and

WHEREAS, upon consideration of the application and the Planning Commission recommendation, the City Council has determined that the Special Use Permit application for the property located at 16101 Greenwood Avenue North on the Shoreline Community College campus is consistent with the Comprehensive Plan, Shoreline Municipal Code, and appropriate for this site;

WHEREAS, the City Council has determined that the approval of the Special Use Permit shall include two conditions of approval: Condition 1. Prior to building permit issuance of the Pagoda Union Building, the Community College shall submit an off-site parking agreement to accommodate displaced parking due to the construction of the building; and Condition 2. A campus master plan shall be completed by the Community College and approved by the City prior to the applications of any future construction permits to add habitable space. The master plan shall minimally address parking, area traffic and circulation, storm drainage, critical areas, and on-site future improvements.

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

Section 1. Findings. The Planning Commission Findings and Recommendation on File No. 201473, as set forth by the record and as attached hereto as Exhibit 1, are hereby adopted.

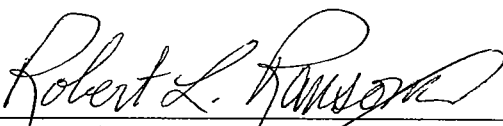
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Section 2. Severability. If any provision of this ordinance or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this Agreement, or the application of such provision to other persons or circumstances, shall not be affected.

Section 3. Effective Date. This ordinance shall go into effect five days after passage and publication of the title as a summary of this ordinance.

PASSED BY THE CITY COUNCIL ON APRIL 24, 2006.




Mayor Robert L. Ransom

ATTEST:

APPROVED AS TO FORM:



Scott Passey
City Clerk



Ian Sievers
City Attorney

Date of Publication: April 27, 2006
Effective Date: May 2, 2006