

# City-wide Moratorium on Self-Storage Facilities

August 8, 2016



# Reasons to Enact a Moratorium

- Code does not clearly address where self service storage facilities are permitted.
- Use Tables need to be updated to reflect adopted plans, goals & policies.
- A recent dramatic increase related to development of self-service storage facilities.

# How have self-service storage facilities been regulated?

- General Retail Trade/Services
- Mini Storage listed use in the Mixed Use Residential zones in 2015
- Unlisted Use

# Adopted Plans, Goals & Policies

## Plans:

- Town Center & North City
- Southeast Shoreline Neighborhoods
- Shoreline Place (CRA)

## Goals & Policies

- Community Design
- Gateway corners
- Historic preservation

# Self-Service Storage Facilities

- Existing facilities
  - ❖ 4 established 1978-1989 under King County
  - ❖ 1 constructed in 2004
- Permit vested facilities
  - 2 in the last five months
- Proposed facilities
  - 6 in the last 6-8 months

# Options

- Adopt Ordinance No. 754 enacting a 6-month city-wide moratorium on the acceptance of all applications for self-service storage facilities.
- Alternative: except proponents who have been issued an Unlisted Use Interpretation finding the site location acceptable.

# Emergency Moratorium Process

- Requires waiving 2<sup>nd</sup> reading of Ordinance No. 754.
- Requires a majority plus one vote of the whole membership of the Council to enact.
- If passes, moratorium in effect immediately.

# Staff Recommendation

- Waive Council Rule 3.5.B, and adopt Ordinance No. 754 enacting a 6-month city-wide moratorium on the acceptance of all applications for self-service storage facilities.