

From: [Rachel Wang](#)
To: [City Council](#)
Cc: [Randall Olsen](#); [Rachael Markle](#)
Subject: Temporary Moratorium on Self-Storage Facilities (Ordinance No. 754)
Date: Friday, September 30, 2016 2:07:16 PM
Attachments: [Letter to City of Shoreline re Temporary Moratorium on Self-Storage Facilities \(Ordinance No. 754\) \(03186426\).pdf](#)

Dear Councilmembers:

Attached please find a letter from Mr. Randall Olsen in regards to the above-referenced matter. Thank you.

CH& | **Rachel Wang**
Legal Assistant to Randall P. Olsen
Cairncross & Hempelmann
524 Second Avenue | Suite 500 | Seattle, WA 98104-2323
d:206-254-4485 | f:206-587-2308

Our website has a new look. Visit us today at www.cairncross.com.

A member of Mackrell International, a Global Network of Independent Law Firms.

This email message may contain confidential and privileged information. If you are not the intended recipient, please contact the sender by reply email and delete the original message without reading, disclosing, or copying its contents.

CH& CAIRNCROSS&HEMPELMANN
ATTORNEYS AT LAW

524 2nd Ave., Suite 500
Seattle, WA 98104
www.cairncross.com

office 206.587.0700
fax 206.587.2308

September 30, 2016

VIA EMAIL

City of Shoreline
17500 Midvale Avenue N
Shoreline, WA 98133-4905
Email: council@shorelinewa.gov

Re: Temporary Moratorium on Self-Storage Facilities (Ordinance No. 754)

Dear Councilmembers:

This firm represents Michael Sherry and Sherry Development Company LLC with regard to Sherry's planned self-storage facility on the properties at 14553 Bothell Way NE (the "Project"). The existing site is comprised of five tax parcels (Parcel Nos. 1568100586, 1568100490, 1568100495, 1568100500 and 1568100485) ("Property"). The Property is zoned Community Business ("CB"). The City's development code does not expressly permit or prohibit self-storage uses in the CB.

Mr. Sherry spent months discussing the Project with City staff to confirm that the planned self-storage use would be permitted. Then, on Friday, August 5, 2016, Mr. Sherry received an email that included: (1) written confirmation from the Director that the Project was a permitted use on the Property, and (2) a notice that on Monday, August 8, 2016 (i.e., the next business day), the Council would consider and likely adopt an emergency moratorium on all applications for self-storage facilities in all zones within the City. Needless to say, after all of the prior communications with the City, the notice of an emergency moratorium was a shock to Mr. Sherry and his advisors. The Council did, in fact, adopt Ordinance 754 and imposed a moratorium on applications for all new self-storage facilities, including Mr. Sherry's Project.

The Project continues to be stalled due to the moratorium. Mr. Sherry has provided City Staff with code language from another local jurisdiction that the City could use as a model for revisions to the Shoreline Municipal Code and he also has provided plans that show typical designs for modern self-storage facilities. Mr. Sherry also plans to continue to monitor and participate in the Planning Commission's meetings on this issue. In short, Mr. Sherry is working hard to help expedite the City's process so Mr. Sherry's Project can get underway as soon as possible.

*rolsen@cairncross.com
Direct: (206) 254-4418*

{03185673.DOCX;1 }

When the Project is built, it will replace a large parking lot with a new, well-designed building and it will provide a public service in the form of personal property storage as well as needed tax revenue for the City. We appreciate the Council's time and attention to this issue and ask that the Council, Planning Commission, and City Staff make every effort to expedite the end of the moratorium.

Very truly yours,



Randall P. Olsen