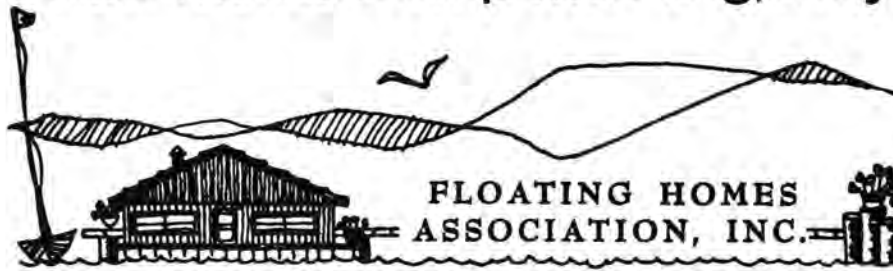


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12th Annual Membership Meeting, May 30th



2329 Fairview East

Seattle, Washington 98102

Phones: EA 5-1132 or EA 9-1517

Number 57

Newsletter

April, 1974

DRAFT SEATTLE SHORELINE MASTER PROGRAM PROPOSES:

NEW FLOATING HOME REGULATIONS

Some significant proposals for regulating Floating Homes are contained in the Draft Seattle Shoreline Master Program now before the municipal government and the State Department of Ecology. Some are new and some are revisions of items in existing Codes and Ordinances and most have been discussed for several years by the membership and the Executive Committee.

It is just 30 years since the Seattle City government adopted the first "regulatory" Ordinance (No. 73578) which hastened the rapidly dwindling houseboat colony on Lake Washington. This bit of legislation is something of a historical curiosity. It prohibited occupancy of houseboats on Lake Washington only, not connected to a sewer with the proviso that they "may be permitted until the cessation of hostilities in the existing war and six months thereafter, if they be equipped with and use exclusively from May 1 to September 30 of each year suitable chemical toilet facilities approved by the Commissioner of Health." (In case you came in late the reference is to World War II. The Ordinance passed the City Council on October 23rd, 1944).

A move by two Council members in 1952 to compel houseboats on Lake Union to connect to non-existent sewers, brought the Houseboat Owners' Association into being. Consultation with municipal government resulted in the enactment, in 1953, of Ordinance No. 82223 which covered such matters as spacing, zoning limitations, water pipes and garbage disposal. In 1957 the Zoning Code made some additions in performance standards in respect to lot size of moorage sites, off street parking and open water.

After its "victory" the Houseboat Owners' Association withered away from membership inertia. In 1961 organization began on what formally became the Floating Homes Association the following year. In 1963 our Association pushed for and supported the creation of a Local Improvement District which resulted in the first sewer around the perimeter of Lake Union and Portage Bay. In 1964 the City Council established the Floating Homes Advisory Committee which handled a multitude of long neglected problems and drafted the first comprehensive Floating Home Ordinance (No. 96821). It was officially adopted in June, 1968 and under it Seattle became the first city in the U.S. where floating homes are connected to a sewer system.

The current floating home proposals (Page 15 of the Draft Shorelines Master Program) were taken up item by item by the Executive Committee on April 3rd. For purposes of clarity the proposals are published in full with the amendments and/or comments of the Executive Committee in parenthesis and underlined.

1. SITE AREA

- (a) "Minimum site area shall be two thousand (2000) square feet for each floating home site. Each site shall be legally defined and recorded with the King Co. Assessor subject to Subdivision Ordinance (No. 101027). Each floating home site in a conforming or nonconforming floating home moorage shall be leased for a minimum of six (6) months."

(RESPONSE: Delete sentence reading "Each site shall be legally defined and recorded with the King Co. Assessor subject to Subdivision Ordinance No. 101027." Add a provision reading "The eviction of a floating home from a moorage site, for any reason other than the failure to pay the customary moorage fee, shall require a legal termination of tenancy notice from the owner or manager to the floating home owner of not less than six (6) months.)

- (b) "A floating home may be replaced with another floating home subject to the provisions of

OFFICERS WILL BE ELECTED AT MAY 30th MEETING . . .

A thorough membership discussion of proposed floating home regulations and the election of officers will be highlights of the 12th annual business meeting to be held Thursday, May 30th. For the first time the meeting will be held in the meeting hall of St. Patricks Church at Broadway and Edgar St. This is a more convenient location in that it is midway between the large floating home areas on Portage Bay and Fairview.

