

From: [Jack McCullough](#)
To: [Rachael Markle](#); [City Council](#); [Clk](#); [Julie Ainsworth-Taylor](#)
Cc: [Greg Kletzly](#)
Subject: Proposed Self-Storage Moratorium
Date: Monday, August 08, 2016 3:51:12 PM
Attachments: [Shoreline City Council Moratorium Letter \(8-8-16\).pdf](#)

Councilmembers,

We are providing the attached letter on behalf of Columbia Pacific Advisors (CPA), regarding the proposed Self-Storage moratorium ordinance on the Council agenda tonight. CPA is preparing to develop a storage facility and has been working closely with City staff in that regard. CPA urges the Council not to adopt the moratorium; but if one is adopted, it should exempt those proposals (like CPA's) that have received Code Interpretations.

Thank you for your attention to this letter.

Jack

John C. McCullough
Attorney at Law
McCullough Hill Leary, PS
701 Fifth Avenue, Suite 6600
Seattle, Washington 98104
Tel: 206.812.3388
Fax: 206.812.3389
www.mhseattle.com

CONFIDENTIALITY NOTICE: This email message may be protected by the attorney/client privilege, work product doctrine or other confidentiality protection. If you believe that it has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, then delete it. Thank you.

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 Councilmembers,

We are writing on behalf of Columbia Pacific Advisors, LLC (“CPA”), applicant for a proposed self-storage project located at 16750 Aurora Avenue in the City of Shoreline.¹ CPA asks the Council not to adopt a moratorium on self-storage projects. Self-storage is an amenity necessary to support our growing urban residential population, and there is a high demand for such facilities in Shoreline. Further, CPA (and others) have made significant investments in planning for self-storage projects in reliance on the City’s past and current interpretations that they are permitted outright under the City’s “General Retail Trade/Services” zoning category.

While we do not believe the moratorium is warranted, if the Council does decide to adopt it, we ask that the Council adopt “Alternative 2.” Alternative 2 would exempt from the moratorium any proposal that has submitted and received a favorable Unlisted Use Code Interpretation from City staff. CPA submitted such a Code Interpretation request at staff’s specific direction, and recently received a favorable interpretation (see Administrative Order #302164-080816). In approving the interpretation, City staff specifically analyzed the proposed storage use on the CPA site in the Mixed Business (“MB”) zone and concluded that the proposed self-storage facility is compatible with surrounding land uses and consistent with other uses allowed in the MB zone (which permits the most intense land uses in the City). In a case where the City has already made a site-specific determination of compatibility, there would not appear to be a rationale for imposing a moratorium; therefore, the limited exemption under “Alternative 2” would be appropriate.

CPA has invested considerable time and resources in obtaining control of the property, pursuing a pre-application meeting, developing conceptual site plans, evaluating infrastructure issues and processing a Code Interpretation request. Self-storage uses are consistent with the purpose and intent of MB zoning and are necessary to serve residential uses. While we understand the City’s

¹ Staff materials related to this Agenda Item reference the property address as 17000 Aurora Avenue North. The correct site address, which is referenced in the approved Code Interpretation, is 16750 Aurora Avenue North.

Shoreline City Council
August 8, 2016
Page 2 of 2

desire to review the zoning designations in which self-storage uses are allowed, projects that have received a favorable Unlisted Use Interpretation should not be subject to the moratorium.

Thank you for your attention to this letter.

Sincerely,



John C. McCullough

cc: Rachael Markle, Director of Planning & Community Development
Margaret King, City Attorney