

**From:** Carol Lumb  
**To:** Andy Jones  
**Date:** 08/11/2008 4:39 PM  
**Subject:** Re: Shoreline Master Program Update

Dear Mr. Jones:

Thank you very much for your e-mail. I checked with Stacy MacGregor, the planner who worked on your short plat and she tells me that we looked at your property with an eye toward making sure there was enough room on the new lot to site a home if the river bank were to erode to a 2.5:1 slope. In terms of who is responsible for determining where on the site the top of the 2.5:1 slope would be, this is similar to the requirement we have for other properties next to a sensitive area for determining a buffer location: the property owner would be responsible for determining the location. Since this is just the beginning of the public review process, I'm sure this issue will come up again and other property owners will weigh in on whether this is a reasonable requirement or not.

DCD will have a booth at Tukwila Days - I don't know if you will have left for vacation yet, but if not, I hope you can stop by - I will be there in the afternoon; other planners will be there in the morning. Otherwise, I'll look forward to seeing you at the public hearing. In the meantime, if you have any other questions, please let me know

Carol Lumb

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>>> "Andy Jones" <Ajones@vlox.com> 08/11/2008 4:00 PM >>>  
Regarding: Shoreline Master Program Update

Dear Carol Lumb,

My wife and I just spent close to \$30k doing a subdivision of our property at 13039 56th Ave S, Tukwila, WA 98178 (Foster Point). The new lot backs up to the Duwamish River and the City of Tukwila has already agreed to the area of the property that we can build a house. The answer to question 3 in the pamphlet states that "no new structures can be built in the buffer area." I don't believe it is fair for the City to unilaterally change building area our lot when City of Tukwila has already agreed to the area that we can build.

We are on vacation on 8/18/08 for the open house but will be there for the public hearing on 8/28/08. Could you check and see if the change in the Shoreline Act will impact us and our ability to build on our lot? My issue is that this Shoreline Act will diminish the value of our property (because we wanted to build to have views of the river). Who will pay for the new calculation of the setback when the City of Tukwila has already agreed to a building area on our property?

Please consider these comments. I think that property that has

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already been approved for building lots should be grandfathered in before implementation of the new Shoreline Act.

Andy & Michelle Jones

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