



PLANNING COMMISSION PUBLIC HEARING AGENDA

Thursday, October 17, 2019
7:00 p.m.

Council Chamber – Shoreline City Hall
17500 Midvale Ave N
Shoreline, WA 98133

Estimated Time

- | | |
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| 1. CALL TO ORDER | 7:00 |
| 2. ROLL CALL | 7:01 |
| 3. APPROVAL OF AGENDA | 7:02 |

Public Comment and Testimony at Planning Commission

During General Public Comment, the Planning Commission will take public comment on any subject which is not specifically scheduled later on the agenda. During Public Hearings and Study Sessions, public testimony/comment occurs after initial questions by the Commission which follows the presentation of each staff report. In all cases, speakers are asked to come to the podium to have their comments recorded, state their first and last name, and city of residence. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Generally, individuals may speak for three minutes or less, depending on the number of people wishing to speak. When representing the official position of an agency or City-recognized organization, a speaker will be given 5 minutes. Questions for staff will be directed to staff through the Commission.

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| 4. GENERAL PUBLIC COMMENT | 7:05 |
| 5. PUBLIC HEARING | 7:10 |
| - <u>2019 Comprehensive Plan Amendments</u> | |
| 6. DIRECTOR'S REPORT | 8:25 |
| 7. UNFINISHED BUSINESS | 8:26 |
| 8. NEW BUSINESS | 8:27 |
| 9. REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS | 8:28 |
| 10. AGENDA FOR Next meeting – November 7, 2019 | 8:29 |
| 11. ADJOURNMENT | 8:30 |

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457.

Planning Commission Meeting Date: October 17, 2019

Agenda Item: 5a

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: 2019 Comprehensive Plan Amendments Public Hearing
DEPARTMENT: Planning & Community Development
PRESENTED BY: Steven Szafran, AICP, Senior Planner
Nora Gierloff, Planning Manager

Public Hearing Study Session Recommendation Or
 Discussion Update Other

INTRODUCTION

The State Growth Management Act, chapter 36.70A RCW, limits review of proposed Comprehensive Plan Amendments (CPAs) to once a year with limited exceptions. To ensure that the public can view the proposals within a citywide context, the Growth Management Act directs cities to create a docket that lists the CPAs to be considered in this “once a year” review process.

The Planning Commission has held three study sessions throughout 2019 to discuss the CPAs listed in the 2019 Comprehensive Plan Docket (2019 Docket, see **Attachment A**). The study sessions are listed below and include a link to each of the staff reports.

- February 7, 2019 – Planning Commission Discussion on the proposed 2019 Comprehensive Plan Docket. The staff report for this item can be found here: <http://www.shorelinewa.gov/home/showdocument?id=42358>
- August 1, 2019 –First Planning Commission Discussion on the proposed Comprehensive Plan Amendments. The staff report for this item can be found here: <http://www.shorelinewa.gov/home/showdocument?id=44644>
- September 5, 2019 –Second Planning Commission Discussion on the proposed Comprehensive Plan Amendments. The staff report for this item can be found here: <http://www.shorelinewa.gov/home/showdocument?id=44894>

BACKGROUND

Proposed amendments are collected throughout the previous year with a deadline of December 1st for public and staff submissions to be considered in the following year. The Docket establishes the amendments that will be reviewed and studied by staff and the Planning Commission prior to their recommendation to the City Council for final approval to amend the Comprehensive Plan.

Approved By: Project Manager NG Planning Director [Signature]

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The proposed docket for the 2019 CPAs was introduced to the Commission on February 7, 2019. The staff report and attachments can be found here: <http://www.shorelinewa.gov/home/showdocument?id=42358>.

The Council discussed the proposed docket on March 18, 2019. The staff report and attachments can be found here: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2019/staffreport031819-8a.pdf>.

The Council adopted the Final Docket on April 15, 2019. The staff report and attachments can be found here: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2019/staffreport041519-8a.pdf>.

The Council reconsidered the Final Docket on June 3, 2019 to remove Amendment #3 which was amending the Fircrest Land Use Designation and Concurrent Rezone of a portion of the Fircrest Campus. The staff report and attachments can be found here: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2019/staffreport060319-8c.pdf>.

2019 CPA DOCKET ANALYSIS

Amendment #1

Change the Land Use Designation from Medium Density Residential to Mixed-Use 2 and change the Zoning from Residential, 8 units/acre (R-8) to Community Business (CB) of Two Parcels at 1510 and 1517 NE 170th Street.

Description:

This is a privately-initiated amendment that seeks to change the Land Use Designation and zoning of two parcels located at 1517 and 1510 NE 170th Street from Medium Density Residential (MDR) to Mixed-Use 2 (MU2) and rezone the property from Residential, 8 units/acre (R-8) to Community Business (CB) to be consistent with the requested change to the land use designation.

The applicants for this amendment, Joseph and Melissa Irons, have been operating a remodeling and construction services office at 1510 NE 170th Street since 2008, however the use is not allowed in R-8 zoning. They have elected to request a Comprehensive Plan amendment to change the land use from Medium Residential to Mixed-Use 2 and a concurrent rezone from R-8 to Community Business with the goal of allowing continued operation of the business at this location. The applicants have also purchased the property at 1517 NE 170th Street with the intent of using the site for residential dwellings and storage, including vehicles for Irons Brothers Construction. This site is also zoned R-8, and the applicants are including this property in their request. The site is located between existing commercial uses that front 15th Avenue NE to the west and a single-family neighborhood to the east.

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Land Use Policy 2 (LU2) in the Comprehensive Plan is as follows:

The Medium Density Residential land use designation allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhouses, and cottage housing. Apartments may be allowed under certain conditions. The permitted base density for this designation may not exceed 12 dwelling units per acre.

The subject parcels at 1517 and 1510 NE 170th Street are zoned R-8 to implement Policy LU2. The R-8 zone allows for a mix of single-family homes, duplexes, triplexes, townhomes, and community facilities. The R-8 zone does not permit general retail trade/services or office uses, which best describe the current and proposed uses at 1517 and 1510 NE 170th Street.

The proposed land use and zoning are described below.

Land Use Policy10 (LU10) in the Comprehensive Plan is as follows:

The Mixed-Use 2 (MU2) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses. It does not allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.

General retail trade/services or office uses are permitted in the CB zone. The subject properties also border CB zoned property to the west.

This amendment dominated the discussion and comment portion of the Planning Commission's February 7, 2019 meeting. Seventeen (17) people spoke during the public comment portion of the meeting and the Commission received over 50 comment letters. Comments from the public were mostly in opposition to the application and included concerns about commercial zoning and commercial land uses creeping into residential neighborhoods, the applicant's business being a violation in an R-8 zone, employee traffic and the parking of commercial vehicles in the neighborhood, and hours of operation and noise in a residential zone. Some supportive comments about the application included the business owners as valued members of the community, the Iron Brothers being a reputable business to work for and appreciation for the quality of their remodeling work. Written comments can be reviewed at the following link: <http://www.shorelinewa.gov/Home/Components/Calendar/Event/13986/182?toggle=allpast>.

Oral comments provided at the February 7, 2019 meeting are reflected in the minutes of that meeting found at the following link:

<http://www.shorelinewa.gov/Home/ShowDocument?id=43010>

and the video of that meeting, which can be viewed at the following link:

<http://www.shorelinewa.gov/government/departments/planning-community-development/planning-commission/live-and-video-planning-commission-meetings>.

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This amendment also produced substantial public comment, both written and oral, for and against, at the March 18, 2019 discussion session on the 2019 Docket before the City Council. Written comments can be reviewed at the following link:

<http://www.shorelinewa.gov/government/council-meetings/public-comment/public-comment-document-library/-folder-4835>

Written public comment received before the publication of this packet for the Public Hearing can be found in **Attachment G**. These comments, as well as those received after packet publication can be found at the following link:

<http://www.shorelinewa.gov/Home/Components/Calendar/Event/14020/182>.

Staff Analysis:

As stated in SMC 20.30.340, a Comprehensive Plan Amendment is a mechanism by which the City Council may modify the text or map of the Comprehensive Plan in accordance with the provisions of the Growth Management Act, to respond to changing circumstances or needs of the City.

In addition to changing the land use designation, to accomplish the applicants' goal a concurrent rezone has been requested. As stated in SMC 20.30.320, a rezone is a mechanism to make changes to a zoning classification, conditions or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.

The applicants' responses to the decision criteria for both the Comprehensive Plan Amendment and Concurrent Rezone are included as **Attachment B and C**. Staff has reviewed the applicants' responses and analyzed the request to change the land use and zoning of the properties at 1510 and 1517 NE 170th Street. Staff responses and analysis are presented below for each criterion.

- **Comprehensive Plan Amendment Criteria**

Pursuant to SMC 20.30.340(B), the Planning Commission may recommend, and the City Council may approve, or approve with modifications, an amendment to the Comprehensive Plan if:

1. ***The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies.***

- **Growth Management Act**

The applicant does not address consistency with the Growth Management Act. Staff does not find the proposed amendment to be wholly consistent or inconsistent with the thirteen (13) planning goals of the State's Growth Management Act (GMA). The proposed amendment is partially consistent with Goal 5 of the GMA:

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote

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economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. [underline added]

The proposed Comprehensive Plan land use change would “promote the retention and expansion of existing businesses” but does not satisfy other portions for this goal such as being consistent with the Comprehensive Plan land use designation of Medium Density Residential.

- **King County Countywide Planning Policies**

The applicant does not address consistency with the King County Countywide Planning Policies. The staff review of the proposed amendment to change the Comprehensive Plan land use designation on two parcels from Medium Density Residential to Mixed-Use 2 found that the King County Countywide Policy Urban Lands partially supports and in some areas conflicts with the following King County Countywide policies as follows:

DP-3 Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:

- *Directing concentrations of housing and employment growth to designated centers;*
- *Encouraging compact development with a mix of compatible residential, commercial, and community activities;*
- *Maximizing the use of the existing capacity for housing and employment;*
and
- *Coordinating plans for land use, transportation, capital facilities and services. [underline added]*

The proposed land use change of 1517 and 1510 NE 170th Street would encourage compact development with a mix of residential and commercial activity, however it is subjective as to whether the development is compatible. The planned Medium Density Residential land use designation envisioned a residential buffer between the commercial uses in the Community Business zone and the single family uses in the R-6 zone. The proposed land use for 1517 and 1510 NE 170th Street creates capacity instead of maximizing existing capacity since the properties are currently zoned R-8 and do not allow for the employment provided at the Irons Brothers Construction office.

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EC-7 Promote an economic climate that is supportive of business formation, expansion, and retention and emphasizes the importance of small businesses in creating jobs. [underline added]

DP-39 Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.

Changing the land use of 1517 and 1510 NE 170th Street to allow for the existing business to remain would allow for the reuse of an existing building and promote the mix of uses in the neighborhood. However, this is inconsistent with existing plans and design processes that envisioned these parcels to be used for Medium Density Residential land uses.

DP-44 Adopt design standards or guidelines that foster infill development that is compatible with the existing or desired urban character.

Changing the land use of 1517 and 1510 NE 170th Street would foster infill development. It is subjective as to whether infill development at this location would be compatible with the existing or desired urban character of the neighborhood. Mixed-Use 2 allows for a wide variety of residential, commercial, office and mixed uses. Some of these uses may not be compatible with existing or desired urban character. The current land use pattern envisions a gradual zoning buffer between the Community Business zoned properties to the west and the R-6 properties to the east.

H-12 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and healthy eating and by reducing exposure to harmful environments.

The proposed land use of 1517 and 1510 NE 170th Street is not consistent with King County Countywide Planning Policy H-12. The proposal does not protect or promote the health and wellbeing of residents. The existing land use and zoning is more aligned with policy H-12 by providing a buffer between the commercial uses in the Community Business zone and the low-density residential uses in the R-6 zone.

- **City of Shoreline Comprehensive Plan**

Staff agrees that proposed Comprehensive Plan land use map changes are consistent with the City's Comprehensive Plan goal and policies cited by the applicants:

Goal LU1 Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.

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Land Use Policy 7 promote small-scale commercial activity areas within neighborhoods that encourage walkability, provide opportunities for employment and “third places”; and

Land Use Policy LU10: The Mixed-Use 2 (MU2) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses. It does not allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.

Other goals and policies that should be considered as part of the proposed land use change for 1517 and 1510 NE 170th Street include:

Goal LU V: Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.

Staff does not find that the proposed land use change for 1510 and 1517 NE 170th Street would enhance the character, quality and function of the neighborhood at this time. There are only five parcels located parallel to 15th Avenue NE planned and zoned for commercial uses along a three block stretch from NE 172nd to NE 169th not including the parcels adjacent to the intersection of 15th Avenue NE and NE 175th Street (location of Safeway and Postmark apartments). In the future, as the North City neighborhood grows, there may be more community interest in expanding and enhancing commercial uses on 15th Avenue NE. 1510 and 1517 NE 170th Street currently provide an additional 70 feet of medium density land use between the low-density land use neighborhood to the east and the commercial land use to the west.

Goal LU VII: Plan for commercial areas that serve the community, are attractive, and have long-term economic vitality.

Adding parcels to increase the depth of MU-2 designation in this area has the potential to aid in the redevelopment, expansion and increased economic vitality of commercial, mixed use and multifamily residential uses in this neighborhood. However, the full range of uses permitted in implementing zoning district does not guarantee the uses would serve the community.

LU15: Reduce impacts to single-family neighborhoods adjacent to mixed-use and commercial land uses regarding traffic, noise, and glare through design standards and other development criteria.

The proposed land use change from Medium Density Residential to Mixed-Use 2 will not reduce impacts to the single-family neighborhood.

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The existing mixed-use, apartments and the construction office/showroom have generated only a few complaints related to spill over parking, traffic and lighting. However, the Mixed-Use 2 land use category would allow more intense redevelopment of the two parcels having the potential to increase traffic, noise and glare.

ED7: Enhance existing neighborhood shopping and community nodes to support increased commercial activity, neighborhood identity, and walkability.

The Comprehensive Plan speaks of enhancing existing neighborhoods, encouraging walkability, and reducing impacts to single-family neighborhoods. The City's economic development goals and policies focus on supporting local and home-based businesses and enhancing Shoreline's existing commercial areas. The Comprehensive Plan does not have goals directed to creating more commercial areas especially directly adjacent to existing single-family neighborhoods.

2. *The amendment addresses changing circumstances, changing community values, incorporates a subarea plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan.*

The proposed amendment does not address changing circumstances, changing community values, or correct information contained in the Comprehensive Plan. The amendment is seeking to make an existing use that is not permitted in the zone a permitted use to allow an established business to continue operation and can expand at that location. Based on public comment to date, the community has expressed value in having a buffer between the single-family neighborhood to the east of 15th Avenue NE. The community is concerned about the level of redevelopment that could occur on the two parcels beyond the current uses should the property be rezoned to Community Business. The parcels in question are a few blocks south of the area included in the North City Subarea Plan.

3. *The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.*

When considering the community this request to change the land use of two parcels to allow an existing business provides Shoreline residents with a modest benefit by providing local remodeling services and some local employment. The proposed amendment would not adversely affect community facilities, public health, safety or the general welfare of the community.

