

From: [Courtney Flora](#)
To: [City Council](#); [Clk](#); rmarke@shorelinewa.gov; [Julie Ainsworth-Taylor](#)
Cc: [Bryan Miranda \(bmiranda@publicstorage.com\)](mailto:bmiranda@publicstorage.com); [Brian Ulrich \(bulrich@publicstorage.com\)](mailto:bulrich@publicstorage.com)
Subject: Letter to City Council Re: Proposed Self-Storage Moratorium
Date: Monday, August 08, 2016 2:15:41 PM
Attachments: [Public Storage. Proposed Self-Storage Moratorium.pdf](#)

Hello all-- Please see the attached letter submitted on behalf of Public Storage in advance of tonight's City Council meeting to consider a proposed moratorium on self-storage uses. Public Storage opposes the moratorium, but if the Council decides to adopt it, we ask that Council adopt "Alternative 2," which would exempt projects that have already received a favorable Unlisted Use Code Interpretation from City staff.

City staff has conducted a site-specific analysis of Public Storage's proposed use at 19022 Aurora Ave N and determined that it is compatible with surrounding land uses and consistent with other allowed uses and the intent behind the City's Mixed Business zoning designation. Accordingly, we believe there is no basis to apply the moratorium to this proposal.

Thank you for your attention to this letter, and please feel free to contact me with questions.

Courtney Flora

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McCULLOUGH HILL LEARY, PS

August 8, 2016

Shoreline City Council
Shoreline City Hall
17500 Midvale Avenue North
Shoreline, WA 98133

RE: Proposed Moratorium on Self-Storage Facilities (Proposed Ordinance No. 754)

Dear Council Members,

We are writing on behalf of Public Storage, applicant for a proposed self-storage project located at 19022 Aurora Avenue North in the City of Shoreline. Public Storage opposes the proposed moratorium on self-storage projects. We understand that the City intends to initiate a legislative process to study the zones in which self-storage should be permitted, but this process should not penalize applicants who have already spent time and resources on conceptual site planning and due diligence, and who have sought and received favorable “Unlisted Use” interpretations, as specifically directed by City staff. Accordingly, if the Council decides to adopt a moratorium, we ask that it adopt “Alternative 2,” which would not apply the moratorium to projects that have received favorable Unlisted Use Code Interpretations.

Public Storage’s proposed self-storage facility is located within the City’s Mixed Business (“MB”) zone, which permits the most intense land uses in the City. In response to Public Storage’s Code Interpretation Request, staff conducted a site-specific analysis of the proposed use and determined that it was compatible with surrounding land uses, that it was consistent with other allowed uses in the MB zone, and that it should be permitted as an unlisted use (see Administrative Order #302165-080816).

Given this interpretation, Public Storage’s proposed project should not be subject to the moratorium. There is a high demand for storage uses in the City, self-storage uses are less intensive than a range of uses that are currently permitted outright in the MB zone, and Public Storage has already expended considerable resources on a specific proposal that has been deemed by City staff to be consistent with the intent of the City’s MB zoning classification.

Thank you for your attention to this letter.

Sincerely,



Courtney E. Flora

cc: Rachael Markle, Director of Planning & Community Development
Julie Ainsworth-Taylor, City Attorney