

December 12, 2011

Ms. Margaret Glowacki
City of Seattle
Department of Planning and Development
P.O. Box 34019
Seattle, WA 98124-4019

Re: Comments on Shoreline Master Program 2011 October Draft

Dear Ms. Glowacki:

We are pleased to see that you have incorporated revisions to the Shoreline Master Program (SMP) in response to comments regarding the Floating Home development at Wards Cove Lake on Union (WCLU) and the concerns we raised in our May 31st letter.

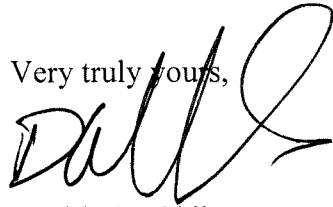
However, we are less clear regarding the intent of SMC 23.60.202 regarding permitted height for new floating homes at Wards Cove Marina. As you are probably aware, the existing Wards Cove Marina MUP (3003444) permits a maximum of 21 feet for the height of floating homes in Wards Cove. Further, SMC 23.60.386 establishes a 30 foot height limit in the Urban Commercial Environment. It is, therefore, our understanding and expectation that new or relocated floating homes in the Wards Cove Marina would be subject to a 21-foot height limit, consistent with our MUP.

Our confusion arises with SMC 23.60.202(C) and (D). SMC 23.60.202(C) establishes a 18 foot height limit, but by its terms, only seems to apply to exchange, relocation or replacement of one floating home for another. This subsection specifically applies to "two" floating homes exchanging sites and, therefore, would not apply to bringing an existing home to a currently vacant moorage. Further, SMC 23.60.202(D)(5) also imposes an 18 foot height limit on additions to floating homes. Again, by its terms, this would not apply to a new floating home. Nowhere in SMC 23.60.202 do we find an 18 foot height limit for construction of new floating homes in currently vacant moorage. In fact, while (C) imposes an 18 foot limit in some circumstances, that does not appear to apply to a situations where you are bringing an existing floating home from another location to be located in a currently vacant moorage.

We understand the City's intent is to honor the permit limitations of the Wards Cove MUP. We appreciate the changes made to that end. However, we remain a bit confused regarding how the City intends to apply the 18 foot height limit. We believe clarification is appropriate to verify that the 21 foot limit in the Wards Cove MUP is retained or, at a minimum,

to verify that the 18 foot limits in SMC 23.60.202 (C) and (D) do not apply to floating homes in the Wards Cove moorage.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D Van Skike', written over the text 'Very truly yours,'.

David Van Skike
Land Use Planner

cc: Joel Blair, Wards Cove