The meeting is scheduled for 7:45 P.M. In mid-May all members will receive by first class mail a notice of the meeting as well as a financial report, nominees (to date) for office and a proposed By-Law amendment to open membership to those on "live-aboard" watercraft. There will also be reports and discussion on the Roanoke Reef controversy and the effects on Lake Union and Portage Bay of the Draft Seattle Shoreline Master Program which is now before the State Department of Ecology and Seattle municipal government.

A call for nominations was made in the February NEWSLETTER. Nominations will be open up to and including the meeting when they may be made from the floor. Nominations made to date are: For President, Richard Wagner, 2770 Westlake N. (Mr. Wagner is the incumbent vice-President); For Vice-President, James J. Donnette, 2331 Fairview E. (Mr. Donnette is completing a five-year term as Trustee); For Recording Secretary, Delphine Haley, 2822 Boyer E. (incumbent). For Trustee, five year term, John Southern, 2207 Fairview E. (retiring President). For three one-year Executive Committee positions, William Koskie, 2420 Westlake N.; James Schermer, 2770 Westlake N.; Gregg Smith, 2017 Fairview E.; Susan Drum, 2219 Fairview E. and Pat Scott, 2460 Westlake N.

Hold-over Trustees and the expiration date of their five-year terms are: Todd Warmington, 2339 Fairview E. (1975); Charles Sauvage, 3002 Fuhrman E. (1976); Mack Hopkins, 1213 E. Shelby (1977) and Dagmar Cronn, 2460 Westlake N. (1978). The positions of Treasurer (Julie North) 2339 Fairview E. and Administrative Secretary (Terry Pettus) 2035 Fairview E. are filled by the Executive Committee.

Members are urged to attend this meeting and to bring this copy of the NEWSLETTER with them. Non members are cordially invited as guests with voice but no vote. The meeting will be an excellent opportunity for an exchange of views on matters of mutual and vital interest to all lake dwellers. A limited number of copies of the Draft Seattle Shoreline Master Program are available and will be mailed to members on a first come first served basis.

Draft Seattle Shoreline Master Program (continued)

This Section, except that a floating home replaced in a nonconforming floating home moorage occupying the site at the date of the adoption of this Ordinance shall not exceed the float size of the floating home replaced and the height shall be consistent with the provisions of this Section."

(RESPONSE: This Section to be amended to read: "A floating home may be replaced with another floating home subject to the provisions of this Section, except that a floating home replaced in a nonconforming floating home moorage occupying the site at the date of the adoption of this ordinance shall not exceed the float size of the floating home replaced and the height shall not exceed the average height of all floating homes at the moorage computed at the effective date of this Ordinance. These regulations shall apply to the remodeling or rebuilding of floating homes at such nonconforming moorages.)

- (c) "The maximum float size for new construction or remodeling shall be twelve hundred (1200) square feet. No portion of a floating home shall extend horizontally beyond a float."

2. OPEN SPACE

- (a) "Useable open space shall be provided on the moorage walkway, dock or the dry land portion of a floating home moorage available to the public at a location which provides substantial visual and physical access to the water. The useable open space shall be a minimum of five (5) percent of the total floating home moorage lot area. It must be landscaped with trees or hardy shrubs and have provisions for benches and other amenities."

(RESPONSE: This will apply, if enacted, only to moorages established after the effective date of this Ordinance.)

3. HEIGHT

- (a) "The maximum height of a floating home shall be twenty-one (21) feet at the highest point of the structure measured from mean higher high water."

(RESPONSE: Amend Section to read: "The maximum height of a floating home shall be twenty-one (21) feet to the highest point of the structure measured from the water."

4. YARDS

- (a) "The minimum distance between adjacent floating home floats or walls shall be ten (10) feet of open water."
- (b) "The minimum distance between floating homes on either side of a moorage walkway shall be ten (10) feet."
- (c) "The minimum distance between any floating home float or wall and any floating home moorage lot line shall be five (5) feet except when adjacent to public street right of way, State Waterway or freeway. The moorage walkway dock may abut upon the lot line."
- (d) "Each floating home in a floating home moorage shall abut upon open water at least twenty (20) feet wide and open continuously to navigable waters."

(RESPONSE: Present regulations are altered in above in (a) which substitutes ten feet of open water from "ten feet wall-to-wall and in (d) which reduces the open water requirement from 40 feet to 20 feet.)

All members will have an opportunity to discuss these proposals in detail and to ask questions at the Annual Business meeting Thursday, May 30th. Bring this copy of the NEWSLETTER with you to the meeting. In the meantime, comments may be sent to the Executive Committee.

RENTAL OR SALES LISTING JUST ONE OF OUR SERVICES . . .

