

## 2017 Development Code Amendment Comments - Attachment 2

**From:** [Plancom](#)  
**To:** [Rachael Markle](#); [Steve Szafran](#); [Easton Craft](#); [David Maul](#); [William Montero](#); [Paul Cohen](#); [Jack Malek](#); [Laura Mork](#); [Miranda Redinger](#); [Julie Ainsworth-Taylor](#); [Susan Chang](#); [Donna Moss](#); [Carla Hoekzema](#)  
**Subject:** FW: [EXTERNAL] Proposed amendment to ADU rules  
**Date:** Monday, September 25, 2017 3:56:39 PM

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**From:** Barbara Twaddell[SMTP:BARBTWADDELL@COMCAST.NET]  
**Sent:** Monday, September 25, 2017 3:56:32 PM  
**To:** Plancom  
**Subject:** [EXTERNAL] Proposed amendment to ADU rules  
**Auto forwarded by a Rule**

September 25, 2017

Dear Planning Commission,

I am writing to express my opposition to the Dittbrenner Developmental Code Amendment Application which is asking to change the development code 20.40.210. Specifically it asks to do away with the owner occupancy rule and the off street parking rule. I have read the petitioner's request and it appears to me that this request is mainly to benefit this petitioner only, and will have a negative effect on the city of Shoreline. Presumably when her ADU was built she was aware of the very reasonable rules. Now when it isn't convenient she wants to change the rules and use the argument of affordable housing to support her request.

I do feel this amendment IS contrary to the best interest of the citizens and property owners of the City of Shoreline. Some of the arguments for these code changes are comparisons to Seattle, Portland, Vancouver BC, and Los Angeles. I really hope we do not model our city after any of these other cities. I was raised in Seattle, lived in LA and have relatives in Vancouver. The quality of life in these cities is poor compared to Shoreline. The wonderful family neighborhoods of Seattle are now a dark shadow of their former selves.

I was quite taken aback when I saw the first ADU being built in my neighborhood. I hadn't heard anything about ADU's and the change in code that allowed them. Although I wasn't part of that process, I assume the rules that were put in place were to help retain the single family character of the neighborhoods of Shoreline. The argument that we will benefit from "in-filling" in the neighborhoods is really an argument for increased density without consideration of access to transit, etc. My home in particular is a fairly long distance from any bus or transit line. This same argument was used to justify the increased density proposal in the DEEP GREEN program. Most people do not want two homes on one single family lot especially homes in R6 zoning.

The issue of removing the off street parking is a mystery to me. This will definitely have an adverse effect on the neighborhoods. My street alone sometimes has cars parked on both sides of the street, effectively making the street a single lane in many places. This is a street that the school busses must maneuver and kids are walking on all the time. If we add to that many more cars from the ADU's that will be built, due to removal of rules, our streets will be like those in Seattle.

My request is that you keep the ADU rules as they are.

Sincerely,  
Barbara Twaddell  
Shoreline