- **Rezone Criteria**

Pursuant to SMC 20.30.320(B), the City may approve or approve with modifications an application for a rezone of property if:

1. *The rezone is consistent with the Comprehensive Plan.*

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The rezone to CB is not currently consistent with the Comprehensive Plan. The existing Land Use Designation is Medium Density Residential and the current zoning of R-8 is consistent with this designation. If the request to change the land Use Designation to Mixed-Use 2 is approved, the requested CB zoning will be consistent.

2. *The rezone will not adversely affect the public health, safety or general welfare.*

A rezone to CB has the potential to adversely affect the public health, safety, or general welfare of the surrounding neighborhood by intensifying land uses and activities occurring adjacent to single-family zoning and uses. The CB zone allows several commercial uses that have the potential to affect the general welfare of the surrounding neighborhood. Commercial uses can increase traffic to and from the site by employees, contractors, clients, and deliveries. Outside storage may create unsightly conditions for surrounding neighbors. Increased lighting, especially for security, has the potential to impact the neighborhood. Parking has the potential to spill over onto neighborhood streets if the onsite parking spaces are at capacity.

3. *The rezone is warranted to achieve consistency with the Comprehensive Plan.*

This rezone is not warranted to achieve consistency with the Comprehensive Plan. The requested CB zoning is not consistent with the Comprehensive Plan Land Use designation of Medium Density Residential. If the request to change the land Use Designation to Mixed-Use 2 is approved, the requested CB zoning would be warranted.

4. *The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.*

The rezone has the potential to be materially detrimental to uses or property in the immediate vicinity of the subject rezone. Most of staff's concerns are addressed under Rezone Criteria #2 above. However, the rezone has the potential to block sunlight and reduce privacy to the single-family homes to the east and to the north if the subject properties redevelop with higher structures. Any new structure built in the requested CB zone is required to comply with SMC 20.50.021, transition areas, which requires a 35-foot maximum building height for 25 feet horizontally from the required setback, then an additional 10 feet in height for the next 10 feet horizontally, and an additional 10 feet in height for each additional 10 horizontal feet up to the maximum height of the zone.

In addition, parking has the potential to spill-over onto neighborhood streets if the required parking spaces onsite are insufficient. Since the site includes both apartments and a contractor's office/showroom, the site will have to accommodate tenant parking, employee parking, construction vehicles, and client parking. If construction equipment is stored on the site, the act of loading

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and unloading the equipment can create noise especially in the morning that can negatively impact residential neighbors.

For comparison, staff identified and studied areas within the City where single family residential zones abut commercial zones. The City has very few areas where CB is directly adjacent to R-8 zoning. This is mainly due to the City having very few areas of R-8 zoning, therefore staff included areas of R-6 adjacent to Community Business and Mixed-Business zones in these examples. Staff has provided a series of maps where R-6 or R-8 zoning is adjacent to the CB and MB zones (**Attachment D**). It should be mentioned that most of the zoning was carried-over from King County and the City did zone these areas to create this development pattern. Staff has provided a pro and con argument for rezoning to CB of the two subject parcels below.

Some field observations of these areas identified in the **Attachment D** include large commercial structures adjacent to single-family homes with no landscaping buffer especially between newer commercial structures (building bulk is imposing on the SFR property), noise from adjacent commercial uses (especially those business fronting Aurora Avenue North), and mature landscaping (older homes and older commercial structures typically have bigger and more established landscape buffers and trees that block most of the view between uses).

Staff recognizes the potential issues when commercial uses are adjacent to single-family homes. The City has made efforts to transition and buffer residential uses from new commercial structures and uses through provisions in the Development Code such as SMC 20.50.021 – Transition areas, SMC 20.50.450 through 520 – Landscaping, and SMC 20.50.530 through 620 – Signs.

The City's Customer Response Team (CRT) fields calls from concerned residents when commercial uses and associated activities with those businesses spill-over into the adjacent residential neighborhoods. Most of these calls that the CRT responds to are about noise from adjacent businesses, security lighting that shines onto residential property, dumping of trash, and parking that spills onto residential streets from adjacent businesses. Staff has made field visits to the areas where single-family homes (R-6 and R-8) are adjacent to commercial zoning (primarily Community Business zones but also areas of Mixed Business).

Pros for rezoning 1510 and 1517 NE 170th to CB

Rezoning the subject parcels to CB will allow the applicant to operate and expand their business into the future. The CB zone is one of two zones that will allow the applicant's business to continue without modification. A CB zone will allow their contractors office/showroom, outside and indoor storage, and vehicle storage. The applicants will still be subject to zoning regulations in terms of required parking spaces, hardscape, landscaping, lighting, and signage. As demonstrated by **Attachment D**, there are many parcels of single-family residential homes (R-6 and R-8) that are adjacent to CB and MB zones. The city has had very few complaints filed with the CRT from issues stemming from established commercial uses adjacent to single-family neighborhoods. Most of

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the complaints taken by CRT are for illegal dumping, light shining on residential homes, parking of commercial vehicles on neighborhood streets, and commercial traffic on neighborhood streets. These issues are citywide and not specifically related to the subject parcels.

Cons for rezoning 1510 and 1517 NE 170th to CB

Rezoning the subject parcels to CB will allow the future development of more intense uses if the applicant has a change of plans for their business or the applicant decides to sell the parcels in the future. The City does not provide conditional rezones and cannot guarantee that the applicant's business will continue as is in the future. The CB zone allows a wide range of commercial uses in addition to multifamily housing up to 60-feet in height and density between 100-140 units per acre. The CB zone allows such uses as auto repair, brewpubs, restaurants, retail, medical offices, and nursing facilities. Even with the required setbacks, step backs and screening there is the potential for conflicts with the single-family neighborhood to the east regarding noise, off-site parking, outdoor lighting, traffic and litter when these types of commercial uses are located adjacent to single family homes. The City's CRT has received complaints from the adjacent single-family neighborhood about business uses at 1510 NE 170th and 1517 NE 170th related to parking spill over, lighting and traffic. The complaints regarding 1517 NE 170th were related to the auto repair and dance studio that were operated at this location by the previous property owner. These uses terminated with the sale of the property.

5. The rezone has merit and value for the community.

The applicants have been operating a contractor's office at 1510 NE 170th Street for the past eight years and the only avenue to bring this business "as is" into complete conformance with the Shoreline Development Code is to rezone the property at 1510 NE 170th Street to CB. 1517 NE 170th Street would also need to be rezoned to CB to allow the expansion of the existing office/showroom across the street. The Comprehensive Plan includes policies that encourage retention and expansion of small businesses. This rezone has the potential to add value to the community by advancing those policies. The property at 1517 NE 170th Street is proposed to be used for material and vehicle storage which would be an expansion of the existing office at 1510 NE 170th Street.

Alternative Land Use Designation and Zoning

Through the analysis of the applicant's request to amend the Comprehensive Plan Land Use to Mixed-Use 2 from Medium Density Residential and concurrently rezone 1510 and 1517 NE 170th Street from R-8 to Community Business, staff identified another option for the Commission's consideration. The Comprehensive Plan Land Use could be amended for 1510 and 1517 NE 170th Street from Medium Density Residential to High Density Residential. The Comprehensive Plan LU 3 states:

The High-Density Residential designation is intended for areas near employment and/or commercial areas, where high levels of transit service are present or likely. This designation creates a transition between commercial uses and lower

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intensity residential uses. Some commercial uses may also be permitted. The permitted base density for this designation may not exceed 48 dwelling units per acre.

1510 and/or 1517 NE 170th Street could be concurrently rezoned to R-18 to be consistent with High Density Residential Comprehensive Plan Land Use. Professional Offices are a conditional use in the R-18 zone.

Comparing High Density Land Use and R-18 zoning to Mixed Use-2 Land Use and CB zoning

A change to R-18 will allow a professional office with the approval of a Conditional Use Permit (CUP). The purpose of the R-18 zone, per SMC 20.40.00(C), is to provide for a mix of predominantly apartment and townhouse dwelling units and other compatible uses. The R-18 zone will allow for multifamily buildings up to 40-feet in height which is 20-feet less than the CB zone allows. Density is limited to 18 units per acre compared to the CB zone which has no density limit. In addition to the less intense zoning category, the City will have the authority to condition the applicant's CUP to assist in minimizing the potential impacts from the professional office to the adjacent neighbors or the surrounding neighborhood. If the applicant does not comply with the conditions set forth on their CUP application, the City can start enforcement actions which could result in fines and reversal of the CUP. The R-18 is also an appropriate zone to provide a transition between the commercial zoning and uses along 15th Avenue NE and the single family uses to the east.

However, a change to R-18 will not allow the applicant's business to continue without significant changes in operation. SMC 20.20.040 describes a Professional Office as an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodity. The applicant will be unable to store material outside, have onsite sales, or store commercial vehicles and equipment outside.

Planning Commission Options

The Commission can recommend approval or denial of the Comprehensive Plan amendment and concurrent rezone based on whether the applicants have met the criteria for both land use actions. The Commission could also decide to change the land use and zoning for only one of the parcels such as 1510 NE 170th Street to bring the existing office/showroom into compliance with adopted City plans and zoning and not change the land use and zoning for 1517 NE 170th Street which is owned by the applicant and has been identified as a location for expansion of Irons Brothers Construction office/showroom business.

Pros to Denial of Amendment #1

The surrounding neighborhood can expect the two subject parcels to remain as R-8 and eventually redevelop with single family uses as the zoning allows.

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Cons to Denial of Amendment #1

The applicant must relocate to a site zoned either CB, MB, or TC or move to another jurisdiction. In addition, the existing structure at 1510 NE 170th Street is a four-plex which is a legal nonconforming structure in the Shoreline Development Code. Leaving the zoning as R-8 will allow a nonconforming structure to continue until redevelopment occurs.

Commission Comment:

At the August 1st meeting, staff presented the Commission with alternatives to the applicant's requested land use designation and rezone amendment. One of those options was for staff to analyze a Comprehensive Plan Amendment to High-Density Residential and a concurrent rezone to R-18. Staff explained that a rezone to R-18 meets the goals and policies of the Comprehensive Plan and is a logical transition from the Community Business zoning to the west and the single-family uses to the east.

At the September 5th meeting, the Commission commented that the rezone to R-18 will not accommodate the applicant's business without significant changes and the request is not something the Commission would recommend to Council.

Staff Recommendation:

Based on the analysis of the Comprehensive Plan Amendment Criteria, the rezoning criteria, and the goals and policies of the Shoreline Comprehensive Plan, Staff recommends denial of Comprehensive Plan Amendment #1.

Amendment #2

Update Natural Environment Goal V to set local goals to reduce greenhouse gas (GHG) emissions in support of the Paris Climate Accord threshold to limit global warming to less than 1.5° C above pre-industrial levels.

Description:

This is a privately-initiated amendment (**Attachment E**) to amend Natural Environment Goal V, which currently states:

Protect clean air and the climate for present and future generations through reduction of greenhouse gas emissions, and promotion of efficient and effective solutions for transportation, clean industries, and development.

The proposal submitted by the applicant below would amend Natural Environment Goal V to read:

Protect clean air and the climate for present and future generations through ~~reduction of~~ by limiting greenhouse gas emissions to 1.5° C of global warming above pre-industrial levels, and promotion of efficient and effective solutions for transportation, clean industries, and development.

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Staff recommends rephrasing the language slightly to be clearer that greenhouse gas emissions (GHG) themselves are not to be limited to a number of degrees, but that reducing local GHG emissions is the most effective contribution to the attempt to limit catastrophic levels of global warming. The staff proposal is as follows:

Protect clean air and the climate for present and future generations through significant reduction of greenhouse gas emissions, to support Paris Climate Accord targets of limiting global warming to less than 1.5° C above pre-industrial levels. Local reduction targets will also and promoteion of efficient and effective solutions for transportation, clean industries, and development.

Staff Analysis:

The proposed amendment is in response to recent Intergovernmental Panel on Climate Change (IPCC) reports showing the dire consequences of allowing global warming to increase higher than 1.5° C (2.7° F) above pre-industrial levels, as opposed to the previous target of limiting warming to 2° C (3.6° F).

Through adoption of the Climate Action Plan (CAP) in 2013, the City committed to reducing GHG emissions 80% by 2050 (80 x 50), 50% by 2030, and 25% by 2020, which is a target shared by King County and many of the cities in the King County-Cities Climate Collaboration (K4C). These targets were intended to support the goal of keeping global warming below 2° C. The 2016 Paris Climate Accord revised the target to 1.5° C based on updated scientific analysis that the lower threshold was necessary to prevent the most catastrophic impacts of the climate crisis.

A more ambitious target to limit global warming to below 1.5 degrees Celsius may necessitate revising the GHG emission reduction targets in the City's Climate Action Plan. This could be analyzed through the next update of the Climate Action Plan. This update is not currently programmed but should take place following a GHG Inventory in 2021 to assess how the City performed on its 2020 emission reduction target. More aggressive emission reduction targets would likely not change the types of activities that the City would pursue, but they may require a more proactive approach to implementing recommendations in the City's Climate Action Plan.

Pursuant to SMC 20.30.340(B), the Planning Commission may recommend, and the City Council may approve, or approve with modifications, an amendment to the Comprehensive Plan if:

1. The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies.

• **Growth Management Act (GMA)**

Proposed Amendment #2 is consistent with the goals of the Growth Management Act. Amendment #2 is directly aligned with GMA Planning Goal #10 Environment – “Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of

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water.” Implementation of many of the GMA Planning Goals, such as reducing urban sprawl, promoting growth in urban areas, retaining open space and encouraging multi modal transportation support the achievement of the proposed amendment to Comprehensive Plan Goal Natural Environment Goal V, which would set a more ambitious target to limit global warming to below 1.5 degrees Celsius.

- **King County Countywide Planning Policies**

Proposed amendment #2 is consistent with the King County Countywide Planning Policies and specifically aligns with the following policies:

EN-17 Establish a countywide greenhouse gas reduction target that meets or exceeds the statewide reduction requirement that is stated as the 2050 goal of a 50 percent reduction below 1990 levels.

EN-18 Reduce countywide sources of greenhouse gas emissions, compared to a 2007 baseline, by 25% by 2020, 50% by 2030, and 80% by 2050. Assuming 1% annual population growth, these targets translate to per capita emissions of approximately 8.5 metric tons of carbon dioxide equivalent (MTCO_{2e}) by 2020, 5 MTCO_{2e}, and 1.5 MTCO_{2e} by 2050.

- **City of Shoreline Comprehensive Plan**

Proposed amendment #2 is consistent with the City’s Comprehensive Plan and specifically aligns with the following policies:

LU59: Initiate public/private partnerships between utilities, and support research, development, and innovation for energy efficiency and renewable energy technology.

Goal NE V. Protect clean air and the climate for present and future generations through reduction of greenhouse gas emissions, and promotion of efficient and effective solutions for transportation, clean industries, and development.

NE5. Support, promote, and lead public education and involvement programs to raise awareness about environmental issues; motivate individuals, businesses, and community organizations to protect the environment; and provide opportunities for the community and visitors to practice stewardship, and enjoy Shoreline’s unique environmental features.

NE39. Support and implement the Mayor’s Climate Protection Agreement, climate pledges and commitments undertaken by the City, and other multi-jurisdictional efforts to reduce greenhouse gases, address climate change, sea-level rise, ocean acidification, and other impacts of changing of global conditions.

NE40. Establish policy decisions and priorities considering long-term impacts on natural and human environments.

