

CITY OF MOUNTLAKE TERRACE

ORDINANCE NO. 2753

**AN ORDINANCE OF THE CITY OF MOUNTLAKE TERRACE,
WASHINGTON, TO AMEND THE ECONOMIC VITALITY ELEMENT
OF THE COMPREHENSIVE PLAN IN CHAPTER 18.10 MTMC FOR
CONSISTENCY WITH THE COMPREHENSIVE PLAN**

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 of 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 update to the Economic Vitality Element is consistent 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 policies of the Economic Vitality Element serve to strengthen the goals stated in the element; and

WHEREAS, the Town Center Task Force reviewed and recommended amendments to the Economic Vitality Element, and the Planning Commission and City Council each had subsequent public meetings to study and review the proposed amendments; and

WHEREAS, a draft Ordinance was developed to incorporate the proposed amendments and submitted to the Department of Commerce on June 12, 2019 for 60-day review as required; 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 amendments to the Economic Vitality Element; and

WHEREAS, the City, in accordance with the municipal code, provided notice of the public hearings to consider the amendments; and

WHEREAS, the Planning Commission held a public hearing on July 10, 2019, to consider the entire record regarding the proposed amendments to the Comprehensive Plan and concurrent amendments to the Zoning Map and recommended that the City Council adopt by ordinance specific amendments to the Comprehensive Plan and Zoning Map; and

WHEREAS, the Planning Commission reconsidered its recommendation to the City Council on August 26, 2019, and provided a revised recommendation to the City Council; and

WHEREAS, the City Council held a public hearing on September 16, 2019, to consider the entire record regarding the proposed Comprehensive Plan and concurrent Zoning Map amendments and the Planning Commission’s revised recommendation; and

WHEREAS, the proposed Comprehensive Plan amendments have been determined 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. Amendment. Economic Vitality Element. The Economic Vitality Element of the Comprehensive Plan is hereby amended as set forth in Exhibit A, “Economic Vitality Element”, 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.

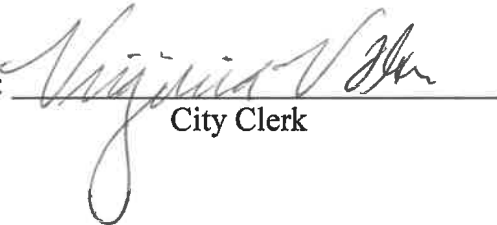
Section 4. Conflicts. All ordinances or parts of ordinances of the City of Mountlake Terrace in conflict herewith, be and the same, are hereby repealed.

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