

From: [Debbie Tarry](#)
To: [Chris Roberts](#)
Cc: [John Norris](#); [Pollie McCloskey](#); [Rachael Markle](#); [Andrew Bauer](#); [Heidi Costello](#)
Subject: RE: 8a questions
Date: Thursday, April 7, 2022 8:04:46 AM
Attachments: [image001.png](#)
[image002.png](#)

Chris –

Here are responses to your questions. We will put this in the green folder.

Debbie Tarry

City Manager | City of Shoreline
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From: Chris Roberts <croberts@shorelinewa.gov>
Sent: Wednesday, April 6, 2022 9:39 AM
To: Debbie Tarry <dtarry@shorelinewa.gov>
Cc: John Norris <jnorriss@shorelinewa.gov>; Pollie McCloskey <pmccloskey@shorelinewa.gov>
Subject: 8a questions

Debbie,

I have a few clarifying questions about item 8a.

1. If an item is added to the docket, can the planning commission recommend with the agreement of the council, that a item be carried over from one year to the next?
ANSWER: *If an item is added to the 2022 docket, it is the expectation work would begin (and typically completed) in 2022. Larger projects (such as the Comp Plan update) carry into multiple years but should be shown on the docket for the following year as a carryover item. The docket would not be the place to identify projects for future years that we know won't start this year.*
2. Are duplexes currently allowed as a permitted use in Shoreline? In 2013, the Council repealed the indexed criteria for duplexes ([Ordinance 669](#)). Without the indexed criteria, the current code says that single-family attached in an R6 zone is "P-i." 20.40.510 says "Single-family attached dwellings in R-4 and R-6 zones shall comply with applicable R-4 and R-6 dimensional and density standards, and

single-family residential design standards." 20.50.060 describes single family detached design standards without mentioning duplexes. 20.50.120 (single family attached) says that it excludes "lots proposing one duplex building when one unit is located over the other unit."

ANSWER: *Yes, a duplex would be permitted in the R-6 zone. However, in order to have a duplex the lot would need to be large enough to meet the underlying density in the zone (it can't exceed 6 units per acre). Put another way, you would need approximately a quarter-acre lot to meet the density for two units and could build a duplex ($0.25 \times 6 = 1.5$ – which rounds up to 2.0 per 20.50.020.B.1). Frontage improvements, hardscape limits, parking, and all other typical development requirements would apply.*

Thank you,

Chris

Chris Roberts (he/him)
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