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NE41. Lead by example and encourage other community stakeholders to commit to sustainability. Design our programs, policies, facilities, and practices as models to be emulated.

Staff cannot point to any specific goals or policies that Amendment #2 would be inconsistent with. However, there is the reality that to achieve the current Natural Environment Goal V or as proposed for amendment will require substantial changes in the energy we use, the transportation we choose, and the construction methods/materials allowed. This will likely necessitate policy adjustments and prioritization in the Land Use, Housing, Economic Development, Utilities and Transportation elements of the Comprehensive Plan to fully align. For example, motorized transportation is one of the major contributors to GHG emissions in the City. The Comprehensive Plan Transportation element aims to balance the needs of motorized transportation with the needs for non- motorized transportation. However, adoption of the amendment to Comprehensive Plan Goal Natural Environment Goal V may necessitate changes to Transportation Goals and Policies to even further prioritize non-motorized over motorized (pollution generating) options.

2. *The amendment addresses changing circumstances, changing community values, incorporates a subarea plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan.*

This amendment addresses changing circumstances. Through adoption of the Climate Action Plan (CAP) in 2013, the City committed to reducing GHG emissions 80% by 2050 (80 x 50), 50% by 2030, and 25% by 2020, which is a target shared by King County and many of the cities in the King County-Cities Climate Collaboration (K4C). These targets were intended to support the goal of keeping global warming below 2° C. The 2016 Paris Climate Accord revised the target to 1.5° C based on updated scientific analysis that the lower threshold was necessary to prevent the most catastrophic impacts of the climate crisis. This amendment seeks to align the City's goal with the more recent Paris Climate Accord scientific analysis.

3. *The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.*

Amendment #2 is proposed to set a more ambitious goal to keep global warming below 1.5° C by significantly reducing local GHG emissions. The intent of this goal is to protect public health, safety and general welfare from the catastrophic impacts of global warming such as flood, famine, contamination of air and water, and habitat and species loss. Global warming also can impact community facilities negatively by fueling more frequent and severe natural disasters that can damage and destroy community facilities. Therefore, a goal to more dramatically reduce GHG emissions will benefit the community. Achieving this goal will require individuals, families and business owners/operators in the City to make changes in how we live and work largely related to transportation and energy.

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Commission Question:

At the August 1st meeting, Commission requested additional information about this proposed amendment. Specifically, the Commission wanted to know what the implications are of recommending the proposed amendment language. Specifically, what are the cost/work load implications of adopting a 1.5°C limit as opposed to a 2°C limit.

It will take an enormous effort to meet either the 1.5°C or 2°C limit on global warming. Per a report from [the UW Climate Impacts Group \(page 7\)](#), “Limiting warming to 1.5°C can only be achieved if action is taken to reduce global CO2 emissions by about 45% from 2010 levels by 2030 and to ‘net zero’ by around 2050.” That report outlines the need for both steep, near-term reductions in emissions and significant CO2 removal – or negative emissions – after about 2050.

The City’s current goal to reduce [greenhouse gas emissions 80% by 2050](#), compared to a 2009 baseline, is based on the 2°C limit. The City’s ability to meet that goal requires both local actions/resources and regional, state and national standards/actions/resources. For example, the [Washington Clean Energy Transformation Act](#) signed by the Governor this spring will play an important role in helping communities access energy sources with fewer carbon emissions. For reference, from 2009 to 2016 – the date of our last GHG emissions inventory – Shoreline community emissions decreased by 2%.

The City does not currently have an analysis of what local actions or costs would be associated with the proposal below. However, the City is planning to complete a GHG emissions inventory in 2021 (using 2020 data), followed by an update to the [2015 Carbon Wedge Analysis](#) and the [2013 Climate Action Plan](#) for the City (both to be completed in 2021/2022). Staff anticipates that we’ll have a good sense of actions and potential costs at the conclusion of that work.

If Commission recommends approval and Council adopts this policy, here is how implementation will occur:

- Because Council adopted a greenhouse gas (GHG) reduction target of 25% by 2020 through the 2013 Climate Action Plan (CAP), the City (specifically the new Environmental Services Coordinator) will perform an analysis in 2021. This GHG Emissions Inventory will determine how the City is doing on meeting current targets. The City is not currently on track to meet the 2020 target, but by 2030 some of the initiatives of recent years, including green building mandates and incentives, a new Aquatics Center, and light rail service will start to move the needle significantly.
- Following the 2021 GHG Emissions Inventory, the City will update the Climate Action Plan. Updating the CAP will include an analysis of how conditions have changed since 2013, incorporating the latest science and relevant (supportive and unsupportive) federal and state initiatives. Recommendations will focus on how to best evolve and meet the targets.

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- Targets set in 2013 were based on limiting *global* warming to below 2°C (3.6°F), which was considered at the time to be the threshold for preventing the most catastrophic effects of the climate crisis. More recent scientific consensus is that the threshold is more like 1.5°C (2.7°F).
- The 2021 CAP update is the primary mechanism through which the new Comprehensive Plan policy would be analyzed and recommendations for implementation would be developed, prioritized, and adopted. Staff has just begun working on the update to the City's Comprehensive Plan with the completion of the Buildable Lands Analysis and review of the Puget Sound Regional Council's Draft VISION 2050. The City is on track for updating the Comprehensive Plan by June 2023.
- While the CAP offers recommendations, the City worked with Climate Solutions in 2015 to develop a Carbon Wedge Analysis (CWA), which provided a more in-depth understanding of exactly how to meet the targets. It is possible that the City will update the CWA following the update of the CAP.

Staff Recommendation:

The carbon emissions reduction goals and policies have been a priority for the city for several years and have been in the Comprehensive Plan since 1998. The update and implementation of the Climate Action Plan, Green House Gas Emission Inventory, Carbon Wedge Analysis, and Comprehensive Plan are currently in the City's work plan and will further the City's goals of carbon reduction. For these reasons, staff recommends approval of Comprehensive Plan Amendment #2.

Amendment #3

Amend Comprehensive Plan Policy LU2 to allow for professional offices in the R-8 and R-12 zones.

Description:

This amendment is related to Amendment #1. Initially, the applicants of Amendment #1 were given three options that potentially could allow for permitting an existing office, showroom, and remodeling and construction business at their current location. Option #2 on the City issued letter to the applicant on October 25, 2018 (**Attachment F**) suggests applying for a General Comprehensive Plan Amendment to change LU2, a Residential Land Use Policy in the Land Use Element of the City's Comprehensive Plan to allow for professional office uses. The Policy could be amended as follows:

LU2: The Medium Density Residential land use designation allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhouses, and cottage housing. Apartments and professional offices may be allowed under certain

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conditions. The permitted base density for this designation may not exceed 12 dwelling units per acre.

SMC 20.20.040 defines a “Professional Office” as: An office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodity.

A concurrent amendment to SMC Table 20.40.130 Nonresidential Uses to permit a professional office in the R-8 and R-12 zoning districts subject to approval of a Conditional Use permit would also be needed. Allowing a professional office in the R-8 and R-12 zone would match the permitting requirements for the same use in the R-18 to R-48 zones.

Table 20.40.130 Nonresidential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	RETAIL/SERVICE								
	Professional Office		C	C	C	P	P	P	P

Staff Analysis:

As stated in SMC 20.30.340, a Comprehensive Plan Amendment is a mechanism by which the City Council may modify the text or map of the Comprehensive Plan in accordance with the provisions of the Growth Management Act, to respond to changing circumstances or needs of the City.

1. *The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies.*

- **Growth Management Act**

The proposed amendment is partially consistent with Growth Management Act Planning Goal 5:

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

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The proposed Comprehensive Plan amendment would encourage more opportunities for economic development in the city.

The proposed amendment is inconsistent with GMA Planning Goal 4:

(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The proposed amendment will allow existing housing stock to be converted into professional offices, reducing the available stock of homes for housing.

- **King County Countywide Planning Policies**

The staff review of the proposed amendment to change Land Use Policy LU2 found that the King County Countywide Policy Urban Lands partially supports and, in some areas, conflicts with the following King County Countywide policies as follows:

DP-3 Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:

- *Directing concentrations of housing and employment growth to designated centers;*
- *Encouraging compact development with a mix of compatible residential, commercial, and community activities;*
- *Maximizing the use of the existing capacity for housing and employment;*
- *and*
- *Coordinating plans for land use, transportation, capital facilities and services. [underline added]*

The proposed amendment would encourage compact development with a mix of residential and commercial activity, however it is subjective as to whether the development is compatible. The city has capacity for professional offices on land already zoned for that use.

EC-7 Promote an economic climate that is supportive of business formation, expansion, and retention and emphasizes the importance of small businesses in creating jobs.

DP-39 Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing

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buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.

Allowing professional offices in the Medium Density Residential designation would allow for the reuse of existing buildings and promote the mix of uses allowed in neighborhoods around the city.

DP-44 Adopt design standards or guidelines that foster infill development that is compatible with the existing or desired urban character.

Allowing professional offices would foster infill development by allowing office uses within residential neighborhoods. It is subjective as to whether infill development would be compatible with the existing or desired urban character of the neighborhood.

H-12 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and healthy eating and by reducing exposure to harmful environments.

The proposed amendment could protect or promote the health and wellbeing of residents. The professional office use is typically lower impact to adjacent neighbors since the uses are conducted indoors and outdoor storage and activities are prohibited.

- **City of Shoreline Comprehensive Plan**

The following Comprehensive Plan Goals and Policies are consistent with the proposed amendment:

Goal LU1 - Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.

Land Use Policy 7 - promote small-scale commercial activity areas within neighborhoods that encourage walkability, provide opportunities for employment and “third places”; and

Goal LU V - Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.

Land Use Policy 5 - Review and update infill standards and procedures that promote quality development and consider the existing neighborhood.

Goal ED VI: Support employers and new businesses that create more and better jobs.

Goal ED VIII: Promote and support vibrant activities and businesses that grow the local economy.

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ED13: Support and retain small businesses and create an environment where new businesses can flourish.

The proposed amendment is not consistent with the following goals and policies:

Policy CD4 – Buffer the visual impact on residential areas of commercial, office, industrial, and institutional development.

The proposed amendment will allow office uses throughout residential neighborhoods increasing the impact between single-family homes and commercial uses.

LU15: Reduce impacts to single-family neighborhoods adjacent to mixed-use and commercial land uses regarding traffic, noise, and glare through design standards and other development criteria.

Allow offices in the MDR designation will increase commercial traffic, parking, noise, lighting, and general activity in single-family neighborhoods.

2. *The amendment addresses changing circumstances, changing community values, incorporates a subarea plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan.*

The proposed amendment does not address changing circumstances, changing community values, or correct information contained in the Comprehensive Plan. The amendment will allow professional offices in single-family neighborhoods. Staff is not aware of any more demand for professional offices in residential neighborhoods. Alternatively, the city allows home-based businesses in single-family neighborhoods if the homeowner meets the criteria in SMC 20.40.400.

3. *The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.*

The proposed amendment would not adversely affect community facilities, public health, safety or the general welfare of the community. Allowing Professional Offices in the MDR designation may cause additional traffic, parking, and general activity throughout a neighborhood but those factors can be mitigated through requirements in the Shoreline Development Code.

SMC 20.40.030(B) states the purpose of medium density residential, R-8 and R-12 zones, is to provide for a mix of single-family homes, duplexes, triplexes, townhouses, and community facilities in a manner that provides for additional density at a modest scale. Professional offices as well as all other commercial uses are not currently permitted in the R-8. The intent of the R-8 zone is primarily for higher density single family homes (5,000 sq. ft. minimum lot sizes), churches, schools, and daycares under certain conditions.

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The City does not have a large area devoted to R-8 zoning. Only 44 acres of the city is zoned R-8 which is 0.6% of the City's total land area. The R-8 zone mostly provides a buffer between commercial zoning and single-family zoning or provides a buffer between Arterial Streets and single-family neighborhoods.

Even though professional offices are not allowed in the R-8 and R-6 zones, residents of the R-8 and R-6 zones can conduct business if they comply with the indexed criteria of a Home Occupation. These criteria include:

- A. The total area devoted to all home occupation(s) shall not exceed 25 percent of the floor area of the dwelling unit. Areas with garages and storage buildings shall not be considered in these calculations but may be used for storage of goods associated with the home occupation.
- B. In residential zones, all the activities of the home occupation(s) (including storage of goods associated with the home occupation) shall be conducted indoors, except for those related to growing or storing of plants used by the home occupation(s).
- C. No more than two nonresident FTEs working on site shall be employed by the home occupation(s).
- D. The following activities shall be prohibited in residential zones:
 1. Automobile, truck and heavy equipment repair;
 2. Auto body work or painting;
 3. Parking and storage of heavy equipment; and
 4. On-site metals and scrap recycling.
- E. In addition to required parking for the dwelling unit, on-site parking shall be provided as follows:
 1. One stall for each nonresident FTE employed by the home occupation(s); and
 2. One stall for patrons when services are rendered on site.
 3. Parking for the vehicle(s) associated with the home occupation must be provided on site, in accordance with parking design standards and dimensional requirements under SMC 20.50.390, 20.50.410 and 20.50.420. Such parking spaces must be in addition to those required for the residence.
- F. Sales shall be by appointment or limited to:
 1. Mail order sales; and
 2. Telephone or electronic sales with off-site delivery.
- G. Services to patrons shall be arranged by appointment or provided off site.

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H. The home occupation(s) may use or store a vehicle for pickup of materials used by the home occupation(s) or the distribution of products from the site, provided:

1. No more than two such vehicles shall be allowed;
2. Such vehicles shall not exceed gross weight of 14,000 pounds, a height of nine feet and a length of 22 feet.

I. The home occupation(s) shall not use electrical or mechanical equipment that results in:

1. A change to the fire rating of the structure(s) used for the home occupation(s), unless appropriate changes are made under a valid building permit; or
2. Visual or audible interference in radio or television receivers, or electronic equipment located off premises; or
3. Fluctuations in line voltage off premises; or
4. Emissions such as dust, odor, fumes, bright lighting or noises greater than what is typically found in a neighborhood setting.

J. One sign not exceeding four square feet may be installed without a sign permit. It may be mounted on the house, fence or freestanding on the property (monument style). Any additional signage is subject to permit under Chapter 20.50 SMC.

K. All home occupations must obtain a business license, consistent with Chapter 5.05 SMC.

While a home occupation may not work for every type of business, they do provide an option if a homeowner wants to conduct a smaller scale business that can integrate into the neighborhood setting.

Commission Comment:

The Commission commented at the August 1 and September 5th meetings that this amendment is unwarranted, it does not solve the need of the applicant, and will cause disruption throughout Shoreline's neighborhoods.

The Commission noted that the City currently allows home-based businesses and that home occupations allow residents the flexibility to run offices with less impact to the surrounding neighborhood than a traditional office will. The Commission also expressed concern that land intended for residential use will be converted to office use since it is often less expensive to buy residential land.

Staff Recommendation:

Based on the Comprehensive plan Amendment Criteria and review of the proposed Development Code Amendment to add Professional Offices as a Conditional Use to the R-8 and R-12 zones, staff recommends denial of Comprehensive Plan Amendment #3.

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TENTATIVE TIMING AND SCHEDULE

- Council Study Session on Proposed Docketed Comprehensive Plan Amendments – December 2, 2019.
- Council adoption of the Proposed Docketed Comprehensive Plan Amendments – December 9, 2019.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Approve amendment #2.
2. Deny amendments #1 and #3.

