

August 29, 2018

MEMORANDUM

To: Planning, Land Use, and Zoning Committee Members
From: Ketil Freeman, Council Central Staff
Subject: Aurora-Licton Residential Urban village - Moratorium Extension

On September 5, 2018, the Planning, Land Use, and Zoning Committee (PLUZ) will hold a public hearing and may make a recommendation on a bill that would extend by six months a temporary moratorium on permit applications for certain uses in the Aurora-Licton Residential Urban Village (RUV). See attachment A for a zoning map. The temporary moratorium was first established by [Ordinance 125425](#).

This memo: (1) provides background information on the temporary moratorium and (2) describes the proposed extension.

Background

In October 2017, Council passed and the Mayor signed Ordinance 125425, which established a year-long moratorium on accepting permits to establish, expand, or change a land use in Commercial 1 (C1), Commercial 2 (C2), and Neighborhood Commercial 3 (NC3) zones, within the Aurora Licton RUV, to uses that are inconsistent with the goals and policies of the Aurora-Licton RUV neighborhood plan. Those goals and policies are adopted into the Comprehensive Plan and emphasize a pedestrian oriented mixed-use neighborhood with appropriate transitions between commercially and residentially designated areas.¹

The moratorium prohibits new applications that include the following uses:

- Drive-in businesses;
- Dry boat storage;
- General manufacturing;
- Heavy commercial services, except laundry facilities existing as of April 1, 2001;
- Sales and rental of large boats;
- Vessel repair (major or minor);
- Mini-warehouse;
- Principal use, nonresidential long-term parking;
- Outdoor storage;

¹ See, for example: **AL-P1** “Maintain the current balance of residential and commercial areas within the urban village boundaries. Consider future zoning changes that would reduce conflicts between adjacent areas; promote the development of a neighborhood-serving and pedestrian-oriented commercial core and promote transitions between single family areas and commercial areas.”

- Heavy commercial sales;
- Sales and rental of motorized vehicles, except within an enclosed structure;
- Solid waste management;
- Recycling uses;
- Towing services;
- Principal use vehicle repair (major or minor);
- Wholesale showroom; and
- Warehouse.

As a matter of policy, the City had determined that these uses can be incompatible with areas that are well served by transit for which there is planned residential growth. The listed uses are currently prohibited in most light rail station areas.¹ The moratorium on applications applies in the Aurora-Licton RUV only, and the listed uses can be developed elsewhere in the city.

The moratorium established by Ordinance 125425 will expire on October 5, 2018, unless it is extended.

Proposed Extension

The proposed bill would extend the moratorium pursuant to the authority granted by [Revised Code of Washington 36.70A.390](#), which allows for six-month extensions of interim development controls and moratoria.

New zone designations and regulations related to the uses subject to the moratorium are anticipated to be established by citywide implementation of the Mandatory Housing Affordability program. The sufficiency of the Final Environmental Impact Statement for citywide implementation is currently under appeal. If that appeal is resolved in favor of the City, Council will consider establishing that program for the Aurora-Licton RUV and elsewhere in early 2019. If the appeal is not successfully resolved, Council may consider new zone designations and changes to use and development standards through a separate process.

Next Steps

PLUZ will hold a public hearing on September 5, 2018. Council action should occur no later than September 24, 2018 to allow the bill to become effective, if approved, before the moratorium lapses on October 5th. The bill would become effective immediately on passage by a three-fourths vote of the Council and signature by the Mayor.

Attachments:

- Attachment A – Aurora-Licton RUV Boundaries and Zoning

cc: Kirstan Arestad, Central Staff Director

¹ [Seattle Municipal Code Section 23.61.008](#).

Attachment A – Aurora-Licton RUV Boundaries

Aurora-Licton Springs Urban Village

Land Use Zoning

