

ORIGINAL

ORDINANCE NO. 95

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, RECLASSIFYING PROPERTY LOCATED WITHIN THE CITY FROM R-48 TO NEIGHBORHOOD BUSINESS

WHEREAS, the owners of certain property located at 1222 NE 145th Street have filed an application to reclassify the property which is comprised of approximately 6,445 square feet from R-48 to Neighborhood Business (NB); and

WHEREAS, on June 6, 1996, a public hearing on the reclassification application was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on June 6, 1996, the Planning Commission recommended approval of the reclassification application and made and entered findings of fact and conclusion based thereon in support of that recommendation; and

WHEREAS, on June 24, 1996, the City Council remanded this application to the Planning Commission to reopen the public hearing to allow interested members of the public to provide comments on the application; and

WHEREAS, public notice as required by the City's development regulations was provided for the additional public hearing before the Planning Commission; and

WHEREAS, on July 10, 1996, another public hearing on the reclassification application was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law and no additional testimony was received from the public; and

WHEREAS, on July 10, 1996, the Planning Commission again recommended approval of the reclassification application and made and adopted findings of fact and conclusions based thereon in support of that recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Planning Commission and has determined that the public use and interest will be served by approving the reclassification of said property from R-48 to Neighborhood Business (NB); and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act (SEPA) and the City's SEPA procedures; NOW,
THEREFORE,

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

Section 1. Adoption of Findings of Fact and Conclusions and Recommendation.

The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Planning Commission in support of the recommendation to the City Council approving the reclassification application with regard to the hereinafter described property located in the City as set forth in the June 6, 1996 "Planning Commission Findings of Fact, Conclusions, and Recommendation to the City Council" on the Application for Reclassification, Project No. 1996-00268, which Findings of Fact and Conclusions, and Recommendation were reaffirmed by the Planning Commission on July 10, 1996.

Section 2. Legal description. The following described properties are reclassified as indicated:

THE EAST 60 FEET OF THE WEST 240 FEET OF LOT 14 IN BLOCK 13 OF PARAMOUNT PARK DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGE 50, IN KING COUNTY, WASHINGTON. EXCEPT PORTION THEREOF CONVEYED TO KING COUNTY FOR NORTHEAST 145TH STREET BY DEEDS RECORDED UNDER RECORDING NUMBERS 5796413 AND 5799273.

SUBJECT TO:

EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES PER INSTRUMENT DATED APRIL 16, 1941 AND RECORDED APRIL 28, 1941 UNDER AUDITOR'S FILE NO. 3161059.

RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED JUNE 5, 1930 UNDER AUDITOR'S FILE NO. 2609652 AS FOLLOWS: ANY RESIDENCE ERECTED ON SAID LOT OR TRACT SHALL COVER A GROUND AREA OF NOT LESS THAN 22 BY 24 FEET AND THE FRONT LINE OF ANY SUCH RESIDENCE, INCLUDING PORCHES, SHALL STAND BACK AT LEAST 20 FEET FROM THE FRONT LINE OF SAID LOT: AND THE FOREGOING COVENANT RUNS WITH THE LAND AND IS BINDING ON SAID GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS.

RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED RECORDED OCTOBER 8, 1964 UNDER AUDITOR'S FILE NO. 5796413 AND IN DEED RECORDED OCTOBER 15, 1964 UNDER AUDITOR'S FILE NO. 5799273 IN WHICH KING COUNTY IS GRANTEE. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS, AND ROADS AS DEDICATED IN THE PLAT.

From R-48 to Neighborhood Business (NB).

ORIGINAL

Section 3. Effective date and publication. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

PASSED BY THE CITY COUNCIL ON JULY 22, 1996.



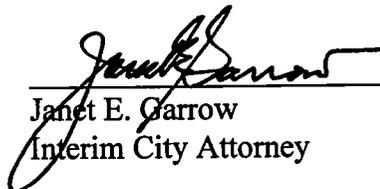
Mayor Connie King

ATTEST:



Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:



Janet E. Garrow
Interim City Attorney

Date of Publication: July 25, 1996
Effective date: July 30, 1996