ATTACHMENTS

Attachment A – 2019 Comprehensive Plan Docket

Attachment B – Irons Rezone Criteria

Attachment C – Irons Comprehensive Plan Amendment Criteria

Attachment D – R-6 and R-8 Zoning Adjacent to CB and MB Zoning

Attachment E – Keim Application

Attachment F – Irons Zoning Options Letter

Attachment G – Public Comment for the 2019 Comprehensive Plan Amendments



2019 COMPREHENSIVE PLAN AMENDMENT DOCKET

The State Growth Management Act generally limits the City to amending its Comprehensive Plan once a year and requires that it create a Docket (or list) of the amendments to be reviewed.

Final 2019 Comprehensive Plan Amendments

1. Change the Land Use Designation from Medium Density Residential to Mixed-Use 2 and change the Zoning from Residential, 8 units/acre (R-8) to Community Business (CB) of Two Parcels at 1510 and 1517 NE 170th Street.
2. Update Natural Environment Goal V by limiting greenhouse gas emissions to 1.5° C of global warming above pre-industrial levels.
3. Amend Comprehensive Plan Policy LU2 to allow for professional offices in the R-8 and R-12 zones.

Estimated timeframe for Council review/adoption: November 2019.



REZONE OF PROPERTY CRITERIA

Planning & Community Development

1. **Purpose:** A rezone is a mechanism to make changes to a zoning classification, conditions or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.
2. **Decision Criteria:** The City may approve or approve with modifications an application for a rezone of property if:

- a. The rezone is consistent with the Comprehensive Plan;

With the approval of the proposed Comprehensive Plan Amendment designating the parcels as Mixed Use 2, the proposed rezone to CB-Community Business will be consistent with the Comprehensive Plan.

- b. The rezone will not adversely affect the public health, safety or general welfare;

The proposed rezone will allow the existing uses to continue operating with no change to the current uses. The current uses do not adversely affect the public health, safety, or general welfare. The rezone simply expands the CB zoning from the west side of the relatively small parcels to the east side of the parcels.

- c. The rezone is warranted in order to achieve consistency with the Comprehensive Plan;

With the approval of the proposed Comprehensive Plan Amendment designating the parcels as Mixed Use 2, the proposed rezone to CB-Community Business will be consistent with the Comprehensive Plan.

- d. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and

The rezone will not be detrimental to the uses in the vicinity and allows the existing uses to continue as they do today. Future development of the parcels will be required to adhere to the transition requirements between commercial and residential zones.

- e. The rezone has merit and value for the community.

The rezone allows the existing business to operate as it has over the last 20 years. The owners, Melissa and Joseph Irons, are very involved and connected with the Shoreline Community, both personally and professionally. They have taken efforts to be good neighbors with the nearby properties.



AMENDMENT OF THE COMPREHENSIVE PLAN CRITERIA

Planning & Community Development

1. **Purpose:** A Comprehensive Plan amendment or review is a mechanism by which the City may modify the text or map of the Comprehensive Plan in accordance with the provisions of the Growth Management Act, in order to respond to changing circumstances or needs of the City, and to review the Comprehensive Plan on a regular basis.
2. **Decision Criteria:** The Planning Commission may recommend and the City Council may approve, or approve with modifications an amendment to the Comprehensive Plan if:
 - a. The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies; or

The proposed Comprehensive Plan Amendment is consistent with the Countywide and City policies since it is a small shift in the boundary of the Mixed Use 2 designation. The specific City goals and policies include the following:

Goal LU I: *Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.*

LU7: *Promote small-scale commercial activity areas within neighborhoods that encourage walkability, and provide opportunities for employment and “third places”.*

LU10: *The Mixed-Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.*

- b. The amendment addresses changing circumstances, changing community values, incorporates a sub area plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan; or

2019 Comp. Plan Amendments - Att. C - Irons Comp. Plan Criteria

- c. The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.

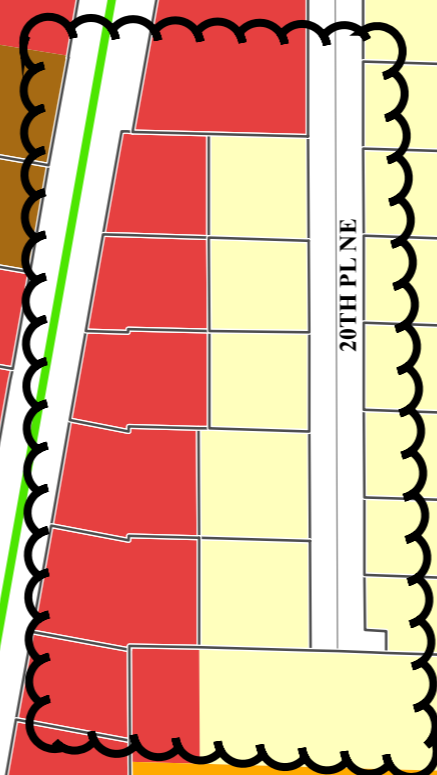
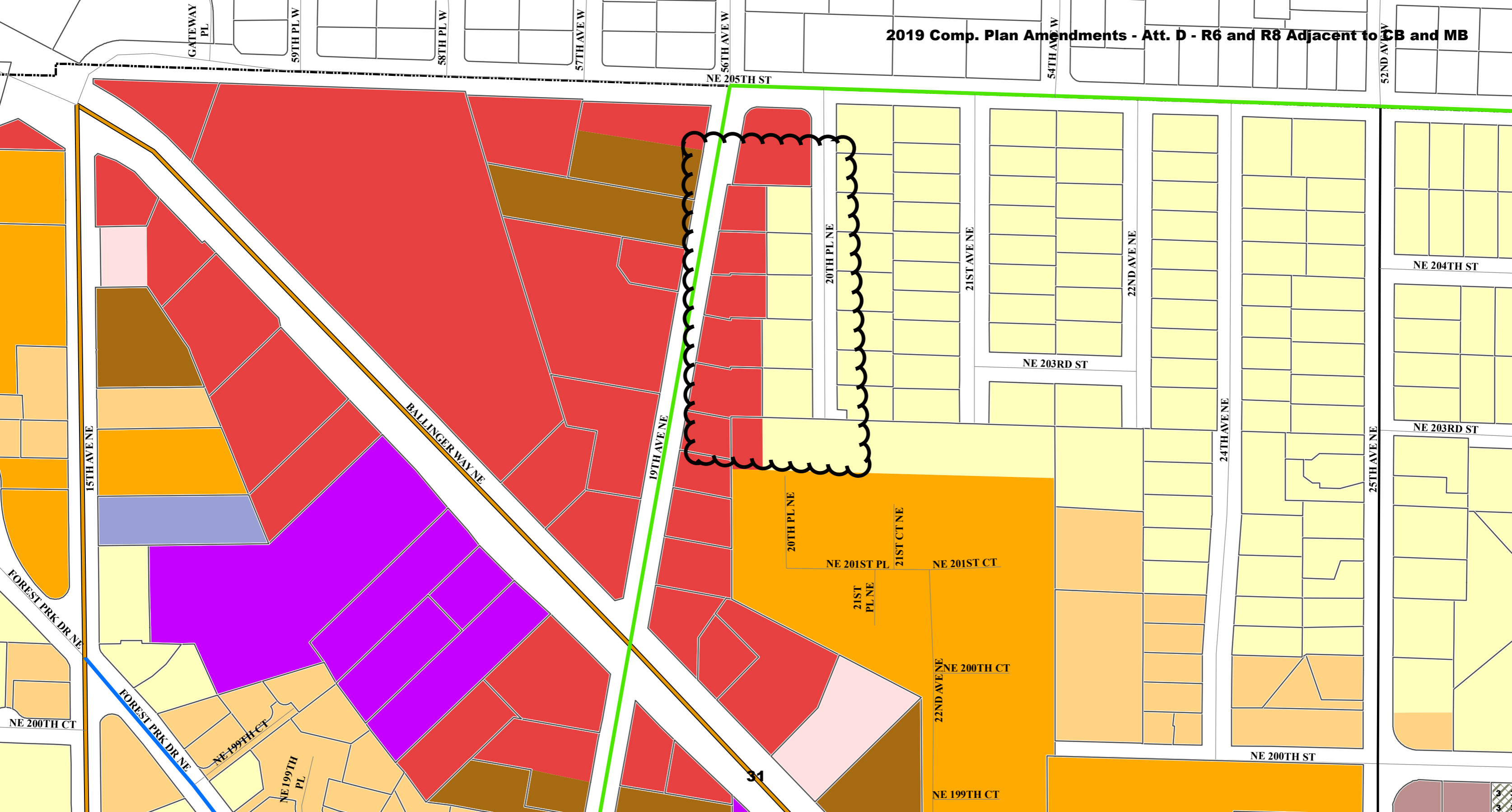
The proposed Comprehensive Plan Amendment will benefit the community as a whole since it will slightly expand the CB-Community Business area which will allow commercial/office uses to provide services, goods, and jobs to be accessible to the residents of the City.

Since purchasing the property, we have only improved our properties to make our City and our neighborhood a more desirable place to call home. The current use of the site at 1510 NE 170th St. will continue as a mixed-use four-plex, with a business on the main floor and two residential apartment units above.

Over the last decade and prior to our purchase of the property in 2018, the site at 1517 NE 170th Street included a mix of uses including a dance studio, an auto mechanic, and rental units. It is currently being used as a garage with an ADU-Accessory Dwelling Unit and studio above the garage, along with a single-family residence which we currently have under construction and plan to use as a garage, storage building, and rental units.

The proposal will not affect current land uses on nearby or adjacent properties, nor do we have any intention of further development at the sites after the parcel is rezoned to CB-Community Business.

2019 Comp. Plan Amendments - Att. D - R6 and R8 Adjacent to CB and MB



NE 205TH ST

15TH AVE NE

BALLINGER WAY NE

19TH AVENUE

20TH PL NE

21ST AVE NE

22ND AVE NE

24TH AVE NE

25TH AVE NE

NE 203RD ST

NE 204TH ST

NE 203RD ST

20TH PL NE

NE 201ST PL

21ST CT NE

NE 201ST CT

21ST PL NE

22ND AVE NE

NE 200TH CT

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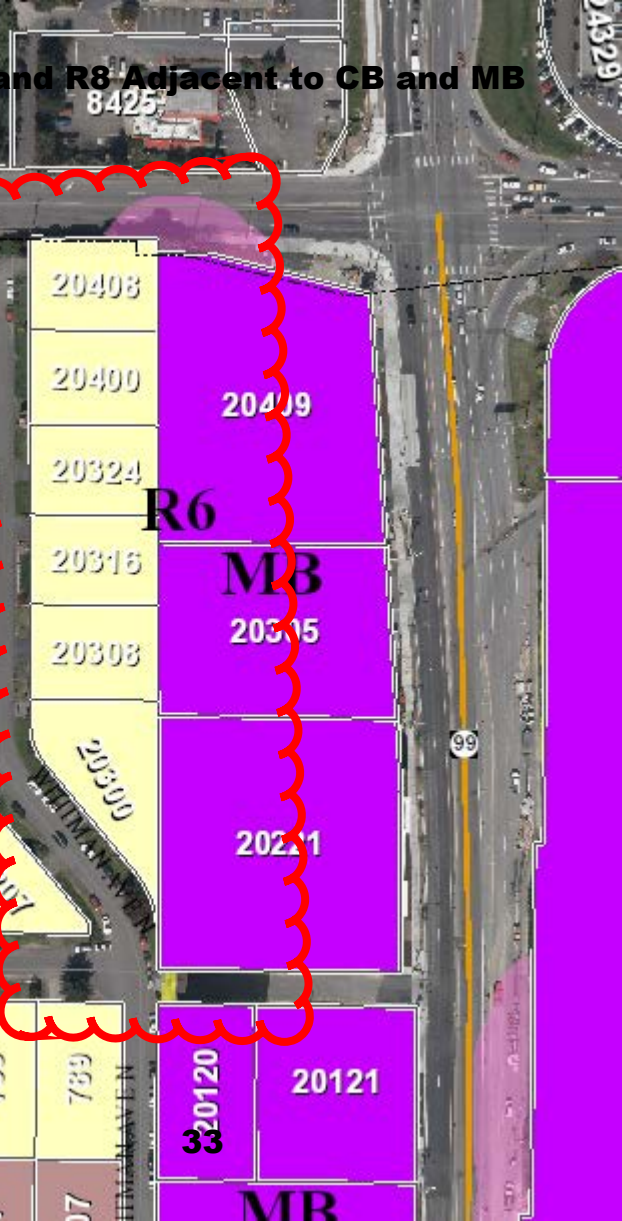
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FOREST PRK DR NE

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Att. D - R6 and R8 Adjacent to CB and MB



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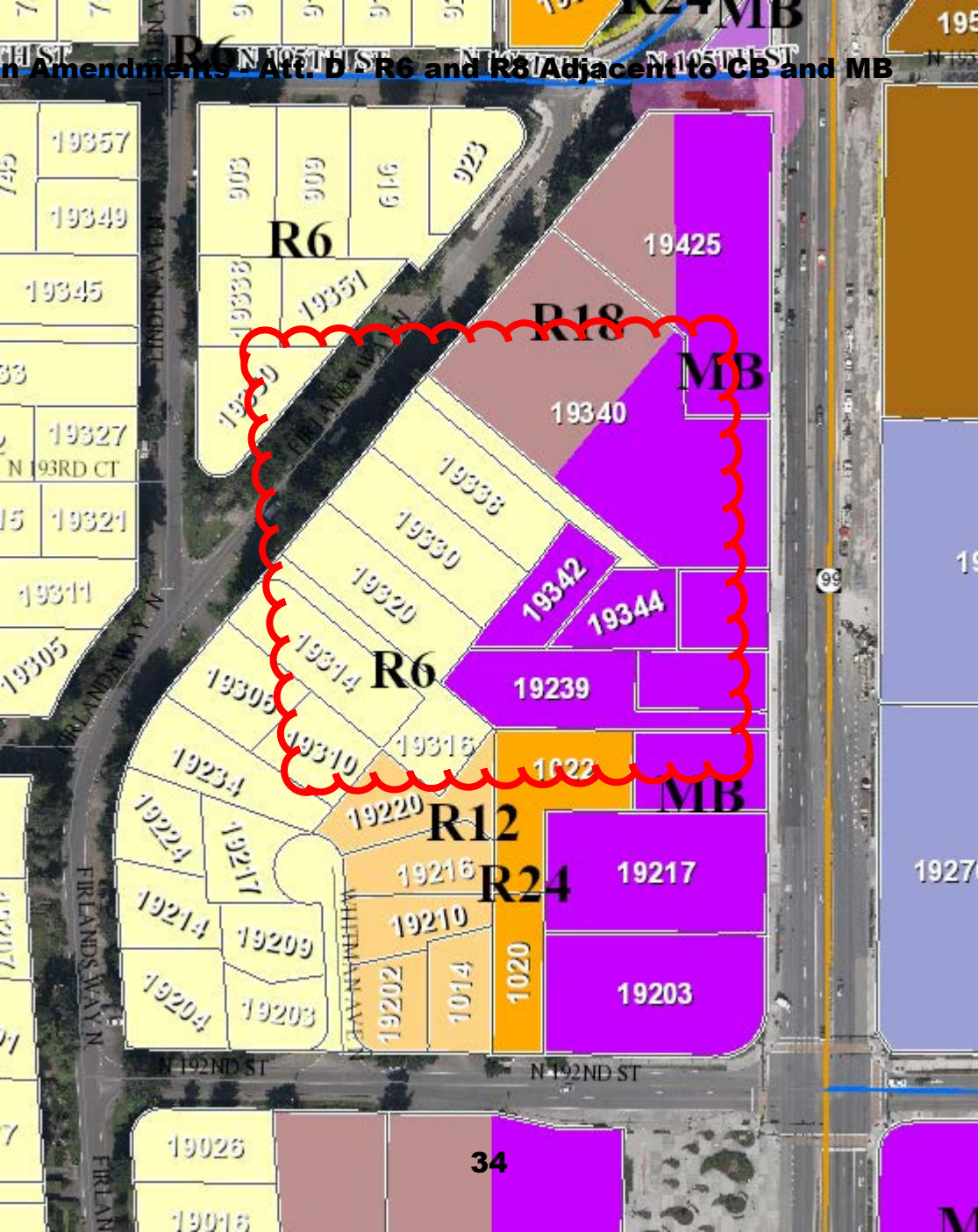
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R6

