ORIGINAL

ORDINANCE NO. 276

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE LAND USE ELEMENT INCLUDING FIGURE LU-1 LAND USE DESIGNATIONS, SHORELINE MASTER PROGRAM ELEMENT, PARKS, OPEN SPACE AND RECREATION SERVICES PLAN, AND TRANSPORTATION CAPITAL FACILITIES ELEMENT OF THE COMPREHENSIVE PLAN; AND AMENDING ORDINANCE NO. 178.

WHEREAS, Shoreline's first Comprehensive Plan adopted on November 23, 1998 includes Policy LU7 – "Ensure that the Shoreline City Council can amend the Comprehensive Plan once a year, as established in the Growth Management Act, through an amendment process…"; and

WHEREAS, the City adopted Title 20, the Development Code, on June 12, 2000 which is generally consistent with the Comprehensive Plan adopted in 1998; and

WHEREAS, the City in accordance with the Washington State Growth Management Act (GMA) RCW36.70A.130 which states "Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them" developed an annual Comprehensive Plan review process; and

WHEREAS, the City in accordance with GMA is proposing to reconcile inconsistencies between the Comprehensive Plan adopted in 1998 and the Development Code adopted in 2000 including the reconciliation of all parcels in the City that currently have zoning that is not consistent with the Comprehensive Plan land use designations by amending the Title 20: Zoning Map and the Comprehensive Plan Figure LU-1: Land Use Designations; and

WHEREAS, the City received six (6) complete applications from the public and four (4) from staff to amend the following sections of the Comprehensive Plan: Land Use including Figure LU-1 Land Use Designations, Shoreline Master Program, Parks, Open Space and Recreation Services Plan, and Transportation Capital Facilities; and

WHEREAS, an extensive public participation process was conducted to develop and review amendments to the Comprehensive Plan as part of the annual review including:

- Staff presented the Planning Commission with a report on the process for the annual amendment cycle and review of the application for amendments at the July 20, 2000 Planning Commission meeting.
- Comprehensive Plan amendment applications were made available at the October 5, 2000 Planning Commission Open House.
- Staff and the Planning Commission developed the methodology and criteria for addressing the amendments to the Comprehensive Plan land use map and Zoning map at Planning Commission Workshops on November 16, 2000 and December 7, 2000.
- Customized written notices were mailed to all property owners and occupants of parcels that were proposed for either a change in Comprehensive Land Use designations and/or zones.

- Staff conducted three Workshops with the Planning Commission to review the proposed amendments on March 15, 2001, April 5, 2001, and April 19, 2001;
- The Planning Commission held a Public Hearing on the proposed amendments on May 17, 2001.
- The Planning Commission held a Special Meeting on May 24, 2001 to make its recommendation to Council on the proposed amendments.
- The City Council conducted a Workshop on June 18, 2001 to review the Planning Commission recommendation on the proposed amendments; and

WHEREAS, a SEPA Determination of Nonsignificance was issued on May 3, 2001 in reference to the proposed amendments to the Comprehensive Plan and Development Code; and

WHEREAS, the Planning Commission unanimously recommended approval of the proposed amendments at the May 24, 2001 Special Meeting; and

WHEREAS, the City Council conducted a Public Hearing on this Ordinance on July 9, 2001; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820 and its comments have been received and are favorable; and

WHEREAS, the Council finds that this ordinance complies with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW; and

WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20 for adoption of amendments to the Comprehensive Plan;

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

Section 1. **Amend the Comprehensive Plan**. The Shoreline Comprehensive Plan as adopted by Ordinance No. 178, is hereby amended as follows:

a) Land Use Elements are amended as set forth in Exhibit A attached hereto and incorporated herein;

b) Figure LU-1: Land Use Designations are amended to reflect changes described in Exhibit B, a copy of which has been filed with the City Clerk and identified with Clerk's Receiving No. 1521 ; Provided, however, amendment to the land use classification of the 1.22 parcel located at the southeast corner of Fremont and 182nd identified on Bundle 3B of Exhibit B shall be continued for further Council deliberation at a meeting to be set by the City Manager no more than sixty (60) days from passage of this ordinance.

Section 2. **Severability.** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

ORIGINAL

Section 3. **Effective Date and Publication**. 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.

PASSED BY THE CITY COUNCIL ON July 23, 2001.

Mayor Scott Jepsen

ATTEST:

Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:

Ian Sievers
City Attorney

Date of Publication: July 26, 2001
Effective Date: July 31, 2001

ORIGINAL

ORDINANCE 276 EXHIBIT A

COMPREHENSIVE PLAN LAND USE ELEMENT

LU24: The permitted base density for this designation will not exceed 6 dwelling units per acre ~~and the base height will not exceed 30 feet,~~ unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.

LU28: The permitted base density for this designation will not exceed 12 dwelling units per acre ~~and the base height will not exceed 35 feet,~~ unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.

