

ORDINANCE NO. 756

AN ORDINANCE OF THE CITY OF SHORELINE AMENDING THE UNIFIED DEVELOPMENT CODE, SHORELINE MUNICIPAL CODE TITLE 20, TO AMEND REGULATIONS RELATED TO THE LIGHT RAIL STATION SUBAREAS.

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 (GMA), Chapter 36.70A RCW; and

WHEREAS, the City has adopted a Comprehensive Plan and a Unified Development Code, Shoreline Municipal Code (SMC), Title 20, to implement the Comprehensive Plan; and

WHEREAS, pursuant to RCW 36.70A.040, the City is required to adopt development regulations to implement the Comprehensive Plan; and

WHEREAS, the City prepared both the 145th Street Station Subarea Plan and the 185th Street Subarea Plan after an extensive public participation and review process for the Subarea Plan including open houses, community meetings, study sessions, and public meetings before the Planning Commission and City Council; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, on July 18, 2016, the City issued the 145th Street Station Subarea Planned Action Final Environmental Impact Statement (145th FEIS), which identifies the impacts and mitigation measures associated with the adoption of the Subarea Plan; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, on November 26, 2014, the City issued the 185th Street Station Subarea Planned Action Final Environmental Impact Statement (185th FEIS), which identifies the impacts and mitigation measures associated with the adoption of the Subarea Plan; and

WHEREAS, on March 16, 2015, the City amended SMC Title 20 to include development regulations related to the Light Rail Station Subareas; and

WHEREAS, the current amendments to SMC Title 20 are to Chapters 20.30 Procedures and Administration, 20.40 Zoning and Use Provisions, 20.50 General Development Standards, and 20.70 Engineering and Utilities Development Standards; and

WHEREAS, the Planning Commission, after required public notice, held a public hearing on August 18, 2016, on the amendments to SMC Title 20 so as consider the amendments to the development regulations related to the City's Light Rail Station Subareas, reviewed the public record, and made a recommendation to the City Council; and

WHEREAS, the City Council, after required public notice, held a study session on the on the amendments to SMC Title 20 on September 12, 2016, and reviewed the Planning Commission's recommendation and the entire public record; and

WHEREAS, pursuant to RCW 36.70A.370, the City has utilized the process established by the Washington State Attorney General so as to assure the protection of private property rights; and

WHEREAS, pursuant to RCW 36.70A.106, the City has provided the Washington State Department of Commerce with a 60-day notice of its intent to adopt the amendments to SMC Title 20;

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

Section 1. Amendment of the Unified Development Code, SMC Title 20. The amendments to the Unified Development Code, SMC Title 20, attached hereto as **Exhibit A** are adopted. Amendments are to Chapters 20.30, 20.40, and 20.50, and 20.70.

Section 2. 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 other person or situation.

Section 3. Effective Date. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after.

PASSED BY THE CITY COUNCIL ON SEPTEMBER 26, 2016.

Christopher Roberts
Mayor

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik Smith
City Clerk

Margaret King
City Attorney

Date of Publication: _____

Effective Date: _____

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