MB

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MB



Amendments - Att. D - R6 and R8 Adjacent to CB and MB

R6

R18

MB

R6

R12

R24

MB

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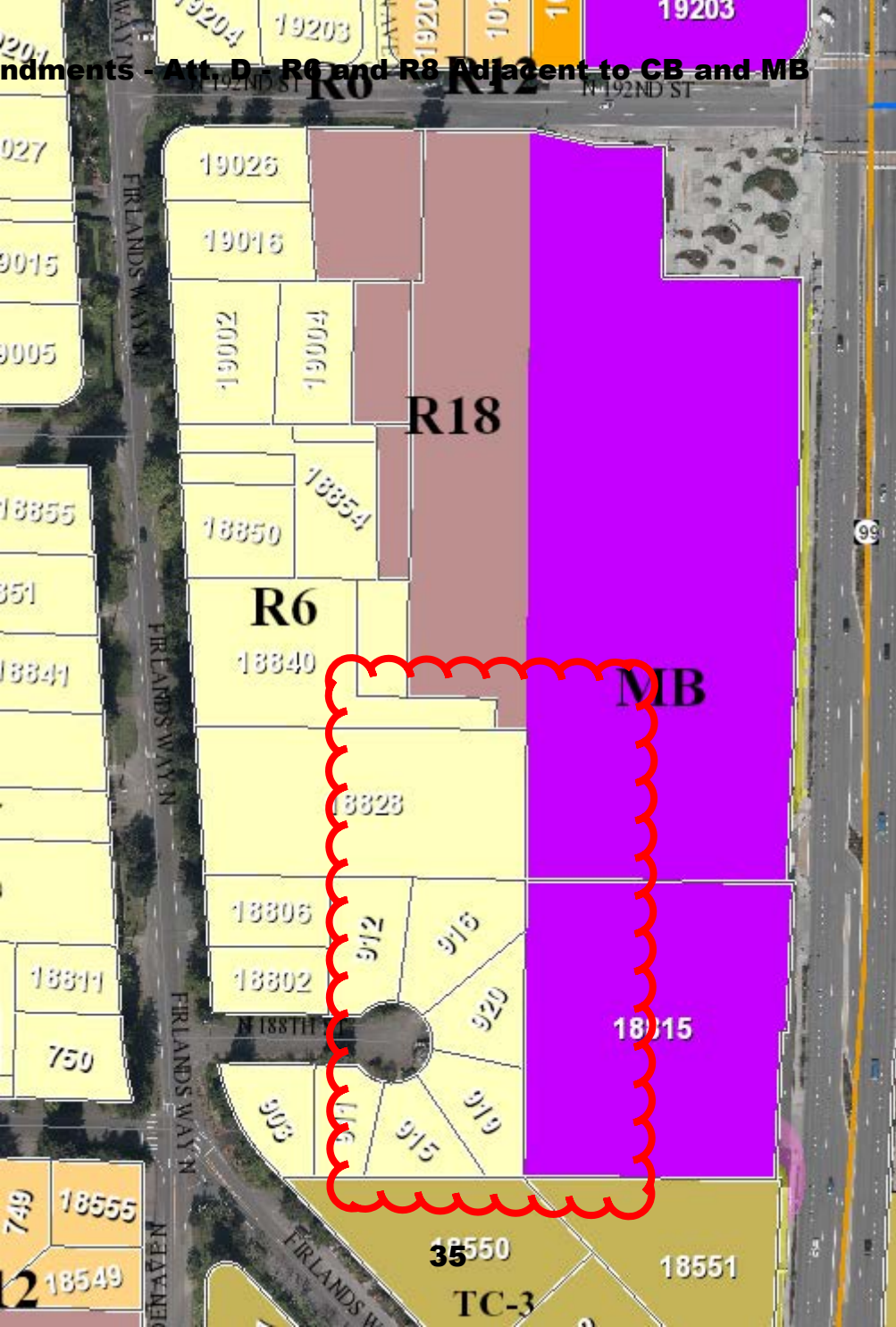
FIRLANDS WAY N

N 192ND ST

N 192ND ST

99

Amendments - Att. D - R6 and R8 Adjacent to CB and MB



4825

Amendments - Att. D - R6 and R8 Adjacent to CB and MB

5

7

4561

B

5

14515

99

14720

14710

14700

14540

14510

MB

1204

1214

1203

14307

1217

R6

14559

14555

R6

1135

1140

9144

1154

N 146TH PL

1139

1143

1149

1157

MB 14511

STONE AVENUE

14

148

148

14

14

14

14

14540

14

14

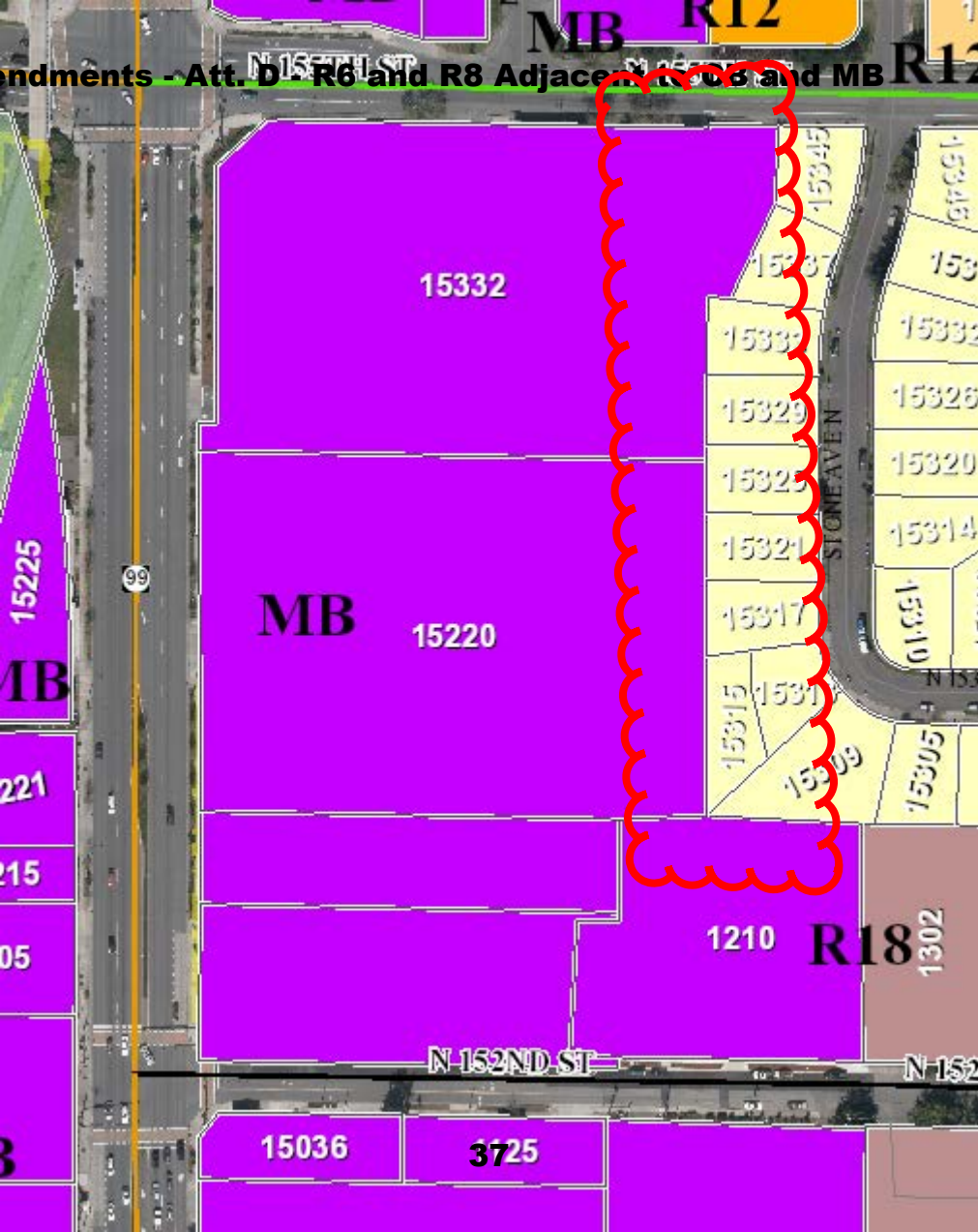
14

14

14

13

Ordinances - Att. D - R6 and R8 Adjacent to MB and MB R12

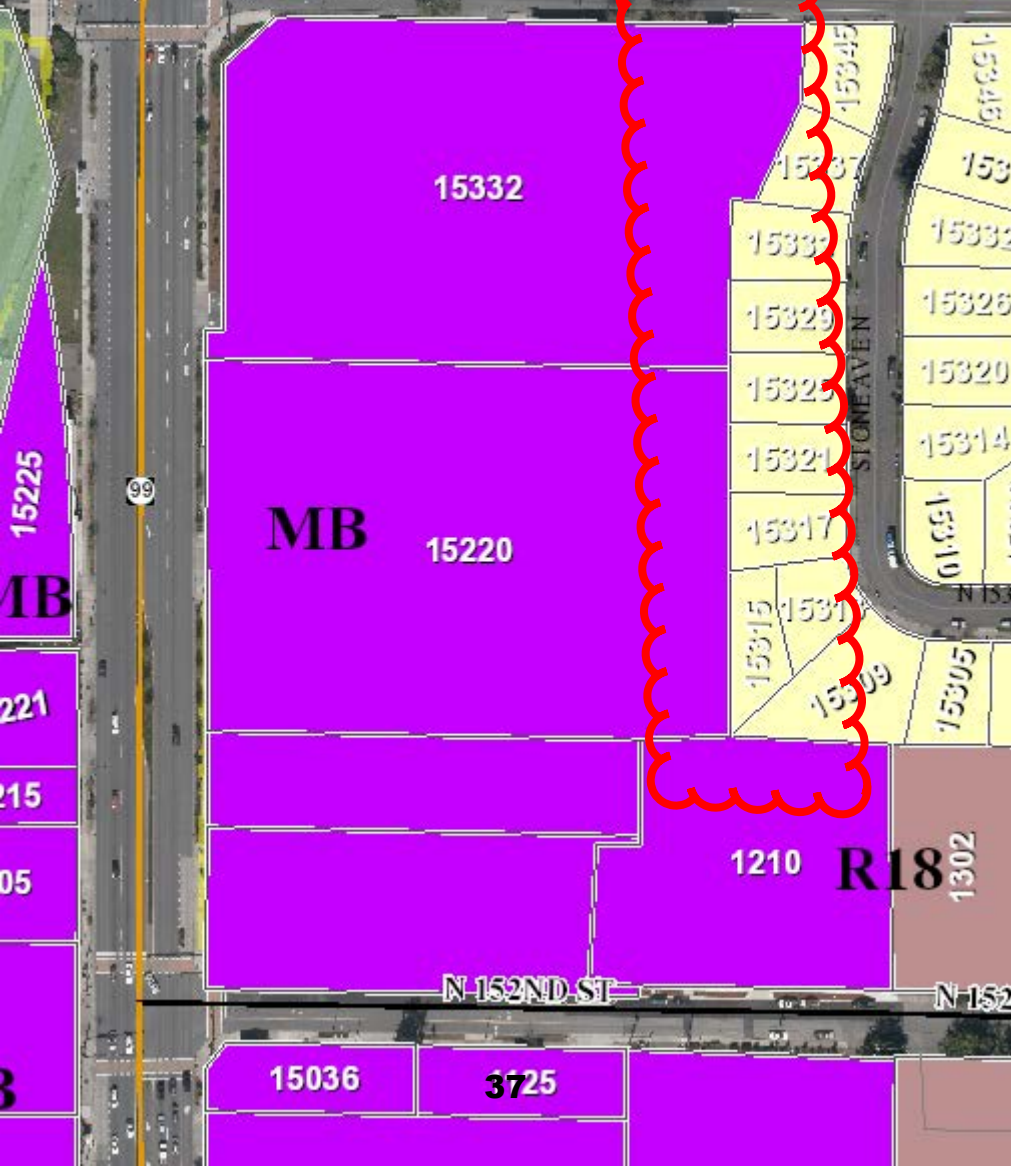


MB

R12

R12

N 152ND ST



15332

15333

15329

15325

15321

15317

15315

15311

15309

15305

MB

15220

1210

R18

1302

N 152ND ST

N 152

99

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MB

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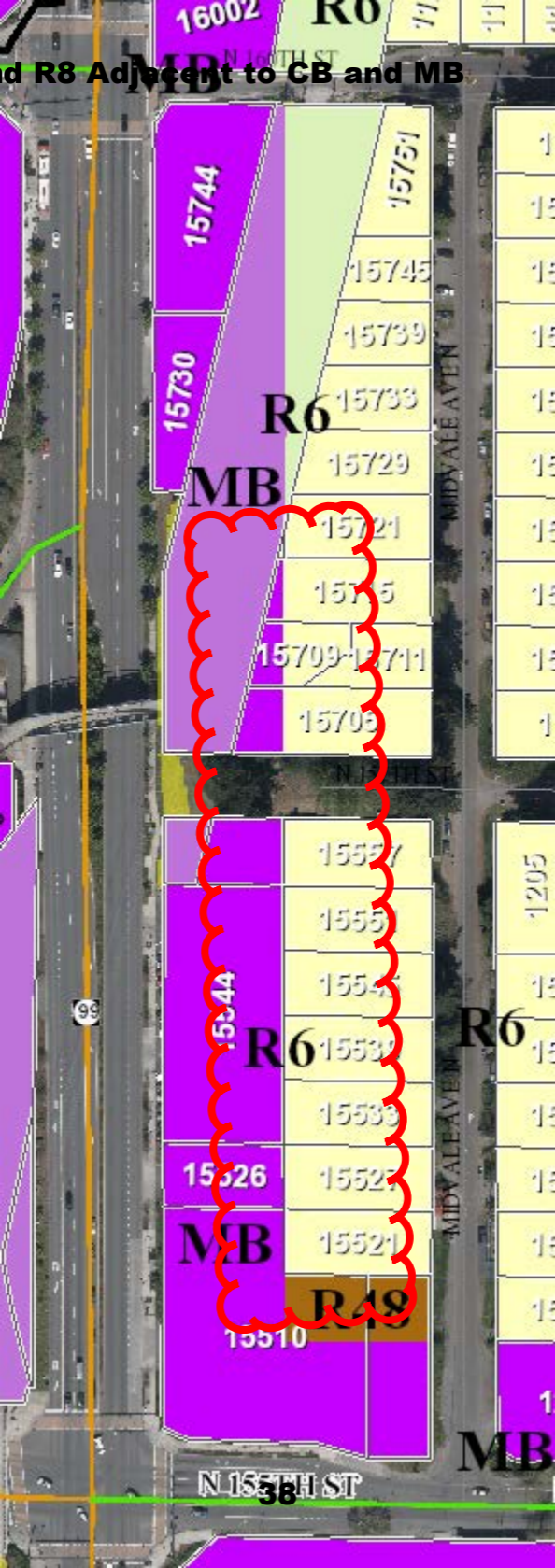
3

