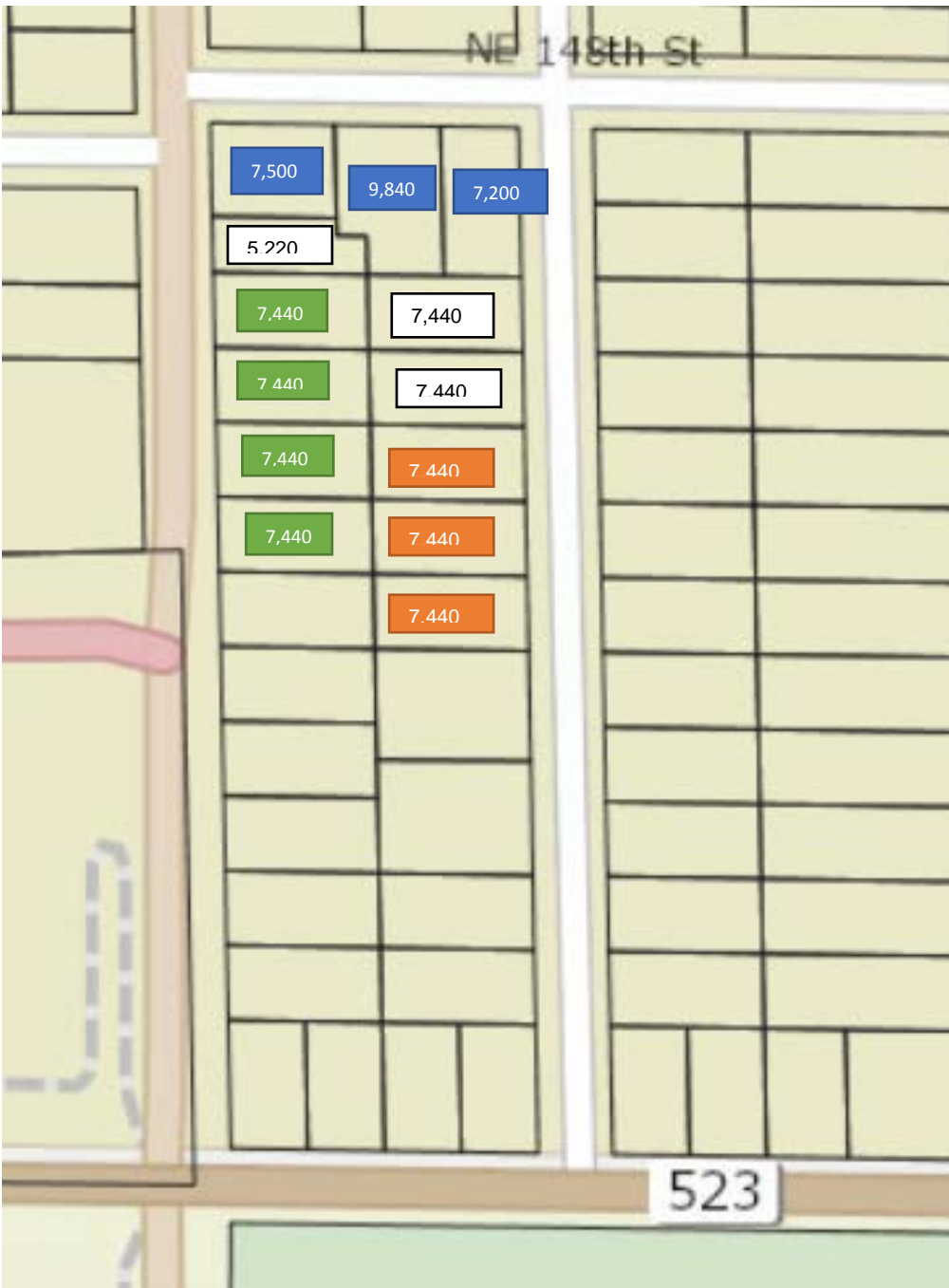


Liz Poitras
Shoreline Resident
Comments on agenda item 7a
(Staff Report on Development Regulations Related to Station Subareas)
for May 5, 2016 meeting

Regarding amendment #5 to the development code (Amendment 5, 20.50.020(2) – Minimum Lot Area in the MUR-70' Zone):

I agree with setting a minimum project lot size in the MUR-70' zone. However I think it would be important to include some restriction where a permit would be denied if the project would create one or more undevelopable parcels. See my following map showing 3 parcels in a proposed MUR-70' zone that could never be developed if the blue, green and orange projects would be allowed to proceed.



Total of 3 lots = 24,540

Total of 4 lots = 29,760

Total of 3 lots = 22,320

All of the above 3 projects would satisfy the minimum of 20,000 sq ft but if allowed to complete, they would create 3 parcels that could not be developed.