

ORDINANCE NO. 906

**AN ORDINANCE OF THE CITY OF SHORELINE,
WASHINGTON ADOPTING INTERIM REGULATIONS
TEMPORARILY AUTHORIZING ENHANCED SHELTERS
WITHIN THE RESIDENTIAL 48 (R-48) ZONING DISTRICT
WITH A DURATION OF SIX MONTHS**

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, chapter 36.70A RCW; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City of Shoreline to adopt interim regulations with a duration of no more than six (6) months without review and recommendation by the Shoreline Planning Commission, and without holding a public hearing; and

WHEREAS, in 2015, the King County Executive issued a local proclamation of emergency regarding homelessness, and, shortly thereafter the Shoreline City Council passed Resolution 379 expressing the City's commitment to work with King County and partner with agencies on plans to address homeless; and

WHEREAS, in 2019, the King County Regional Homelessness Authority was formed to oversee policy, funding, and services for people experiencing homelessness county wide in a unifying and coordinated manner for Seattle and King County; and

WHEREAS, in January 2020, the Point in Time Count estimated that almost 12,000 individuals were experiencing homelessness in Seattle/King County, with 3,355 of those considered chronically homeless (more than one year), and with approximately 47 percent of all individuals unsheltered; and homeless individuals in the North County area, which includes the City of Shoreline, saw a slight increase over prior years; and

WHEREAS, the City Council established 2020-2022 City Council Goal No. 5, Action Step No. 7, which states that the City will begin a process of developing partnerships with North King County cities and other key stakeholders in support of siting a 24/7 shelter/navigation center to serve homeless single adults in North King County, and to accomplish this goal, the North King County Shelter Task Force was formed; and

WHEREAS, on February 29, 2020, the Washington State Governor declared a State of Emergency due to COVID-19; and on March 4, 2020, the City Manager declared a Public Health Emergency for the City which was ratified by the City Council on March 16, 2020; and

WHEREAS, the COVID-19 public health emergency has created additional issues for sheltering of homeless individuals, as traditional congregate shelter models do not provide for sufficient social distancing, which exacerbates the need for sufficient shelters; and

WHEREAS, guidance from the Center of Disease Control and Prevention and the Federal Emergency Management Agency, recognize that non-congregate sheltering, such as in motels, dormitories, and other similar type facilities, may assist in controlling community spread of COVID-19; and

WHEREAS, Washington State, King County, and the City of Shoreline continue to be subject to declarations of public health emergencies, with positive COVID-19 test results daily in King County continuing at a rate of approximately 99.7 positive cases per 100,000 residents; and the City of Shoreline having a higher than average rate of positive tests; and

WHEREAS, property suitable for both fulfilling the City Council's goal and the need for non-congregate shelters to assist in curtailing community spread of COVID-19 has recently become available, along with potential grant funding from the State of Washington, and a partnership between the City, King County, and Lake City Partners Ending Homelessness; and

WHEREAS, the Residential 48 (R-48) zoning district is a high-density residential zone intended to provide a mixture of multifamily dwelling units and other compatible non-residential uses, and this zone is generally located along the City's principal arterials; and

WHEREAS, currently, the City only permits homeless shelters in the Mixed Business (MB) zoning district; an enhanced shelter is a specific type of homeless shelter providing a 24-hour a day facility intended to serve persons experiencing homelessness with access to resources including housing, basic needs, hygiene, case management, and social programs as these individuals transition to permanent housing; and

WHEREAS, development regulation index criteria would assist in mitigating any impacts and provide for ready access to public transit; and

WHEREAS, pursuant to SEPA, the City issued a Determination of Non-Significance on October 2, 2020; subsequent SEPA review will occur if the City elects to replace these interim regulations with permanent regulations, and if required, based on any redevelopment proposal; and

WHEREAS, the City Council considered the interim regulations at its properly noticed October 12, 2020 and, October 26, 2020 regular meetings and also held a public hearing at the October 26, 2020 meeting to receive and consider public testimony on the interim regulations; all meetings were held virtually via Zoom; and

WHEREAS, the City Council has determined that the use of the interim regulations to allow for locating Enhanced Shelters within the City is appropriate and necessary due to the current crisis of homelessness within the City and the region;

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

Section 1. Findings of Fact. The foregoing Whereas provisions are incorporated herein and adopted in their entirety as Findings of Fact for the matter.

Section 2. Enactment of Interim Regulations. The Interim Regulations for Enhanced Shelters as set forth in Exhibit A to this Ordinance are hereby enacted.

Section 3. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council held a public hearing on October 26, 2020, to take public testimony concerning the interim regulations.

