

**ORDINANCE NO. 751**

**AN ORDINANCE OF THE CITY OF SHORELINE AMENDING THE OFFICIAL ZONING MAP TO IMPLEMENT THE 145<sup>th</sup> STREET STATION SUBAREA PLAN.**

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the State of Washington, and planning pursuant to the Growth Management Act (GMA), Chapter 36.70A RCW; and

WHEREAS, the City has adopted a Comprehensive Plan and a Unified Development Code, Shoreline Municipal Code (SMC), Title 20, to implement the Comprehensive Plan; and

WHEREAS, pursuant to RCW 36.70A.040, the City is required to adopt development regulations to implement the Comprehensive Plan and the City's zoning map reflects these regulations as provided in SMC 20.40.060; and

WHEREAS, the City prepared the 145<sup>th</sup> Street Station Subarea Plan after an extensive public participation and review process for the Subarea Plan and its implementing zoning districts including open houses, community meetings, study sessions, and public meetings before the Planning Commission and City Council; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, on July 18, 2016, the City issued the 145<sup>th</sup> Street Station Subarea Planned Action Final Environmental Impact Statement (FEIS), which identifies the impacts and mitigation measures associated with the adoption of the Subarea Plan and its implementing zoning districts; and

WHEREAS, the Planning Commission, after required public notice, held a public hearing on August 18, 2016, on the 145<sup>th</sup> Street Station Subarea Plan's implementing changes to the City's Official Zoning Map, reviewed the public record, and made a recommendation to the City Council; and

WHEREAS, the City Council, after required public notice, held a study session on the 145<sup>th</sup> Street Station Subarea Plan's changes to the City's Official Zoning Map on September 12, 2016, and reviewed the Planning Commission's recommendation and the entire public record; and

WHEREAS, pursuant to RCW 36.70A.370, the City has utilized the process established by the Washington State Attorney General so as to assure the protection of private property rights; and

WHEREAS, pursuant to RCW 36.70A.106, the City has provided the Washington State Department of Commerce with a 60-day notice of its intent to adopt the amendments to the City's Official Zoning Map;

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

**Section 1. Amendment of the Official Zoning Map.** The City's Official Zoning Map is amended to reflect zoning as shown in Exhibit A, attached hereto.

**Section 2. Phased Zoning Amendments of the Official Zoning Map.** The City's Official Zoning Map is amended to reflect two (2) phases of zoning as shown in Exhibit A, attached hereto. Phase 1 shall be effective immediately. Phase 2 shall be denoted on the Zoning Map as overlay districts and shall be effective seventeen (17) years from the date of adoption of Ordinance 751, provided that Ordinance No. 751 has not been repealed or otherwise amended by the City Council.

**Section 3. Vesting of Phase 2 Phased Zoning Amendments.** Until such time as Phase 2 becomes effective, the zoning districts in effect at the time of adoption of Ordinance No. 751 remain in full force and effect unless amended by the City Council. And, as such, any land use permit application submitted for parcels located within this future phased zoning area shall vest to the land use regulations applicable to the zoning district and not the future phased zoning.

**Section 4. Severability.** Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or situation.

**Section 5. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and the Code Reviser are authorized to make necessary corrections to this ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

**Section 6. Effective Date.** 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 PROVIDED THAT the provisions of this Ordinance shall only become effective if Ordinance No. 750 amending the Comprehensive Plan to include the 145<sup>th</sup> Street Station Subarea Plan has been adopted. If Ordinance No. 750 has not been adopted, this Ordinance shall be considered null and void.

PASSED BY THE CITY COUNCIL ON SEPTEMBER 26, 2016.



Christopher Roberts  
Mayor

**ATTEST:**



Jessica Simulcik Smith  
City Clerk

**APPROVED AS TO FORM:**



Margaret King  
City Attorney

Date of Publication: September 29, 2016  
Effective Date: October 4, 2016

