

ORIGINAL

ORDINANCE NO. 535

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, EXTENDING A MORATORIUM ON THE FILING OR ACCEPTANCE OF CERTAIN APPLICATIONS FOR RESIDENTIAL DEVELOPMENT OF LAND WITHIN THE REGIONAL BUSINESS LAND USE DISTRICT

WHEREAS, under the provisions of the Growth Management Act the City has adopted development regulations implementing the City of Shoreline Comprehensive Plan; and

WHEREAS, the Shoreline City Council found that, pursuant to Ordinance No. 505, the continued acceptance of development applications proposing new residential development utilizing existing Regional Business (RB) zone density provisions may allow development that is incompatible with nearby existing land uses and circulation systems, leading to problematic traffic conditions and an erosion of community character and harmony, and adopted interim regulations for the RB zone that will expire May 2009; and

WHEREAS, the Council determined that it would be useful to first adopt the City-wide Vision and Framework Goals before the Planning Commission again takes up the task of proposing permanent regulations for the RB zone, and Council has scheduled permanent RB regulations to the second half of 2009 on the Planning Commission work plan; and

WHEREAS, the Council finds, following a public hearing on March 23, 2009, that it is necessary to extend the effective date of interim regulations beyond the May 2009 expiration date to most efficiently address permanent regulations ; and

WHEREAS, the City Council also considered public hearing comment on a proposed refinement of the interim regulation for a demonstration project area on Midvale Ave. N between N 175th and N 185th; and

WHEREAS, an interim control until November 12, 2009 will allow the City to continue preserving planning options and preventing substantial change until the existing land areas so designated and the proposed amendments to the development standards are adopted; now, therefore

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

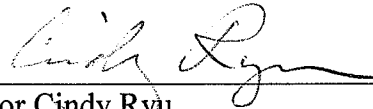
Section 1. Findings of Fact. The recitals set forth above are hereby adopted as findings of the City Council.

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Section 2. Moratorium Extension Adopted. The Moratorium adopted by Ordinance No. 505 and extended by Ordinance No. 523 is further extended until November 12, 2009.

Section 3. Publication, Effective Date. This ordinance shall take effect five days after publication of a summary consisting of the title in the official newspaper of the City.

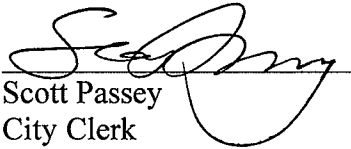
ADOPTED BY THE CITY COUNCIL ON APRIL 6, 2009.



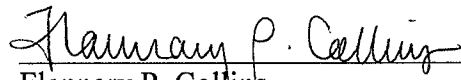
Mayor Cindy Ryu

ATTEST:

APPROVED AS TO FORM:



Scott Passey
City Clerk



Flannary P. Collins
Assistant City Attorney

Date of Publication: April 9, 2009
Effective Date: April 14, 2009