

From: webmaster@shorelinewa.gov
To: [CRTeam](#); [Tavia Tan](#); [Heidi Costello](#); [Carolyn Wurdeman](#)
Subject: City of Shoreline: Contact Us Web form
Date: Saturday, September 24, 2016 10:11:10 AM

A new entry to a form/survey has been submitted.

Form Name: Contact Us
Date & Time: 09/24/2016 10:11 AM
Response #: 581
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IP address: 50.170.77.81
Time to complete: 9 min. , 27 sec.

Survey Details: Answers Only

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1. Echo Lake
2. Email
3. Lorn Richey
4. 18510 Meridian CT N
5. Not answered
6. Lornrichey@hotmail.com
7. Concerning Ordinance 756:

I am asking that R-6 standards apply to MUR45. This will in no way affect the city's density and transit goals, but will allow greater flexibility for residents to achieve these goals --as many properties are not big enough for MUR45 and there is no guarantee that they will or can be coupled with other lots for development.

Please 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 gives the maximum flexibility to developers, and residents in achieving development density and affordable housing options. This also assures movement toward density goals over the longest period of time – as it gives more options for development during macroeconomic fluctuations (recessions, interest rate changes etc.) as well as changes in consumer demands.

This would also remove 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.

Current residents as well as future residents need certainty that their properties will not be orphaned, preventing them from any reasonable way to develop their properties toward the city's goals, and also undesirable to residential buyers.

I support the public comment of Shoreline resident, Yoshiko Saheki, and urge you to carefully read her letter in the public comments. She made a very important point which I quote here:

"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."

Allowing R-6 standards for MUR45' will allow the city to achieve its goals, while providing the most benefit to current and future residents. It also gives some protection from unintended consequences.

Sincerely,

Lorn Richey

Thank you,
City of Shoreline

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