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To: [agenda comments](#)
Subject: City of Shoreline: Agenda Comments
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A new entry to a form/survey has been submitted.

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Survey Details: Answers Only

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1. Yoshiko Saheki
2. Shoreline
3. (O) Parkwood
4. Not answered
5. 09/26/2016
6. 8a
- 7.

I ask that you amend Ordinance 756, Amendment #3 such that MUR-45' is also in the first paragraph of 20.40.506. The paragraph would then read:

"Single-family detached dwellings. Single-family detached dwellings that do not meet the minimum density are permitted in the MUR-35' zone and MUR-45' zone subject to the R-6 development standards in SMC 20.50.020."

This was narrowly defeated 4 to 3 by the Planning Commission at their August 22nd meeting. I believe it deserves the Council's attention and, like other amendments to the package of ordinances proposed by Councilmembers, deserves to be included.

This would also strike out the reference to "50 percent of the use area or 1,000 square feet, whichever is lesser" in SMC 20.30.280(C)4 for MUR 45.

Again, I am seeking the ability to expand my home according to R-6 standards. The reasons for my request include the following:

- *The ordinance as it stands now unfairly restricts and burdens small homes on R6 lots.
- *These are not the conditions under which we purchased and then chose to remain in our homes.
- *Retaining R6 standards will facilitate small homes to add accessory units.
- *Retaining R6 standards will give current homeowners the confidence to invest in their homes and

thereby help the local economy.

*After properties start to assemble and develop, retaining R6 standards will give a homeowner whose lot is orphaned the ability to at least expand to R6 standards.

Let me also add here that I agree with Councilmember Hall's amendment to not include single-family detached to be built to the new MUR45' density standard. I will say that I supported this idea to the Planning Commission and the Commission recommended in favor of this additional paragraph that is in Amendment 3.

However, I don't recall that examples of potential housing styles were presented to the Commission and Councilmember Hall's reference to the cottage housing near 185th made me visualize what 18 detached units per acre might look like. I'm keeping in mind that the 18 units/acre could have the height of 45', plus additional 15' for rooftop amenities. I now conclude that single-family detached in MUR45' is not a good idea because most likely, such homes would look rather odd.

Moreover, I disagree with the following commentary on page 15: "The Commission and staff support allowing single-family detached in the MUR-45' zone because it would allow existing homeowners to feel more secure that their homes would not become a non-conforming use (except with regard to meeting minimum density requirements) and allow flexibility in developing various housing styles."

While the latter might be true (by allowing for tiny but tall detached houses), as a homeowner in a block slated to be MUR-45', I will NOT feel more secure because my R-6 home WILL be nonconforming if these ordinances are adopted in their present state.

Please be aware that Amendment 3 to Ordinance 756 has created some confusion. Because the new paragraph refers to "single-family detached dwellings," some people believe that their R-6 homes will continue as permitted use in MUR-45'. To the contrary, this paragraph allowing for single-family detached is not about EXISTING single-family homes at all.

The only way for existing homes in MUR-45' zone to be a permitted use is if you make it a permitted use by changing the first paragraph in 20.40.506.

As I've said previously, allowing us to keep R-6 standards will not deter future density. Many will sooner or later opt for the higher sale value. At the same time, allowing R-6 standards to apply in MUR-45' zone will give us the flexibility to stay and remodel our homes, if we wish to do so.

I would also not mind sunseting this clause. That is, allow us to retain R-6 standards until ten years after the station opens. My reason for suggesting sunseting is that by 2033, current residents will have had ample time to change their homes and/or will not be residing in this area.

I believe allowing R-6 standards for MUR45' represents a good balance between current residents' wishes and the City's wish for density in this area. It is the right compromise for today's neighborhoods and tomorrow's community. Again, this rezone needs to be for both future and current residents.

Thank you for reading.

8. Oppose

Thank you,
City of Shoreline

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