15036

3725

SIGNAVEN ST

and R8 Adjacent to CB and MB



16002

R0

11

11

and R8 Adjacent to CB and MB

MB

15744

15730

15751

15745

15739

R6

15733

15729

MB

15721

15715

15709-15711

15703

MIDVALE AVENUE

N 157TH ST

99

15544

R6

15527

15521

15515

15537

15531

15526

15527

MB

15521

R48

15510

MIDVALE AVENUE

R6

1205

15

15

15

15

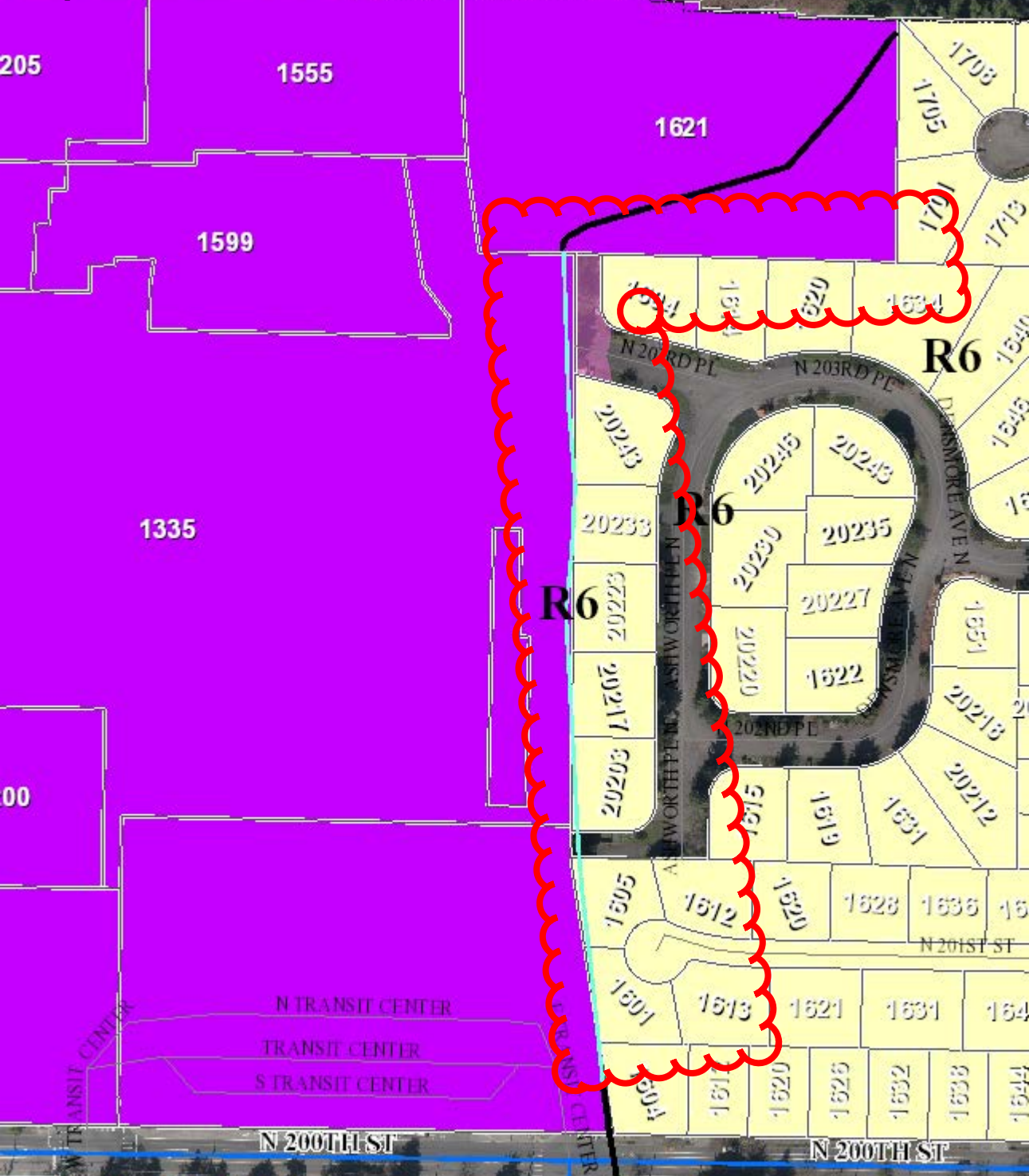
15

N 155TH ST

38

MB

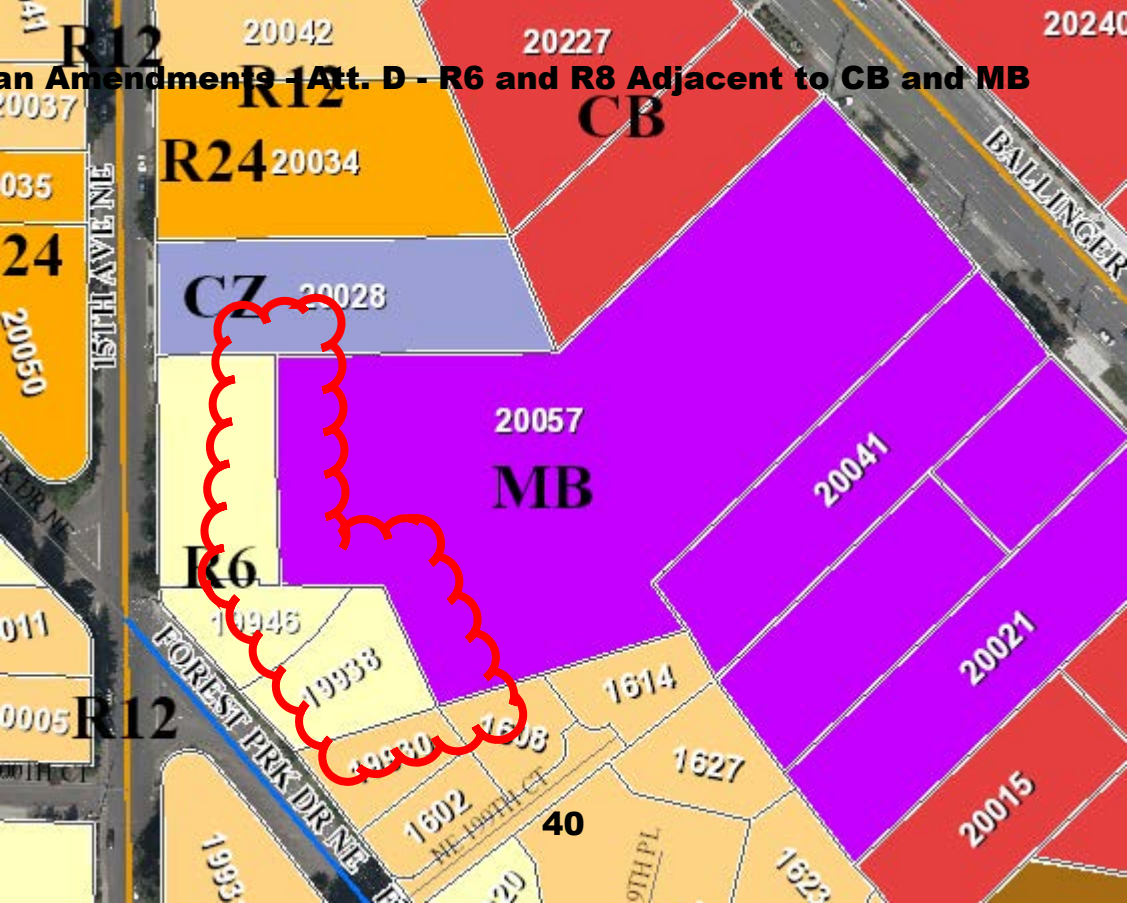
Comp. Plan Amendments - Att. D - R6 and R8 Adjacent to CB and MB



313 409 475 501 1575 39 9920 1615 631 637 643

R48 NB NB R12 R6

an Amendments - Att. D - R6 and R8 Adjacent to CB and MB



2019 Comp. Plan Amendments - Att. D - R6 and R8 Adjacent to CB and MB

NW 190TH ST

NW 189TH LN

NW 189TH ST

8TH AVE NW

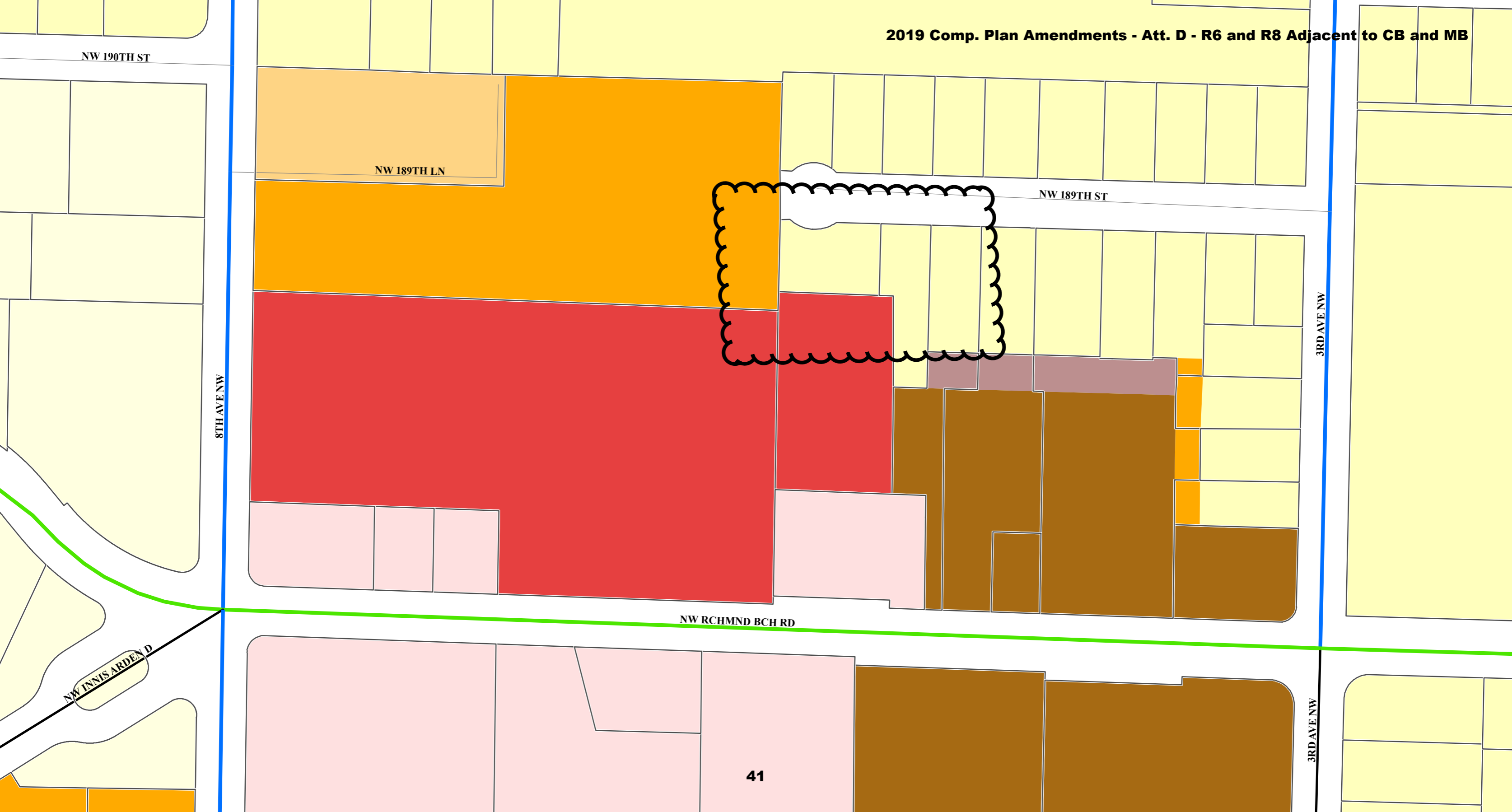
3RD AVE NW

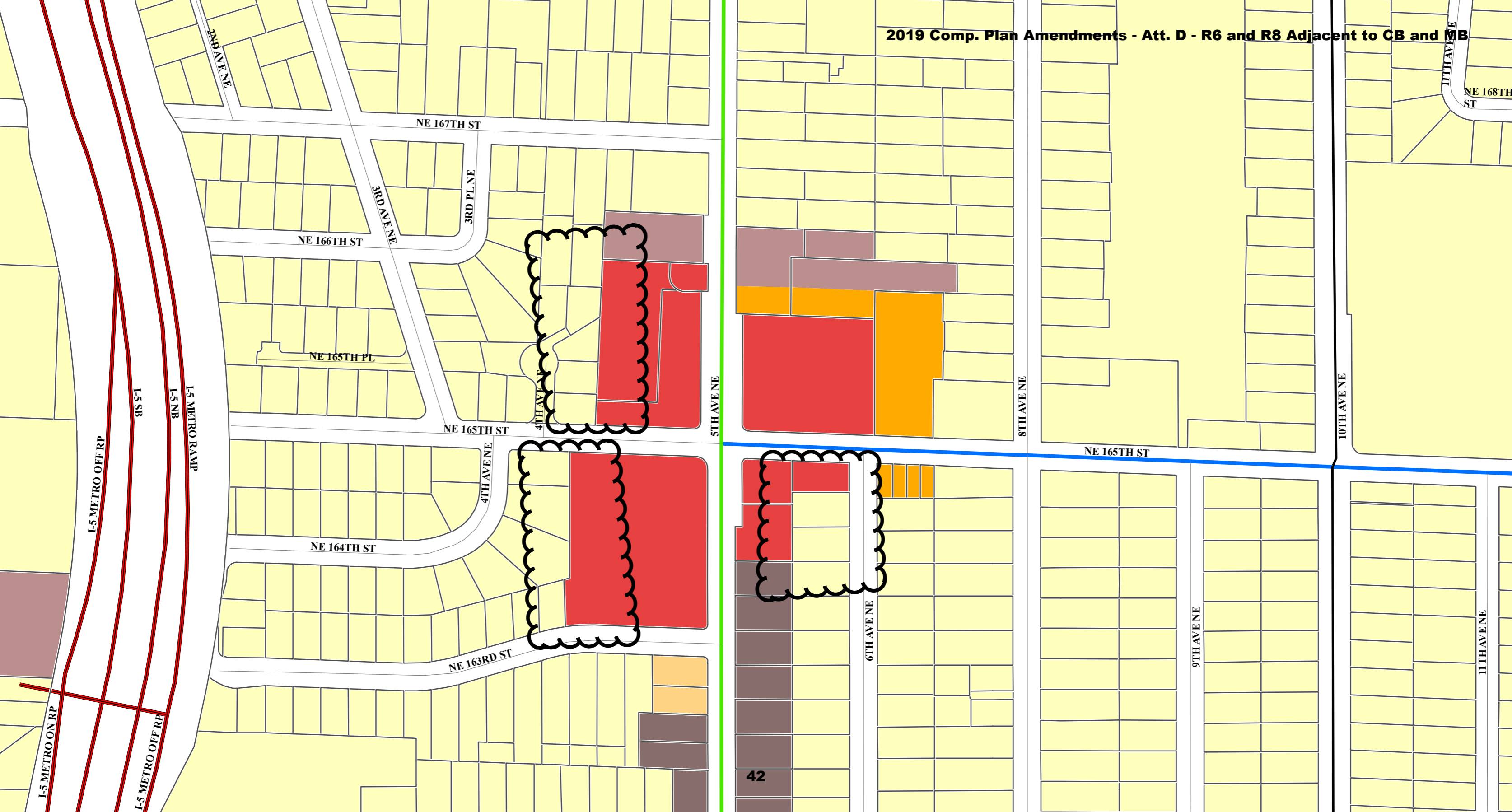
NW RCHMND BCH RD

NW INNIS ARDEN D

3RD AVE NW

41





Red and orange highlighted area with a scalloped black border, located between NE 166th St and NE 165th St, east of 4th Ave NE.

