

From: [Claudia Turner](#)
To: [City Council](#)
Cc: [agenda comments](#)
Subject: [EXTERNAL] Cottage Housing regulations; Council meeting 5/22/23, in support of SMC20.40.300(G)
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We support Amendment 8, as proposed by Council member Roberts, on [agenda item 9](#), page 9b-21 of staff report.

We ask Council to approve SMC 20.40.300(G) Critical Areas: Cottage housing developments are not permitted on any lot designated with critical areas or their buffers. This is in keeping with the State Middle Housing bill, which does not apply to lots containing Critical Areas: Per the State housing bill, HB1110 page 13, Sec 3.(8)(a) (lines 9-10):

(8) The provisions of this section do not apply to: (a) Lots designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170;

Critical Areas and their buffers are important eco-systems which provide unique environmental functions and are extremely difficult to replace. In the City of Shoreline this can apply to streams, wetlands, species of concern habitat, shoreline, geological and flood areas.

For example, our mostly wooded Geological Critical Areas, common in the City, are prone to erosion and landslides. Shoreline has a history of slope soil instability, which has had tragic results. These forested slopes mitigate soil instability, thus providing public protection, along with performing other important functions such as reducing storm water runoff. As well, these areas provide critical species habitat and can be important wildlife movement corridors. As Shoreline densifies we will need intact Critical Areas more than ever.

Please implement this provision now, aligning Shoreline's critical area code with the State's mandate.

Thank you,

Claudia Turner, Tree Preservation Code Team
Bill Turner, Twin Ponds Park Steward

