

From: [Jan Helde](#)
To: [City Council](#)
Cc: [Steve Schneider](#); [Susan Stuart](#); [Jeff Eisenbrey](#)
Subject: 145th and 185th Rezoning
Date: Monday, February 23, 2015 12:32:09 PM

City Council,

I have attended many of the recent city council and city planning meetings regarding the rezoning of 185th and 145th.

There are many aspects that I disagree with, but for right now, I have two questions regarding MUR-85.

One, I have heard the council state many times, single-family detached dwellings are permitted in all of the areas. We do not have to worry about selling our homes to another single family even though our homes may be in MUR 35, 45, or even 85. We are free to sell our homes as we see fit. However, I read your proposal for tonight's meeting (page 8a-207) it states: "Single-family detached dwellings are permitted in the MUR-85' Zone until 2023 or when the light rail station begins operation, whichever is later. After 2023 or when the light rail station begins operation, single-family detached dwellings will become non-permitted use and will be classified as a nonconforming use subject to the provisions of SMC 20.30.280.

SMC 20.30.280 section B. **Abatement of Illegal Use, Structure or Development.**

Any use, structure, lot or other site improvement not established in compliance with use, lot size, building, and development standards in effect at the time of establishment **shall be deemed illegal and shall be discontinued or terminated and subject to removal.**

So which is correct?

Two, in the same proposal, (page 8a-106) for MUR=85', there is a comment "It should be noted that this density is unlikely to be supported by current market forces and would require aggregation of a large number of parcels and as such, it may be sometime before this building type would be developed in the subarea." What happens if in 2023 the light rail station begins operation and there have been no MUR 85 buildings built? Is that how you plan to develop, by making all the homes around the station non-conforming and force them out.

PLEASE listen to the public and do not rezone the area around the stations for more than

MUR 45. Start with just a block around each station and see how it goes. Shoreline will increase its density with MUR 45 at the stations. Build your MUR 85 on Aurora where that roads can handle the extra traffic.

This City Council does not need to plan for the next 100 years, just 20 years.

Leave something for the next city council.

Jan Helde

Shoreline