

CITY OF MOUNTLAKE TERRACE

ORDINANCE NO. 2752

**AN ORDINANCE OF THE CITY OF MOUNTLAKE TERRACE,
WASHINGTON, TO ADOPT AN ORDINANCE REPEALING AND
REPLACING THE TOWN CENTER SUBAREA PLAN IN CHAPTER
18.10 MTMC; AND SETTING FORTH SUPPORTED FINDINGS**

WHEREAS, comprehensive plans, by state law, generally may not be amended more frequently than once per year; and

WHEREAS, the City of Mountlake Terrace Comprehensive Plan was last amended in February 2018 which was part of the 2017 Comprehensive Plan Docket; and

WHEREAS, the Planning Commission and the City Council reviewed the 2018 Comprehensive Plan docket and gave direction to prepare draft Comprehensive Plan text and map amendments and concurrent zoning map amendments including the Economic Vitality Element of the Comprehensive Plan, to be considered in a public process; and

WHEREAS, to address development issues associated with the slow rate of development in the Town Center due to a combination of economic issues associated with the great recession, a multitude of low-density land uses and development policies and regulations that are inconsistent with current urban development market trends, the City Council initiated a new approach to energize interest and development of the Town Center; and

WHEREAS, the most current update of the Comprehensive Plan goals, policies and visioning for the Town Center, however, have not been updated since its adoption in 2007; and

WHEREAS, the Plan Administration section of the Comprehensive Plan list the criteria that must be met for the Planning Commission to recommend approval of plan amendment to the City Council; and

WHEREAS, the Planning Commission recommended approval of the Draft Town Center Subarea Plan based on the comprehensive plan amendment review criteria; and

WHEREAS, the City Council finds the amended Town Center Subarea Plan is consistent with the Growth Management Act under RCW 36.70A and provides for sustained economic development opportunities and will not result in internal conflicts with the overall Comprehensive Plan; and

WHEREAS, the updated goals and policies of the Town Center Subarea Plan serve to strengthen the vision stated in the plan and are directly compatible and complementary with the goals and policies of the Comprehensive Plan; and

WHEREAS, the Town Center Task Force conducted fourteen combined meetings, open houses, and Economic Opportunities Panel to review and recommended amendments to Town Center Subarea Plan; and

WHEREAS, the Planning Commission conducted eleven meetings and a public hearing to review and make a recommendation on a Draft Town Center Subarea Plan; and

WHEREAS, City Council conducted nine public meetings and a public hearing, including a walking tour of the Town Center, to invite public input and to review the proposed amendments; and

WHEREAS, numerous opportunities have been provided to notify the public and development community about the proposed updates to the Comprehensive Plan and development regulations. Outreach has included the creation of a “Town Center Update” webpage on the city’s website, mailings, community open houses, a developer’s forum, a visual preference survey and comment forms, articles in various news sources and the City Manager’s Weekly Report, and news releases; and

WHEREAS, in accordance with the requirements set forth in RCW 36.70A.106, the City submitted to the Department of Commerce notice to of the City’s intent to adopt proposed subarea plan amendments on June 12, 2019 for 60-day review; and

WHEREAS, a Draft and Final Supplemental Environmental Impact Statement were issued by the City for the Town Center Subarea Plan Update and Planned Action including two public scoping meetings, a 30-day public comment period, and two joint meetings of the Planning Commission and the City Council were conducted to review environmental impacts identified and proposed mitigation measures and to conduct a public hearing; and

WHEREAS, the City Council made suggested revisions to the Town Center Subarea Plan based on their review and public comment; and

WHEREAS, the City Council finds the proposed Comprehensive Plan amendments to be consistent with the Growth Management Act, with the goals and policies of the City of Mountlake Terrace Comprehensive Plan, and with the Comprehensive Plan amendment criteria required MTMC 19.110.250(B).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOUNTLAKE TERRACE DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are hereby adopted and incorporated as Findings of Fact and/or Conclusion of Law of the City Council. The City Council bases its findings and conclusions on the entire record of testimony and exhibits, including all written and oral testimony before the Planning Commission and the City Council.

Section 2. Replacement Plan. Town Center Subarea Plan. The Town Center Subarea Plan is hereby repealed and replaced with a new “Town Center Subarea Plan” as set forth in Exhibit

A, "Town Center Subarea Plan", which is attached hereto and incorporated by reference as though fully set forth.

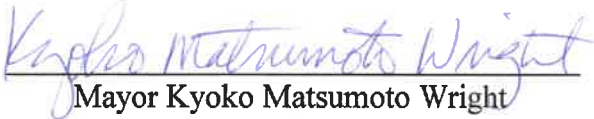
Section 3. Corrections. The City Clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

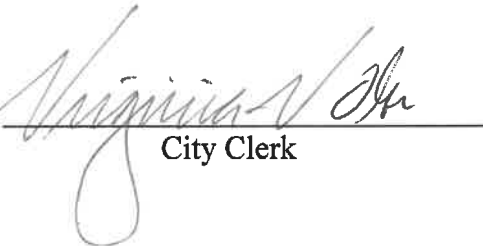
Section 4. Conflicts. All ordinances or parts of ordinances of the City of Mountlake Terrace in conflict herewith, be and the same, are hereby repealed.

Section 5. Severability. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any section, sentence, clause or phrase of this Ordinance.

Section 6. Publication and Effective Date. This Ordinance or a summary thereof consisting of the title, shall be published in the official newspaper of the City and shall take effect and be in force five (5) days after the date of publication as required by law.

PASSED by the City Council of the City of Mountlake Terrace this 26th day of September, 2019 and signed into authentication of its passage this 26th day of September, 2019.


Mayor Kyoko Matsumoto Wright

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
Gregory G. Schrag, City Attorney