Section 4. Directions to the City Clerk.

- A. Transmittal to the Department of Commerce.** The City Clerk is hereby directed to cause a certified copy of this Ordinance to be provided to the Director of Planning and Community Development who shall transmit the Ordinance to the Washington State Department of Commerce within ten (10) calendar days of passage as provided in RCW 36.70A.106.
- B. Corrections by the City Clerk.** Upon approval of the City Attorney, the City Clerk is authorized to make necessary corrections to this Ordinance, including the correction 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.
- C. Ordinance not to be Codified.** Because this Ordinance adopts interim regulations, the City Clerk shall not codify this Ordinance.

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 person or situation.


Section 5. Publication and Effective Date. A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall become effective five (5) calendar days after publication.

Section 6. Duration. This Ordinance shall be in effect for a period of six (6) months from its effective date. After which, these interim regulations shall automatically expire unless extended as provided by statute or otherwise superseded by action of the City Council, whichever occurs first.

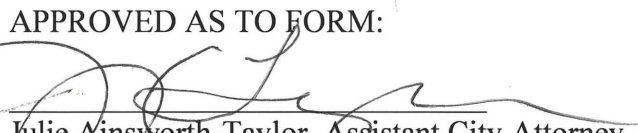
ADOPTED BY THE CITY COUNCIL ON OCTOBER 26, 2020.



Mayor Will Hall

ATTEST:


Jessica Simulcik Smith
City Clerk

APPROVED AS TO FORM:


Julie Ainsworth-Taylor, Assistant City Attorney
On behalf of Margaret King, City Attorney

Date of Publication: October 29, 2020
Effective Date: November 3, 2020

20.20.018 E definitions.

Enhanced Shelter

A low-barrier, 24 hour a day facility intended to provide persons experiencing homelessness with access to resources including, but not limited to, housing, basic needs, hygiene, case management and social programs as they transition to permanent housing.

20.40.120 Residential uses.

Table 20.40.120 Residential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RESIDENTIAL GENERAL									
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Multifamily		C	P	P	P	P-i	P	P
	Single-Family Attached	P-i	P	P	P	P			
	Single-Family Detached	P	P	P	P				
GROUP RESIDENCES									
	Adult Family Home	P	P	P	P				
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i	P-i	P-i
	Residential Care Facility	C-i	C-i	P-i	P-i				
721310	Dormitory		C-i	P-i	P-i	P-i	P-i	P-i	P-i
TEMPORARY LODGING									
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	<u>Enhanced Shelter</u>			P-i					
	Homeless Shelter						P-i	P-i	P-i
72111	Hotel/Motel						P	P	P
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
MISCELLANEOUS									
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

P = Permitted Use	S = Special Use
C = Conditional Use	-i = Indexed Supplemental Criteria

-E-

20.40.355 Enhanced Shelter

Enhanced shelters are not allowed in the R-18 and R-24 zones. Enhanced shelters are allowed in the R-48 zone subject to the below criteria:

- A. It shall be operated by state, county, or city government, a State of Washington registered nonprofit corporation; or a Federally recognized tax exempt 501(C)(3) organization that has the capacity to organize and manage an enhanced shelter;
- B. It shall permit inspections by City, Health and Fire Department inspectors at reasonable times for compliance with the City’s requirements. An inspection by the Shoreline Fire Department is required prior to occupancy;
- C. It shall develop and enforce a code of conduct acceptable to the City that articulates the rules and regulations of the shelter. These rules shall include, at a minimum, prohibitions against criminal activities, such as theft and threats or acts of violence, and the sale, purchase, possession, or use of alcohol or illegal drugs within the facility or on the facility grounds;
- D. It shall be located with frontage on a principal arterial and within ¼ mile of a transit stop with frequent all-day service as defined by King County Metro Transit;
- E. A solid, 6-foot tall fence shall be provided along all property lines that abut residential zoning districts; and
- F. Submittal of a parking plan acceptable to the City prior to occupancy.

G. The shelter operator and the City shall enter into an Interlocal Agreement regarding operational issues of concern such as:

- Staffing plans;
- Requirement for regular reports to the Council on how the shelter is meeting performance metrics;
- Documentation of the number of calls for service to the site and an agreement that the shelter operator will be billed for calls over an agreed threshold;
- If possible, shelter operator to contribute to the cost of a mental health professional to assist in police response, perhaps through part of the RADAR program;
- Require adherence to a Good Neighbor Plan that addresses litter, noise, security procedures, and other issues of concern.
- Staff to develop criteria to discontinue the shelter use if documented violations of the operational agreements are not addressed in a timely manner;
- Provisions for city approval of any proposed change in shelter operator.