

ORIGINAL

ORDINANCE NO. 523

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, EXTENDING FOR SIX MONTHS A MORATORIUM ON THE FILING OR ACCEPTANCE OF ANY APPLICATIONS FOR RESIDENTIAL DEVELOPMENT OF LAND WITHIN THE REGIONAL BUSINESS LAND USE DISTRICT WHICH EXCEED A DENSITY OF 110 DWELLING UNITS PER ACRE.

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 Regional Business (RB) land use district allows residential development, but does not place an absolute limit on the permitted number of dwelling units per acre; and

WHEREAS, the Shoreline City Council found that, pursuant to Ordinance 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

WHEREAS, the City Council continues to find that the integrity of existing land uses may suffer irreparable harm unless a moratorium is adopted and that the potential adverse impacts upon the public safety, welfare, and peace, as outlined herein, continue to justify the declaration of an emergency; and

WHEREAS, the current moratorium expires November 12, 2008 unless extended or terminated before that date; and

WHEREAS, the City Council held a public hearing on October 13, 2008 to consider extension of the moratorium until May 12, 2009; and

WHEREAS, an interim control until May 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.

Section 2. Moratorium Extension Adopted. The Moratorium adopted by Ordinance No. 505 is extended until May 12, 2009.

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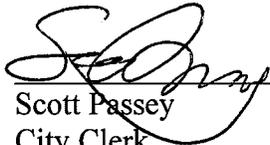
Section 3. Publication, Effective Date. This ordinance shall take effect five days after publication of a summary consisting of the title in the official newspaper of the City.

PASSED BY THE CITY COUNCIL ON OCTOBER 13, 2008.



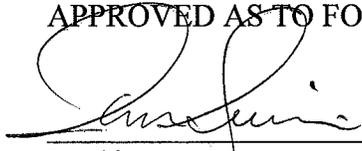
Mayor Cindy Ryu

ATTEST:



Scott Passey
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Date of Publication: October 16, 2008
Effective Date: October 21, 2008