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ORDINANCE NO. 3702

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING AN INTERIM ZONING ORDINANCE AMENDING THE PROVISIONS OF SECTION 16.20.010(B)(3) RELATING TO THE RENTAL OF SINGLE FAMILY DWELLINGS, SETTING A PUBLIC HEARING DATE, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, Chapter 16.20 RS (Single-Family Residential) establishes requirements for the single-family zone; and

WHEREAS, unregulated rental of a building intended for single-family use on a daily basis encourages the use of the dwelling as a party house and for commercial uses incompatible with the purposes of the single-family zone;; and

WHEREAS, the Growth Management Act, RCW 36.70A.390 authorizes the uses of an interim zoning ordinance where the City Council finds that the health, safety and welfare so require; and

WHEREAS, the City Council wishes to protect and preserve the integrity of the single-family zone and finds that immediate action is necessary to address the unregulated rental of single-family properties on a short term basis; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. The Edmonds Community Development Code Section 20.010 Uses, B. Permitted Secondary Uses is hereby amended as an interim zoning ordinance to read as follows:

16.20.010 Uses.

...

B. Permitted Secondary Uses.

...

3. The renting of either the entire dwelling or individual rooms without separate kitchens to one or more persons under the following limitations:

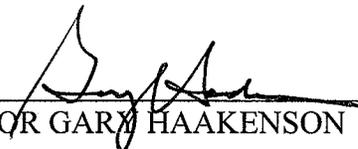
- a) The term of rental shall not be less than **seven (7) days**;
- b) All requirements of the state building and fire codes are met, including any density requirements; and
- c) The overall occupancy of the single-family dwelling complies with the provisions of ECDC 21.30.010 defining family.

Section 1. In accordance with the requirements of RCW 36.70A.390, a public hearing shall be held on this matter on December 16, 2008 at 7:00 PM or as soon thereafter as the public may be heard. Such date is within sixty days of the adoption of this ordinance.

Section 2. The City Council refers this matter to the Planning Board for its review and recommendation.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

APPROVED:



MAYOR GARY HAAKENSON

ATTEST/AUTHENTICATED:

Sandra S. Chase
CITY CLERK, SANDRA S. CHASE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY W. Scott Snyder

FILED WITH THE CITY CLERK:	10/31/2008
PASSED BY THE CITY COUNCIL:	11/03/2008
PUBLISHED:	11/09/2008
EFFECTIVE DATE:	11/14/2008
ORDINANCE NO. <u>3702</u>	

SUMMARY OF ORDINANCE NO. 3702

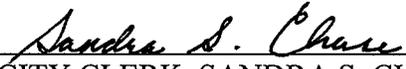
of the City of Edmonds, Washington

On the 3rd day of November, 2008, the City Council of the City of Edmonds, passed Ordinance No. 3702. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING AN INTERIM ZONING ORDINANCE AMENDING THE PROVISIONS OF SECTION 16.20.010(B)(3) RELATING TO THE RENTAL OF SINGLE FAMILY DWELLINGS, SETTING A PUBLIC HEARING DATE, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

The full text of this Ordinance will be mailed upon request.

DATED this 4th day of November, 2008.



CITY CLERK, SANDRA S. CHASE

Affidavit of Publication

STATE OF WASHINGTON,
COUNTY OF SNOHOMISH

}

S.S.

The undersigned, being first duly sworn on oath deposes and says that she is Principal Clerk of THE HERALD, a daily newspaper printed and published in the City of Everett, County of Snohomish, and State of Washington; that said newspaper is a newspaper of general circulation in said County and State; that said newspaper has been approved as a legal newspaper by order of the Superior Court of Snohomish County and that the notice



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of the City of Edmonds, Washington

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The full text of this Ordinance will be mailed upon request.
DATED this 4th day of November, 2008.
CITY CLERK, SANDRA S. CHASE
Published: November 9, 2008.

Summary of Ordinance NO. 3702

Adopting an Interim Zoning Ordinance

a printed copy of which is hereunto attached, was published in said newspaper proper and not in supplement form, in the regular and entire edition of said paper on the following days and times, namely:

November 09, 2008

and that said newspaper was regularly distributed to its subscribers during all of said period.

Judy Groll

Principal Clerk

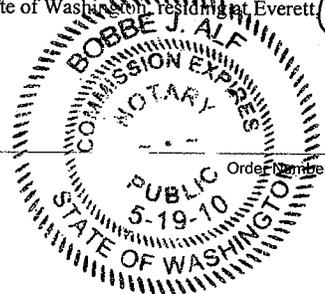
Subscribed and sworn to before me this

10th

day of November, 2008

Bobbe J. Alf

Notary Public in and for the State of Washington, residing at Everett, Snohomish County.



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EDMONDS CITY CLERK

Account Name: City of Edmonds

Account Number: 101416

Order Number: 0001622162