



Press Release

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**Mountlake Terrace Council Renews Moratorium on
Conditional Uses in Downtown Zone**

A moratorium on new or expanded conditional uses within the downtown business zone was renewed by the Mountlake Terrace City Council at a January 2 public hearing.

The moratorium allows time to finalize the City's development of a Town Center Plan and development standards for the downtown area before considering new "conditional uses" in that area.

Conditional uses in the downtown zone include private clubs, religious facilities, government offices, schools, youth shelters, and vehicle repair shops. Most commercial businesses (except those that are auto-oriented) would not be affected by the moratorium. Mixed uses, such as commercial on the ground floor and residential above, also would not be affected.

The City Council aims to adopt a Town Center Plan and new downtown standards in early 2007. This date was extended from late 2006. The moratorium on conditional uses will be in place through July 16, 2007, unless the Council rescinds or changes it.

Downtown is also known as the Town Center of Mountlake Terrace. It is the area along 56th Avenue West between 244th Street Southwest and almost to 228th Street Southwest. At most points, it is only 1 block deep, but between 236th Street Southwest and 232nd Street Southwest, the Town Center spreads out to 3 blocks deep.

Mountlake Terrace has two other moratoria in effect downtown. One is on mini-casinos and the other is on wireless telecommunication facilities. Continuation of these uses and any new standards for them will be part of the Town Center planning discussion.

For more information about the Town Center planning process, contact the Mountlake Terrace Planning Division at 425.744.6266 or check the website: <http://www.cityofmlt/towncenter>.

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