Red highlighted area with a scalloped black border, located between NE 165th St and NE 164th St, east of 4th Ave NE.

Red and orange highlighted area with a scalloped black border, located between NE 165th St and NE 164th St, east of 6th Ave NE.

Red and orange highlighted area, located between NE 165th St and NE 164th St, east of 5th Ave NE.

42

2019 Comp. Plan Amendments - Att. E - Keim Application



City of Shoreline
Planning & Community Development
17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov
Permit Hours: M - F * 8:00 a.m. to 4:00 p.m.

**COMPREHENSIVE PLAN
GENERAL AMENDMENT
APPLICATION**

Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending on December 1st, the amendment proposal will not be considered until the next annual amendment cycle.

Please attach additional pages to this form, as needed.

Contact Information - If the proposal is from a group, please provide a contact name.

Applicant Name Debra Lee Keim
Address 16017 26th Ave NE City Shoreline State WA Zip 98155
Phone 206-902-6926 Fax _____ Email billandlee@mac.com

Proposed General Amendment - This can be either conceptual: a thought or idea; or specific changes to wording in the Comprehensive Plan, but please be as specific as possible so that your proposal can be adequately considered. If specific wording changes are proposed please use underline to indicate proposed additions and ~~strikethrough~~ to indicate proposed deletions. **Please note that each proposed amendment requires a separate application.**

Goal NE V. Protect clean air and the climate for present and future generations ~~through reduction of~~ by limiting greenhouse gas emissions to 1.5 degree C of global warming above pre-industrial levels and promotion of efficient and effective solutions for transportation, clean industries, and development.

Reference Element of the Shoreline Comprehensive Plan (required) and page number (if applicable) - (e.g. Land Use, Transportation, Capital Facilities, Housing, etc.)

Element 6 Natural Environment Page 62

2019 Comp. Plan Amendments - Att. E - Keim Application

Support for the Amendment - Explain the need for the amendment. Why is it being proposed? How does the amendment address changing circumstances or values in Shoreline? Describe how the amendment is consistent with the current Shoreline Comprehensive Plan, if inconsistent, explain why. How will this amendment benefit the citizens of Shoreline? Include any data, research, or reasonings that supports the proposed amendment. (A copy of the Shoreline Comprehensive Plan is available for use at the Planning & Community Development department, Shoreline Neighborhood Police Centers, and the Shoreline and Richmond Beach libraries).

This amendment is being proposed as a result of reading the recently published Special Report on Impacts of Global Warming of 1.5 degree C above pre-industrial levels and related global greenhouse gas emission pathways in the context of strengthening the global response to the threat of climate change, sustainable development and efforts to eradicate poverty by the Intergovernmental Panel on Climate Change SR15. This report provides a thorough scientific analysis of the dire consequences of allowing global warming to increase higher than 1.5 degree C above pre-industrial levels. The report states that global warming is likely to reach 1.5 degree C between 2030-2050 if warming continues to increase at the current rate.

The City of Shoreline has signed a joint letter committing to greenhouse gas reduction goals contained in the King County - Cities Climate Collaboration document. These greenhouse gas reduction goals were developed in 2014 and are based on reduction of 2007 level of greenhouse gas by: 25% by 2020, 50% by 2030, 80% by 2050. In light of the up to date scientific studies of climate change, it would seem imperative to revise these reduction goals to achieve the limit of 1.5 degree C. This will lead to deeper emission reductions a more rapid transition to a clean energy economy.

The citizens of Shoreline already experience the effects of climate change in longer summer drought, unhealthy smoke filled skies from increasing forest fires, decreased snow pack and associated effect on water levels and electricity rates. This amendment will show the citizens of Shoreline that their government will step up to be a leader in addressing the greatest threat of our time: global warming

Signature - An amendment application can not be accepted unless the signature block below has been completed. The applicant certifies that all of the aforementioned statements in this application, any exhibits and/or maps transmitted herewith are true and the applicant acknowledges that any amendment granted based on this application may be revoked if any such statement is false.

Application Signature

Debra Lee Keim

Date

November 29, 2018

PROPOSED AMENDMENTS WITHOUT THE REQUIRED APPLICATION INFORMATION MAY BE REJECTED OR RETURNED FOR ADDITIONAL INFORMATION.



Planning and Community Development

17500 Midvale Avenue North
Shoreline, WA 98133-4905
(206) 801-2500 ♦ Fax (206) 801-2788

October 25, 2018

Joseph and Melissa Irons
1510 NE 170th Street
Shoreline, WA 98155

RE: Office Use in a Residential (R-8) zone at 1510 NE 170th Street

Dear Mr. and Mrs. Irons:

As discussed when we met in August, the Irons Brothers Construction Design + Build Center (“Design + Build Center”) at 1510 NE 170th Street is in a Residential (R-8) zone. The Shoreline Municipal Code (SMC) Chapter 20.40 Zoning and Use Provisions states that the purpose of the R-8 zone “is to provide for a mix of single family homes, duplexes, triplexes, townhouses, and community facilities...” You have described the Design + Build Center as the office and showroom for your remodeling and construction services. SMC Table 20.40.130 Nonresidential Uses includes the use “professional office” but denotes that this use is not permitted in the R-8 zone. This means that your Design + Build Center is in violation of the SMC and requires corrective action.

The following are options staff have identified that may accomplish compliance with the SMC:

Option 1 – Site Specific Comprehensive Map Amendment and Concurrent Rezone.

Apply for a Comprehensive Plan Amendment to change the Land Use Designation for 1510 NE 170th Street from Medium Density Residential to Mixed Use 2 (MU 2) and a concurrent Rezone of the property to Community Business (CB). The MU 2 Land Use Designation and the Community Business (CB) zone permit office uses. This option would require the submittal of a complete Comprehensive Plan Site Specific Map Amendment and Concurrent Rezone application no later than **December 1, 2018**. In order to resolve the Code violation, this request would need to be approved by City Council. The base fee for the Comprehensive Plan Site Specific Map Amendment and Concurrent Rezone is currently \$25,233.00 (including public hearing and SEPA Checklist review).

Option 2 – Comprehensive Plan and Development Code Amendment

Apply for a General Comprehensive Plan Amendment to change LU2, a Residential Land Use Policy in the Land Use Element of the City’s Comprehensive Plan to allow for professional office uses. The Policy could be amended as follows:

2019 Comp. Plan Amendments - Att. F - Irons Zoning Options Letter

LU2: The Medium Density Residential land use designation allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhouses, and cottage housing. Apartments and professional offices may be allowed under certain conditions. The permitted base density for this designation may not exceed 12 dwelling units per acre.

SMC 20.20.040 defines a “Professional Office” as: An office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodity.

A concurrent amendment to SMC Table 20.40.130 Nonresidential Uses to permit a professional office in the R-8 zone subject to approval of a Conditional Use permit would also be needed. Allowing a professional office in the R-8 zone would match the permitting requirements for the same use in the R-18 to R-48 zones. This option would require the submittal of a complete Comprehensive Plan General Amendment and a complete Development Code Amendment application no later than **December 1, 2018**. There is currently no fee for either of these applications.

These requests would then need to be approved by the City Council and a Conditional Use Permit subsequently issued in order to resolve the Code violation.

If the Comprehensive Plan and Development Code amendments are approved by the City Council in 2019, the adopted process will likely include a requirement to obtain a Conditional Use permit to allow a professional office in the R-8 zone. The fee for a Conditional Use Permit is currently \$7,209.00. Therefore, you would be required to submit a complete Conditional Use Permit application within one month of the City Council’s approval of the proposed Comprehensive Plan and Development Code amendments to permit a professional office in an R-8 zone to avoid code enforcement action. If the Conditional Use Permit is approved and the use conforms to the conditions established through the Conditional Use Permit process and all other applicable sections of the Shoreline Municipal Code, then the professional office use at 1510 NE 170th Street would be in compliance with the SMC.

Note: Both Option 1 and Option 2 would follow the City’s annual 2109 Comprehensive Plan Docket and development code amendment process. There is no requirement that the City Council place a proposed amendment on the Docket or, if placed on the Docket, that it will be approved. If the City Council determines to approve such amendments, this generally would not occur until December 2019. Senior Planner, Steve Szafran processes the Comprehensive Plan and Development Code amendments if you have any questions related to those applications. He can be reached at (206) 801-2512 or sszafran@shorelinewa.gov.

Option 3. Discontinue using the property at 1510 NE 170th Street as a professional office.

2019 Comp. Plan Amendments - Att. F - Irons Zoning Options Letter

If you choose not to submit complete applications as described in Options 1 and 2 by **December 1, 2018**, or the City Council does place your proposed Comprehensive Plan amendment on the Docket, then a Notice and Order to Correct will be issued setting a deadline to discontinue the professional office use at this address. Please contact Ryan Odegaard, Code Enforcement Officer at 206-801-226 if you choose this option.

1517 NE 170th Street

You also asked about the possibility of using the property you own across the street at 1517 NE 170th Street in conjunction with the Irons Brothers Design + Build center at 1510 NE 170th Street. You described possibly using the property at 1517 NE 170th Street for outside parking of vehicles and equipment; and indoor storage of equipment, materials, etc. associated with Irons Brothers Construction in the large detached garage. 1517 NE 170th is zoned R-8 and therefore subject to the same restrictions as described above for 1510 NE 170th Street. Option 1 could be used to request a land use change and rezone for both 1510 and 1517 NE 170th Street to MU-2 and Community Business to allow “General Retail Trade/Services”.

The use as described for 1517 NE 170th Street does not meet the definition of a professional office. Therefore, Option 2 does not provide a regulatory path to use this site for storing construction vehicles, equipment and materials.

Sincerely,

Rachael Markle
Planning and Community Development, Director
(206) 801-2531



September 23, 2019

Planning Commission & City Council
City of Shoreline, City Hall
17500 Midvale Ave N
Shoreline, WA 98133

Dear Shoreline Planning Commission and City Council Members:

I am writing in support of Irons Brothers Construction's request for rezoning of their Shoreline property to allow them to continue their well-established business at that location. Center for Human Services (CHS) is literally next door to Irons Brothers Construction and have found them to be good and supportive neighbors since they first moved onto the property.

Shoreline is fortunate to have small-business owners willing to hire Shoreline residents, pay Shoreline taxes, and support the Shoreline community. They have used the property as a business site for over a decade, which makes one wonder if there are any real concerns about where they are located. From CHS's perspective, their presence on our block has only been positive.

I am unable to attend the public hearing on this matter, so please accept this letter as CHS's strong support of the rezoning and amending of the Comprehensive Plan designation that Irons Brothers Construction has requested.

If you have any questions, please feel free to contact me directly at 206-631-8802 or BGomillion@chs-nw.org. Thank you.

Sincerely,

Beratta Gomillion
Executive Director



Leigh and Cathy Goodrich
20015 Burke Ave N
Shoreline WA 98133

RE: Vitality of Small Businesses to a City's Attractiveness e.g. Irons Brothers Construction

To: Shoreline City Councilmembers

As a 20+ year Shoreline resident, I am voicing my support for Irons Bros Construction and, more generally, for retaining small businesses in Shoreline. First, Irons Bros:

- Award winning businesses of ANY kind are valuable resources in a community: they
 - ✓ Create jobs
 - ✓ Donate to the community
 - ✓ Help create a community identity
 - ✓ Reduce environmental effects due to the local nature of their business
 - ✓ Foster entrepreneurship by demonstrating the benefit of initiative, self-starting and independence
 - ✓ Increase the tax base AND support other local businesses through their purchasing and required professional services, e.g., accounting and legal
- As a recently retired Real Estate Broker, I know the challenge of finding reputable and qualified remodelers/builders. They are few and critical to the aging housing stock in Shoreline.
- Despite Shoreline's current love affair with multi-story apartment/retail buildings many residents and those who will move here want to live-in single-family homes with yards. Those homes exist in large numbers and many want to update NOT tear down.
- Irons Bros. seems like an ideal business for its neighborhood, i.e., low-impact, local and one which hires locally.

Shoreline is NOT a bedroom community of Seattle. We are a vibrant and well-educated population who appreciates the many small and larger businesses located in our boundaries. Let's keep locally grown businesses as we welcome new businesses. In a era where BIG is overtaking the landscape, there are benefits to supporting SMALL and LOCAL.

You are elected officials of a small city. Please preserve those desirable and attractive aspects of Shoreline. Irons Brothers Construction is one such benefit of Shoreline.



Cathy Goodrich
Broker, RE/MAX Northwest (Retired)
Goodrich Associates, Administrator
Civil Engineer, BS Gonzaga University



September 19, 2019

Planning Commission
City of Shoreline, City Hall
17500 Midvale Ave N
Shoreline, WA 98133

Dear Shoreline Planning Commission and City Council Members,

GSBA is Washington State's LGBTQ and allied chamber of commerce. Established in 1981, we represent over 1,400 small business, corporate, and nonprofit members who share the values of promoting equality and diversity in the workplace.

We know how important small businesses, like Irons Brothers Construction, are to the local community and to the residents they serve. They provide good jobs and important tax revenue to the City of Shoreline. Beyond their own employees, they have a wider impact as a local, independently owned business. The salaries they pay, the services they use, and the profits they make circle back within the community. In short, companies like Irons Brothers Construction are precisely the kind of small business that everyone says they want to attract to their communities.

Irons Brothers Construction joined our chamber in 2004, and have been exemplary members. They have hosted events to support our region's small businesses, been trustworthy contractors for many of our members, and even received the 2010 GSBA Business Leader of the Year award in recognition of their work. Their longevity in the community and the impact they have on the community at large should be considered when reviewing the land use of their properties.

We ask you to support the application of Irons Brothers Construction for the amendment of their addresses zoning and comprehensive plan designations to reflect the current and established use for over a decade.

