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## SOME HOLIDAY LIGHTING OK THIS YEAR

- Our Association has been informed by City Light that some outdoor holiday lights are permissible this year. Restraint is in order but we need not endure the bleak, black-out of last season.
- Where strings of decorative lights (5-6 watt bulbs) replace the usual dock or deck lights very little extra power is consumed.
- Holiday Cruises, particularly those for handicapped children, will start early this year. It would be good to have your lights and decorations in place the week-end of Dec. 7-8.
- Some moorages say that this year they will decorate and light only the entrances and the ends of the docks. This will do much to brighten things up, lift the spirit and still conserve.



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Seattle, Washington 98102

Phones: EA 5-1132 or EA 9-1517

NUMBER 59

*Newsletter*

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## SHORELINE HEARINGS Set For Nov. 25 - Dec. 11

Adoption of a Seattle Shoreline Master Program is moving into its final stages with the scheduling of two evening public hearings before the City Council meeting as a Committee of the Whole. When approved by the Council the comprehensive program will go to the State Department of Ecology.

John Miller, Chairman of the Planning & Urban Development Committee, has announced that both hearings will be held at 7:30 p.m. to provide for the widest possible public participation. They are scheduled for Monday, November 25th and Wednesday, December 11th in the Council Chambers, 11th floor of the Municipal Building.

Copies of the proposed Master Program (Draft No. 4) is available for public inspection at the office of the Department of Community Development, Arctic Bldg., 306 Cherry St. and at Public Libraries. Information can be had by calling the Department, 583-2930. Letters and comments should be addressed to Councilman John Miller, Municipal Bldg., Seattle 98104.

"The purpose of the proposed Master Program," an official City announcement says, "is to provide for the management of Seattle's shorelines by planning for and fostering all reasonable and appropriate uses in such a way that the interests of all the people are paramount, provide protection and regulation of fragile shoreline resources, and to increase public access to the shorelines.

"It covers all submerged and water areas and all land within 200 feet upland of the ordinary high water line. The Program provides for land use regulations to modify underlying zoning, for height and bulk regulations, use-activity regulations, a permit system, and administrative procedures".

All of Seattle's more than 75 miles of fresh and salt water shorelines fall into five environmental classifications which provide an "over-lay" on existing zoning. Lake Union is designated as Urban Stable. Other designations are Conservancy Natural, Conservancy Management, Urban Residential and Urban Development.

Several re-zones are under consideration. Here the City will have exclusive jurisdictions. Two of the proposals are of particular interest to Lake Union. One calls for rezoning Fairview Ave. E. between E. Louisa and E. Newton Sts. from Commercial General to Residence Waterfront. The other

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If present plans materialize signs, such as the above, will blossom on Fairview Ave. E. between Newton and Roanoke Sts. It is a part of a City Capital Improvement program for 1975 to improve public access to the Lake. The program calls for tree planting and street and improvements (mini-parks and view points) at Newton, Roanoke, Hamlin and topping off the present Lynn St. mini-park. The City Engineering Department got a community list of "priorities" at a Seward School meeting in September. The program is supported by the Lake Union Association, Eastlake Community Council and our Association.

## SHORELINE HEARINGS - (Continued from Page 1)

would make residences in all Manufacturing Zones covered by the Shorelines Act a Conditional Use. Residences in Manufacturing Zones are now prohibited.

The Floating Homes Association is particularly concerned with proposed regulations to be applied to houseboats. Those with questions should contact Terry Pettus, 329-1517.

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**ANATOMY LESSON:** "Sits he on ever so high a throne, a man still sits on his bottom." (MICHEL EYQUEM de MONTAIGNE, 1533-1592.)

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**NOTE ON UGLINESS:** "If the city is ugly it is impossible to keep the populace sensitive to beauty. Its ugliness degrades their aesthetic sense and deadens the emotions that attend it." (DR HENRY MORGAN PADEFORD.)

