

From: [Ben Vandermeer](#)
To: [PC Public Comment](#)
Subject: Statement by Jay Vandermeer – 10/15/2024 Public Hearing on Rezoning Proposal
Date: Tuesday, October 15, 2024 10:32:03 AM
Attachments: [Bow Vista newspaper.png](#)
[Winding Streets.jpg](#)

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Statement by Jay Vandermeer – 10/15/2024 Public Hearing on Rezoning Proposal

Good evening, my name is Jay Vandermeer. My wife and I are homeowners in the Bow Vista neighborhood since 2021. I'd like to address a couple of concerns regarding the potential rezoning of our property to "Urban Village High."

First, I am concerned about the uncertainty this new zoning classification could create for potential buyers who are not developers. Would this reclassification, and the unknowns it brings, discourage private sales? Without clear timelines or committed developers, it becomes difficult to fully assess the pros and cons of rezoning my neighborhood and property. We face an immediate risk of uncertainty in exchange for hypothetical future benefits.

The plan the city is attempting to align the zoning to is (I am told) decades old. Since the 1990s, home values in our area have increased significantly—from around \$100,000 to over \$600,000 today—and the use of the land has remained unchanged since 1955. This raises the question: must zoning always match outdated plans? Perhaps the plans themselves should be reviewed and updated, especially when the existing zoning has been effective. I suggest a more incremental, nuanced approach to ensure any zoning changes reflect the current realities and needs of individual areas.

Second, if this rezoning moves forward, we would be restricted from building Accessory Dwelling Units (ADUs) on our properties under *SMC 15.120.070(E)*, "...do not create an additional dwelling or accessory dwelling unit."

While I can see the logic in limiting residential development in commercial spaces, that's not the reality of our neighborhood yet. For now, it's the homeowners—myself included—who would lose potential income or flexibility in how we use our properties. Why should we be limited in what we can do while we still live here? This would also be an unnecessary limitation and discouragement to potential individual buyers. If this rezoning is approved, I urge the Council to consider amending this clause, either removing it or making it conditional for larger, developer-owned parcels.

Thank you for your time and consideration.

Jay Vandermeer

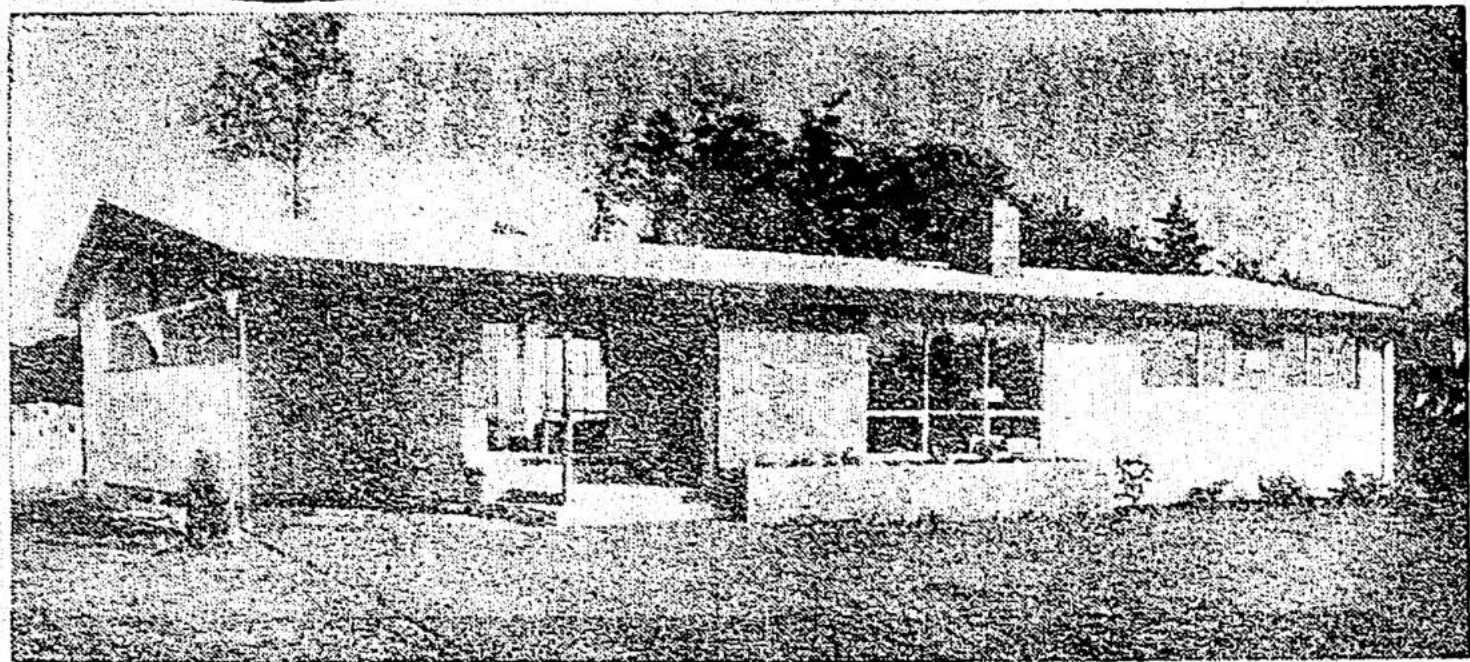
Attachment: September 1955 newspaper ad for the Bow Vista development, highlighting "winding paved streets".

Attachment: We still enjoy the winding paved streets in our surprisingly quiet neighborhood.

SOUTH END
Entry No. 2

BOW VISTA

by
HEBB and NARODICK



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AVAILABLE**

\$10,250 to \$12,600

A symphony of space and color . . . 7 sunburst rooms all on one floor . . . 3 bedrooms, 10-ft. raised hearth fireplace, rustic beam ceilings . . . all on large lots near wonderful new schools. These homes have a sweeping mountain and territorial view. Plus an area of winding paved streets.

2 Model Homes furnished by Southland

Mary Gail Fischer
Miss Bow Vista

