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Sponsors: Joe McDermott
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10/24/2011	1	Metropolitan King County Council	Passed	Pass
9/19/2011	1	Metropolitan King County Council	Introduced and Referred	

Clerk 09/14/2011

AN ORDINANCE readopting the findings contained in Ordinance 17178,
Section 1.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. On August 29, 2011, the county council adopted Ordinance 17178 to declare an emergency one-year moratorium on the issuance of public amusement/entertainment licenses for any new music and dance entertainment venues and precluding the establishment of any such venues within the commercial zoned land of North Highline subject to the economic redevelopment special district overlay.

B. RCW 36.70A.390 and Ordinance 17178, Section 2.B, require that a public hearing be conducted within sixty days of the enactment of a moratorium and the adoption of findings that support the council adoption of the moratorium.

C. The findings of Ordinance 17178, Section 1, remain valid and should be readopted.

SECTION 2. The council hereby adopts the following findings in support of the moratorium adopted under Ordinance 17178:

A. The White Center business district is located within the North Highline potential annexation area, which is currently being considered for annexation by the city of Burien.

B. King County supports the annexation of North Highline into an adjacent city and is committed to seeking ways to support that effort. The commercial viability of the commercial districts within the North Highline potential annexation area affects the fiscal impacts of any city considering annexation of North Highline.

C. Since 1994, King County has sought to reverse a trend of declining economic vitality in the White Center business district that was due in part to perceptions, real or imagined, of ongoing public safety concerns.

D. In Ordinance 11351 in 1994, King County adopted the White Center Community Action Plan to provide incentives for the redevelopment of underutilized commercial properties.

E. Today, the White Center business district is mainly a drive up retail area that includes two ethnic grocery stores, an ethnic butcher and meat market, a small independent drug store, a large regional drug store, ethnic restaurants, beauty and nail salons, American-styled bars and grills and a few office-oriented businesses and spaces.

F. While these businesses represent a modicum of success in King County's effort, the continuing presence of vacant buildings is indicative of a reluctance to locate within the White Center business district due in large measure to lingering concerns about public safety.

G. Over the past several years, specific concerns have been raised within the community related to the operation of music and dance venues that have engendered an environment that keeps customers away from nearby businesses, thereby endangering the economic viability of the entire White Center business district.

H. The investigations of the numerous complaints have required the significant use of ever-diminishing

county public safety and code enforcement resources.

I. King County has authority to establish a moratorium under the Growth Management Act, RCW 36.70A.390, to preclude approval of a particular land use. The county may also adopt a moratorium, under its inherent police power, prohibiting approval of new business licenses to facilitate the jurisdiction's interest in studying the impacts of the prohibited activity.