**ON SECURING FREEDOM:** "No theoretical checks, no form of government. . . will secure liberty or happiness without any virtue in the people." (JAMES MADISON in "THE FEDERALIST PAPERS, 1787-1788)

**HAVE A GOOD DAY:** "The empire of American finance will be in the highest degree illiberal and cruel . . . It will make life everywhere ugly, uniform, laborious and monotonous." (LORD BERTRAM RUSSELL 1872-1970).

**A REMINDER FROM OUR PAST:** "In free governments the rulers are the servants and the people their superiors and sovereigns. For the former therefore to return among the latter is not to degrade them but to promote them." (BENJAMIN FRANKLIN.)

**LAND & WATER AS COMMODITIES:** "There is no Constitutional right to the highest and most profitable use of land and no Constitutional right to urbanize land. . . The public has clearly said that land and water is a public resource and not a commodity to be traded on the private market." (CHRISTOPHER BAYLEY, KING COUNTY PROSECUTING ATTORNEY, quoted in the Seattle Times 2/10/74)

## Proposed Floating Home Regulations - A Comparison

### DRAFT NO. 4 PROPOSED SEATTLE SHORELINE'S MASTER PROGRAM

#### 5/4/02 FLOATING HOMES (page 28)

Because of their historic role and legal recognition by the city, existing floating home moorages are designated as a water dependent use. Floating home moorages shall be a conditional use. New floating homes shall be limited to RW zoned areas, subject to the Floating Homes Ordinance (No. 96821) and the following conditions:

#### a) SITE AREA

Minimum site area shall be two thousand (2000) square feet.

#### b) REPLACEMENT

A floating home may be replaced with another floating home subject to the provisions of this section, except that (1) a floating home replaced in a non-conforming 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 (2) the height shall not exceed the height of the floating home replaced. These float size and height regulations shall apply to the remodeling or rebuilding of floating homes located at such non-conforming moorages.

#### c) FLOAT SIZE

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 the external dimensions of its float.

#### d) OPEN SPACE

Useable open space on the land portion of the site shall be provided on the moorage, walkway, dock or dry land portion of a floating home moorage available to the public at a location which provides substantial visual access to the water. The useable open space shall be a minimum of two (2) per cent of the total floating home moorage lot area. It must be landscaped with trees or hardy shrubs and benches shall be provided.

#### e) HEIGHT

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

#### f) YARDS

- (1) The minimum distance between adjacent floating home floats or walls shall be ten (10) feet of open water.
- (2) The minimum distance between floating homes on either side of a moorage walkway shall be ten (10) feet wall to wall.
- (3) 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 a public street right of way, State waterway or fairway. The moorage walkway dock may abut on the lot line.
- (4) Each floating home shall have direct access to a moorage walkway dock of not less than five (5) feet of unobstructed width leading to a street.
- (5) Each floating home in a floating home moorage shall abut upon open water at least thirty (30) feet wide and open continuously to navigable waters.

g) Total lot coverage by floats shall be not more than 45% of the area.

### FLOATING HOMES ASSOCIATION ALTERNATIVE PROPOSALS

Because of their historic role and legal recognition by the City, floating homes and their moorages are designated as a water dependent use. Floating homes and their moorages shall be subject to the City Zoning Code, the Environmental designations of the State Shorelines Management Act, the Floating Home Ordinance No. 98821 and the following conditions:

#### b) REPLACEMENT

A floating home may be replaced with another floating home subject to the provisions of this section except that (1) a floating home replaced in a non-conforming 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 (2) and shall not exceed the average height of all floating homes at the moorage, computed at the effective date of this Ordinance. These float size and height regulations shall apply to the remodeling or rebuilding of floating homes located at such non-conforming moorage. (A non-conforming moorage shall be one that does not meet any or all of the site area, spacing and water coverage sections of this Ordinance.)

#### c) FLOAT SIZE

The maximum water coverage for a floating home new construction or remodeling shall be twelve hundred (1200) square feet. Total water coverage shall be computed on the basis of the float, decks and roof overhang.