Since its inception the Association has provided members with a variety of services including listings of any vacancy or sale of a floating home. We are getting an increased number of phone calls and mail inquiries from around the country. Please remember the Association is merely an intermediary to get the interested parties together and to provide any information that might be helpful.

Our "referral" service includes such matters as electrical work, plumbing, general repairs, floatation, home owner insurance and financing. Most of the firms and individuals on our referral list have been giving our members satisfactory service for years. It has been some years now since we have had to deal with and eliminate any "rip-off" artists.

JUST IN CASE YOU AREN'T . . .



2329 Fairview East - Seattle 98102
Phones: EA 5-1132 or EA 9-1517
(after 11:00 a.m.)

MEMBERSHIP APPLICATION

DUES \$12.00 PER YEAR

- Covers all the adults (18 years or over) in the household. If more than one membership card is needed list names below.
- Dues payments cover the 12 months following the time of joining.

Make checks payable to Floating Homes Association, Inc.

PURPOSE

The Floating Homes Association, Inc., is a mutual benefit society chartered in 1962 under the laws of the State of Washington as a non-profit corporation to accomplish the following objectives:

1. To protect the interests of Seattle's old and colorful Houseboat Colony.
2. To establish and work for adequate standards of health, safety and attractiveness for all houseboats and their moorages.
3. To cooperate with all like-minded persons and organizations to perpetuate floating homes as a unique and pleasant way of life.
4. To work with all governmental and civic agencies for the conservation, preservation, multiple-use and beautification of Seattle's inland waters and shorelands.

NAME _____ Address _____ Zip _____

Enclosed is \$12.00

Bill me

OUR SECOND NEWS LETTER (APRIL 1963) HAS CHOICE ITEMS . . .

The odds are that you do not have a copy of our second NEWSLETTER (April, 1963) on the coffee table, so we will pass on some of the choice items to be found therein. The lead story dealt with the activities of our "Beautification Committee" headed by Bob Eyre and Jo Windus. The Committee was holding moorage meetings with ideas on repairs, landscaping, etc. Had a number of firms offering discounts on materials. This Committee also worked out a tree planting program for Fairview Ave. E. which drew praise from some City Council members but, alas, never got off (or rather in) the ground. Still a good idea.

Muriel Eklund, a veteran member, once said "It seems that all the Executive Committee talks about is sewage and garbage." Some truth in that. Eleven years ago the Association opened up hostilities against garbage cans. City Ordinance required one can per unit and once you have seen a long row of garbage cans you have seen a long row of garbage cans. We wanted dumpsters but that required an amendment to a City Ordinance and after about three years of effort we got it.

Legible dock signs with street addresses (on the water side) was another project. These were furnished free and brought the Association the warm thanks of Lt. L.V. Watson of the Harbor Police. Many are still in use. Also, we worked out a program with the Engineering Dept. for the use of "Pelican Pete" to pick up floating debris which was a major problem. Unfortunately budget cuts have put "Pelican Pete" in the bone yard with no replacement.

With scores of homeless floating homes in dead storage the Association made possible the Opening up of 12 new sites on Fairview. (We were instrumental in enlarging seven moorages during this period.) This NEWSLETTER also announced the creation of a Committee to promote "co-op" or joint ownership moorages of which there are now four.

(This is the second of a projected series of articles dealing with what the Association has been doing all these years. Comments are hereby solicited.)

SOME ASSORTED NEWS ITEMS: The Assessor's office has started mailing the annual notices giving the assessed valuations of floating homes. The alarm bell started clanging when it was noted that the figure has doubled over last year. This does not mean your taxes will take a whopping 100% jump. Change in state law provides that full assessed valuation be listed rather than the previous 50%. Levy will be adjusted accordingly . . . In the next issue we hope to have a detailed story on our four "joint ownership" moorages. There is one each on Westlake and Fairview and two on Portage Bay . . . Considering the racket the drakes make in following the biologic urge you do not need to be told that it is that time of year again. Good to report that the beautiful Canadian geese are in a minor population explosion. The muskrats are doing O.K. although the Navy Armory is having problems. Its parking lot is being undermined. We knew the anti-automobile campaign would spread. However no reports yet of Beavers who were greedily chewing at shoreside trees last year . . . There is some talk of a Ketchikan-Seattle Indian "war canoe" race this year which makes a nice peg for reporting that the original owners of this beautiful land once carved their canoes at a spot now occupied by the Queen City Yacht Club on Portage Bay.

FLOATING HOMES ASSOCIATION
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