LU31: The permitted base density for this designation will not exceed 48 dwelling units per acre ~~and the base heeight will not exceed 35 feet,~~ unless a neighborhood plan, subarea plan or special district overlay plan has been approved.

LU32: • ~~does not exceed six stories in height;~~

LU35: ~~The base height for this designation will be 35 feet unless a neighborhood plan, subarea plan, or special district overlay plan/zone has been approved.~~

LU38: ~~The base height for this designation shall be 60 feet unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.~~

LU38.1: ~~The base height for this designation will be 65 feet unless a neighborhood plan, subarea plan, or special district overlay plan/zone has been approved.~~

LU67: ~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issues, or the underlying zone permits a greater height.~~

LU68: ~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued, or the underlying zoning permits a greater height.~~

Land Use Designations

Low Density Residential
The permitted base density for this designation will not exceed 6 dwelling units per acre ~~and the base height will not exceed 30 feet,~~ unless a neighborhood plan, subarea plan or a special district overlay plan has been approved.

Medium Density Residential
The permitted base density for this designation will not exceed 12 dwelling units per acre ~~and the base height will not exceed 35 feet,~~ unless a neighborhood plan, subarea plan or special district overlay plan has been approved.

High Density Residential
The permitted base density for this designation will not exceed 48 dwelling units per acre ~~and the base height will not exceed 35 feet,~~ unless a neighborhood plan, subarea plan or special district overlay plan has been approved.

Community Business

~~The base height for this designation will be 60 feet unless a neighborhood plan, subarea plan or special district overlay plan has been approved.~~

Appropriate zoning designations for this area might include the Aurora Avenue Special Overlay District, Economic Redevelopment Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, RB, NB, CB, ~~or,~~ O, R-12, R-18, R-24, or R-48.

Regional Business

~~The base height for this designation will be 65 feet unless a neighborhood plan, subarea plan, or special district overlay plan has been approved.~~

Appropriate zoning designations for this area might include the Aurora Avenue Special Overlay District, Economic Redevelopment Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, R-12, R-18, R-24, R-48, CB, O or RB.

Mixed Use

~~The base height for this designation will be 35 feet unless a neighborhood plan, subarea plan, or special district overlay plan has been approved.~~

This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with medium to high density residential uses. Appropriate zoning designations for this area might include Mixed Use Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, NB, CB, O, I, RB, R-8, R-12, R-18 ~~and/or~~, R-24, or R-48.

Public Facilities

~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued or unless the underlying zone district permits a greater height.~~

Single Family Institution

~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued or unless the underlying zoning permits a greater height.~~

It is anticipated that the underlying zoning for this designation shall remain the same unless ~~adjusted by a formal amendment to this plan~~ a master plan is adopted creating a special district.

Special Study Area

~~The base height for this designation will be 35 feet unless a neighborhood plan, subarea plan, or special overlay district plan has been approved.~~

COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

T30: Require all commercial, multifamily and residential short plat and long plat developments to ~~construct~~ provide for sidewalks or separated trails.

COMPREHENSIVE PLAN COMMUNITY FACILITIES ELEMENT

CF20 ~~Investigate the use of impact fees to help pay for the costs of new development.~~ Provide a program to allow developers to pay a fee (e.g. an impact fee) if appropriate in lieu of constructing required street frontage improvements, including sidewalks and stormwater facilities.

ORIGINAL

ORDINANCE 276 EXHIBIT A

LU71 The Special Study Area Designation should be applied to some areas of the community which might be appropriate for further study. These areas are designated for future subarea planning, watershed planning, special districts, neighborhood planning, or other study. ~~The base height for this designation shall be 35 feet unless a neighborhood plan, subarea plan, or special overlay district plan/zone has been approved.~~ It is anticipated that the underlying zoning for this designation shall remain.

LU71.1: Establish the Paramount District Special Study Area. The study area would be centered around the business district at N 145th Street and 15th Avenue NE and roughly bound by N 150th Street on the north, N 145th Street on the south, between 10th and 12th Avenue NE on the west and 23rd Avenue NE on the east. The district shall be formed in accordance with the drainage basin located in the approximate area.

LU71.2: Establish the Briarcrest Special Study Area. The study area would be centered around the south end of the Briarcrest Neighborhood and roughly bound by N 150th Street on the north, N 145th Street on the south, 23rd Avenue NE on the west and 31st Avenue NE on the east. The district shall be formed in accordance with the drainage basin located in the approximate area.

LU71.3: Establish the Ballinger Special Study Area. The study area would be centered around the neighborhood area southwest of the Ballinger Business District and roughly bound by N 205th Street on the north, N 195th and N 196th Street on the south, I-5 on the west and between Forest Park Drive NE and Ballinger Way NE on the east. The district shall be formed in accordance with the drainage basin located in the approximate area.