#### d) OPEN SPACE

(Comment: We believe this provision should be stricken. It is not a practical way to achieve open space at a floating home moorage.)

#### f) YARDS

- (5) Section to read: "Shall abut upon open water at least twenty (20) feet wide and open continuously to navigable water."

g) (Comment: This needs some clarification as this is the first time such a regulation has been proposed for floating home moorages.)

h) NEW: No floating home shall be located or relocated in such a manner as to block the view corridor from the end of the dock or walkway. In the location of floating homes care shall be taken to provide maximum view of the water for moorage tenants and the public.

i) NEW: The eviction of a floating home for any reason other than failure to pay the customary moorage fee shall require a termination of tenancy notice from the moorage owner or manager to the owner of the floating home at least six months before the effective date for compliance. Such notice must state in writing the reason or reasons for such termination.

j) NEW: Each floating home moorage site at a floating home moorage under Ordinance No. 96821 must be covered by a lease for a minimum period of one year.

k) NEW: No relocation permit for a floating home shall be issued by the City of Seattle without proof that the said floating home will be relocated in compliance with the Floating Home Ordinance No. 96821 and the State Shorelines Management Act of 1971.

a one-of-a-kind event  
 OUR 11<sup>th</sup> ANNUAL  
**Holiday  
 PARTY  
 CRUISE**

Parade of  
**LIGHTED SHIPS**  
 4 P.M. to 8 P.M.

**WHERE WE GO**

At 4 p.m., after a few warning blasts, the Virginia V will cast off from its berth in Salmon Bay and proceed down the Ship Canal to Lake Union. Here it will rendezvous with the Holiday Flotilla, circle the lake past the reviewing stand, and proceed through Portage Bay to Lake Washington.

**IN THE MAIN SALON**

Again we will have JOHN & SALLY ASHFORD & COMPANY, folk singers in two programs of Holiday music from many cultures and many lands. Also MYRNA BAY at the piano plus a SING-ALONG.

**IN THE GALLEY**

Besides such conventional grub as Hot Dogs this year the Galley will serve up some special Mexican holiday dishes prepared under the professional guidance of YOLANDA KOSKIE. How does Pambacitos and very special Chili grab you?

**IN THE TAP ROOM**

Beer will be available to those of legal age. The Virginia V is licensed by you know who.

**IN THE ENGINE ROOM**

Between the Galley (forward) and the Tap Room (aft) is the Engine room where you will see the beautiful and irreplaceable power plant-- a triple-expansion steam engine (circa 1904). With quiet huffs and puffs it can maintain a comfortable cruising speed of 12 knots. Of course, you know the Virginia V is on the Federal Register of Historic Ships.



**SATURDAY-DECEMBER 14**  
*Be our guest aboard the*  
**HISTORIC VIRGINIA V.**

LAST OF THE STEAM POWERED  
 PASSENGER VESSELS ON THE COAST

**\$5.00 ADULTS \$2.50 CHILDREN**  
 12 & UNDER

*Tickets Limited by Coast Guard  
 Maritime Regulations*

**HOW TO GET THERE!**

When you get to the south end of the Ballard Bridge the rest is easy. The Virginia V is moored at the Port of Seattle's famed Fishermen's Terminal in Salmon Bay. Here you will see the largest fleet of commercial fishing vessels on the coast. At the entrance is the WHARF RESTAURANT. Proceed to the left down the Quay and you have made it. Quite a bit of parking.

**IT'S EASY TO ORDER BY MAIL**

Floating Homes Assn.  
 2329 Fairview Ave. E.  
 Seattle, Wash. 98102  
 Phones: 325-1132 or 329-1517

Enclosed is \$ \_\_\_\_\_ Send me \_\_\_\_\_ adult tickets at \$5.00 each. \_\_\_\_\_ Children's tickets (12 and under at \$2.50 each.

NAME \_\_\_\_\_ Phone \_\_\_\_\_

Street \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_