Please consider all facts and information provided to you when making your decision to support Joseph and Melissa Irons. Small businesses like theirs are vital to our local communities, and your influence and decision-making will allow them to continue operations at their location, providing livelihood and employment to several families.

Thank you,

Louise Chernin
President & CEO



2019 Comp. Plan Amendments - Att. G - Irons Brothers CRFT Reports



Customer Response Team
City of Shoreline
17500 Midvale Ave N, Shoreline, WA 98133-4905
206-801-2700 crteam@shorelinewa.gov

CRM Number
55276

Title: ND Created: 05/14/2014
Type: HOME BUSINESS-OCCUPATION EXCLUDING SIGN CODE Updated:
Subtype: Due: 05/23/2014
Category: Completed: 07/10/2014
Assigned To: Randy Olin Problem Location: 1510 NE 170TH ST 2
CreatedVia: Phone SHORELINE, WA 98155-6050
Status: CPLNC

Caller Comments:

5/14/2014 4:22:00 PM
COMMENTS: THERE IS A HOME BUSINESS AT 1510 NE 170TH ST #2. THERE ARE 3 COMMERCIAL TRUCKS AND TODAY THERE WERE 11 VEHICLES PARKED IN THE NEIGHBORHOOD THAT BELONGED TO EITHER EMPLOYEES OR CUSTOMERS. THERE IS A SIGN AT THE BUSINESS THAT RESERVES 2 PARKING PLACES FOR CUSTOMERS. THIS IS AN R8 ZONE. DO THEY HAVE A VARIANCE TO HAVE THIS TYPE OF HOME BUSINESS.

INSPECTOR: RANDY OLIN

MELISSA IRONS @ 206-306-7767
JOE IRONS @ 206-795-4111

Caller Country:: ND

Location Details:

Property Name:
Assess PIN: 5589300185
Address: 1510 NE 170TH ST 2
City: SHORELINE, WA 98155-8050
Phone:
FAX:
Reported Email:

Reported By Details:

Name: RAMONA CURTIS
Assess PIN:
Address: 1532
City: SHORELINE, WA 98155
Phone: 2063652851
FAX:
Reported Email:

Caller Log:



2019 Comp. Plan Amendments - Att. G - Irons Brothers CRFT Reports

LOG USER ID	LOG DATE	LOG ENTRY
RANDY OLIN	7/8/2014	SPOKE WITH THE CUST EXPLAINED THE ONLY ISSUE WE WERE ENFORCING AT THIS TIME WAS THE PARKING. THE CUST CONFIRMED IT WAS MUCH BETTER. I TOLD HER TO CALL ME DIRECTLY IF THIS CHANGES. I ALSO TOLD HER THAT SINCE THE BUSINESS HAS BEEN THERE SINCE 2008 AND WAS NEXT TO OTHER COMMERCIAL USE. WE ARE NOT ENFORCING THE ZONING AT THIS TIME, BUT IF THE SITE CONTINUES TO BE AN ISSUE, THEY HAVE BEEN TOLD WE WOULD PROCEED WITH ENFORCEMENT ACTION.
PAUL COHEN	7/2/2014	Called Mr. Irons and explained the parking requirements for an HO -1.5 per unit (2), tandem OK but not in RoW, 1 staff parking space, 1 customer space needed.
RANDY OLIN	7/1/2014	Debbie left a message that she called Joseph Irons that he must meet the HO parking standards. I will call him if you call the complainant. Paul L. Cohen - Planning Manager Shoreline Planning & Community Development 17500 Midvale Ave N. Shoreline, WA 98133 Tel. (206) 801-2551 Fax (206) 801-2788 pcohen@shorelinewa.gov
KIMBERLY LEHMBERG	5/28/2014	Joe Irons called to inquire what he could do to keep his business in the R-8 zone. Told him he either needs to comply with Home Occupation Criteria or get a zone change (and Comprehensive Plan Amendment).
LORRIE JENNINGS	5/14/2014	#Error
LORRIE JENNINGS	5/14/2014	#Error
LORRIE JENNINGS	5/14/2014	IRON BROTHERS CONSTRUCTION COMPNAY UBI 602390760. HAS BOTH STATE AND CITY BUSINESS LICENSES.
RANDY OLIN	5/14/2014	THE CUST WAS INFORMED WE WOULD INVESTIGATE.
LEGACY CONTACT	5/14/2014	RAMONA CURTIS 1532 SHORELINE WA 2063652851



2019 Comp. Plan Amendments - Att. G - Irons Brothers CRFT Reports



Customer Response Team

City of Shoreline

17500 Midvale Ave N, Shoreline, WA 98133-4905
206-801-2700 crteam@shorelinewa.gov

CRM Number

18000729

Title: HOME BUSINESS-OCCUPATION EXCLUDING SIGN CODE @ 1510 NE 170TH ST **Created:** 07/23/2018 Lorrie Jennings

Type: HOME BUSINESS-OCCUPATION EXCLUDING SIGN CODE **Updated:** 08/08/2018 Lorrie Jennings

Subtype: HOME OCCUPATION BUSINESS NOT LEGALLY ESTABLISHED **Due:** 07/30/2018 Lorrie Jennings

Category: North City **Completed:** Lorrie Jennings

Assigned To: Dan Lydin **Problem Location:** 1510 NE 170TH ST SHORELINE, WA

CreatedVia: Email - Other

Status: Verified
CODETRAK
Case Created

Caller Comments:

LJ 8/8/2018 4:22:00 PM
Will be issuing a N & O to correct both this will allow time for comprehensive Plan and rezone (Dec is deadline to apply). DLL

LJ 7/26/2018 10:13:00 AM
HOLD until we receive direction from R. Markle. RAllshouse.

LJ 7/23/2018 3:27:00 PM
Hello,
This email is in regard to Iron Brother's Construction at 1510 NE 170th Street. They recently submitted a permit application for a re-roof (permit #MFR18-1162) and it has been brought to PCD's attention that the property is currently in violation of our Home Occupation requirements. Please see below for a recap of what I have been able to gather from research.

- The property is zoned R-8. The Use table found at SMC 20.40.130 details approved Nonresidential uses in an R-8 zone. General retail Trade/Services, Professional offices, and other uses that would describe how a portion of the property is currently being used are not allowed in R-8 zones. As it currently stands, this property is in violation of city development code.
- CRM case #55276 was a case opened due to a complaint from neighbors regarding parking. During this investigation it was determined by Kim Lehmborg that the current business occupation was illegal. Kim spoke with the property owner, Joe Irons and informed him that the only way he could continue to operate his business there was to bring it into compliance with our Home Occupation standards or get the property rezoned to allow commercial use.
 - Randy eventually told the customer that we were not going to pursue enforcement of the zoning violation (I have no idea why) "because the property is adjacent to other commercially zoned properties". The zoning of adjacent parcels has no bearing on the legal use of the property in question. The bottom line is that the property is currently in complete violation of home occupation standards.
- The property owner recently applied for a re-roof permit at the property. When the fire department was reviewing the permit application they asked whether or not it should be treated as a commercial space in regards to fire suppression requirements. This is what brought the still present violation to our attention.

Home Occupations can only occupy 25% of the living space of an individual dwelling unit. In this case, the Home Occupation is limited to 25% of ONE OF THE APARTMENT UNITS. As it stands, they are using an entire apartment unit as an office.

To bring the property into compliance they have two options:
1. Reduce the use of the space to comply with Home Occupation standards
<http://www.codepublishing.com/WA/Shoreline/#/Shoreline20/Shoreline2040.htm#20.40.400>. They are in violation of too



many standards to list.

2. Rezone the property to a zoning designation that allows for the current use. They would also have to apply for a comprehensive plan amendment as the property's comp plan designation does not allow for any commercial uses.

Until the property is brought into compliance the re-roof permit will not be approved.

Regards,
Matt Brophy | Assistant Planner
City of Shoreline Planning & Community Development
(206) 801-2305

Location Details:

Property Name:
Assess PIN: 5589300185
Address: 1510 NE 170TH ST
City: SHORELINE, WA
Phone:
FAX:
Reported Email:

Reported By Details:

Name: Matt Brophy
Assess PIN:
Address:
City: ,
Phone: 2068012305
FAX:
Reported Email: mbrophy@shorelinewa.gov

Caller Log:

LOG USER ID	LOG DATE	LOG ENTRY
RMA	10/25/2018	PCD is working w/ property owners to resolve the zoning code violation through a rezone or code amendment. See attached letter dated 102518
LJ	8/8/2018	<<< ISSUE RE_OPENED >>>
LJ	8/8/2018	Status Changed to: Verified CODETRAK Case Created
LJ	8/8/2018	<<< ISSUE COMPLETED >>>
LJ	7/23/2018	Status Changed to: Received
LJ	7/23/2018	Assigned to: Dan Lydin
LJ	7/23/2018	Issue Created



Timeline of Events at 1510 NE 170th St. Shoreline 98155

Position	Date	Milestone
1	12/1/2005	Acquire Property - Joseph & Melissa Irons
2	6/1/2008	Office opened at Unit #2 for IronsBC
3	4/10/2013	Electrical permit & inspection - new feeder, circuits & outlets
4	10/31/2013	Electrical permit & inspection - new circuits & wiring
5	4/28/2014	Mechanical permit & inspection - plumbing changes
6	6/19/2014	15th Anniversary celebration & Grand re-opening of IronsBC Unit #1 & Unit #2 with Shoreline Chamber ribbon cutting. Multiple elected officials & City staff attended.
7	10/27/2015	Building Permit & inspection to add Flag Pole. *Included a Zoning/Site Plan Review for permitting.
8	6/4/2018	Applied for Building Permit to Replace Flat Roof with Trusses. This permit was VOIDED by City DPD.
9	6/20/2018	Building Permit submittal altered by City DPD to Roof Addition permit. Irons allowed permit to expire 11/23/18.
10	7/25/2018	Architect, Hjert-Bernardi for Building permit sent correction letter (see attached) from City Jeffrey Curtis dated 7/24/18.
11	7/25/2018	Joseph Irons contacted Ray Allhouse at City DPD Shoreline re: correction letter dated 7/24/18.
12	8/23/2018	Architect, Hjert-Bernardi for Building permit sent "updated" correction letter (see attached) from City Jeffrey Curtis dated 8/23/18.
13	8/6/2018	Joseph & Melissa Irons meet with Racahel Markle at IronsBC office 11am to discuss DPD correction letter dated 7/24/18. First discussion about our office being out of compliance with Zoning and options brought to our attention.
14	8/9/2018	Email received from Rachael re: her next steps from our meeting.

Timeline of Events at 1510 NE 170th St. Shoreline 98155

Position	Date	Milestone
15	8/10/2018	Joseph Irons replied via email, "Rachael, Thank you for your time and the update. I look forward to your update Monday and how we can resolve these concerns together proactively not adversarial. I do not look forward to any "Issuance of Notice and Order to correct". Have a great weekend, Joseph'
16	9/10/2018	Rachael Markle emailed Use Codes and revised correction letter for MFR18-1162 for our review.
17	10/26/2018	City of Shoreline, Rachael Markle emailed letter dated 10/25/18 RE: Office Use in a Residential (R-8) zone with 3 options given for our consideration and response and discontinue operations by 12/1/18 if an application is not submitted to the City of Shoreline. (see attached).
18	11/19/2018	Receive email from Rachael Markle re: fee information and response to our inquiry about waiver, along with the Site Specific Comprehensive Plan Map Amendment and Concurrent Rezone Checklist, Criteria, and Application.
19	11/20/2018	Receive email from Rachael Markle re: Revised Comp Plan Amendment.... Checklist
20	11/26/2018	Emailed to Rachael Marklet and Debbie Tarry Response from Irons to City of Shoreline and Fee Waiver Request. (See attached).

Timeline of Events at 1510 NE 170th St. Shoreline 98155

Position	Date	Milestone
21	11/26/2018	<p>Emailed response from Rachael Markle re: City recommendation. "I checked in with the City Manager's office to verify that the path we have been discussing is plausible to resolve current zoning issues at 1510 NE 170th including future use of 1517 NE 170th for Irons Brothers Construction. We agreed that the submission of a Comprehensive Plan Site Specific Map Amendment and Concurrent Rezone application by the December 1, 2018 deadline to change the Comprehensive Plan future land use map from Medium Density Residential to Mixed Use 2 and a rezone from Residential 8 units (R-8) to Community Business (CB) is the correct path. The application should include both 1510 & 1517 NE 170th Street and could even be expanded to include parcels that abut Community Business zoned property to the north and south of your properties should you find these property owners interested in participating with you in this process. The application cost for a Comprehensive Plan Site Specific Map Amendment and Concurrent Rezone does not increase with the number of parcels included.</p> <p>"</p>

Timeline of Events at 1510 NE 170th St. Shoreline 98155

Position	Date	Milestone
22	11/27/2018	Emailed response from Debbie Tarry re: fee waiver request, "Just so you are aware, I am not granted any authority to waive or reduce your fee. There are only specific cases in which the City Council has given me authorization to waive or refund a fee and they do not apply to your circumstance. With that being said, I wanted to talk with you regarding your concerns with staff's position on the proposed changes you would be making through option 1. Based on our internal discussions to date, I am comfortable that I could make a recommendation to the Council to approve the proposed changes. I thought it may be helpful for you to know this. I am fine with you submitting your application on Monday, December 3, as December 1st is a Saturday, but you need to provide the base payment at the time of the application submission. "
23	12/3/2018	Joseph & Meilssa Irons meeting with Debbie Tarry, City Manager re: application and fees.
24	12/3/2018	Emailed Debbie Tarry & Rachael Markle Links to Comp Plan Amend Fees in other local Cities for their review.
25	12/3/2018	Submitted Application to City DPD with Payment Under Protest for Irons properties Rezone Amendment and Comp Plan Changes at 1510 and 1517 NE 170th St.
26	1/23/2019	Neighborhood Meeting at 1510 NE 170th St.
27	2/7/2019	Planning Commission Meeting 7pm, Review, Approve Application to Council Meeting
28	3/18/2019	City Council Discussion of Docket Approved by Planning Commission.
29	4/15/2019	City Council Vote on Docket Approved by Planning Commission

Irons Brothers Construction Business Timeline

In 2005, Joseph and Melissa Irons purchased the 4-plex investment property at 1510 NE 170th St. Shoreline, WA 98155. In June 2008, the Irons' moved their office operations to this location, previously located at 15304 Ashworth Ave N. Shoreline, WA 98133 (the Irons home residence).

When moving to 1510 NE 170th St. in 2008, the Irons belief was that the office/occupation was allowed at their property's location for some of the following reasons: (1) the actual work (construction & remodeling of private residences) takes place off-site; (2) there is not storage of large trucks and/or equipment onsite, only materials and small tools stored in accessory buildings; (3) the majority of their employees are out in the field on a daily basis and rarely at the office as a group; (4) any meetings held at the office are by appointment only; (5) employees have lived on-site; (6) the number of vehicles parked on site is limited, employees drive their work vans home each workday (vans for residential remodeling work are not commercial vehicles, no CDL license required); (7) for parking overflow, there is an agreement & relationship with the adjacent commercial business, Center for Human Services.

In 2018, after being approached by the neighbor's realtor, Joseph and Melissa Irons purchased the property to the South at 1517 NE 170th St. Shoreline, WA 98155. This property is a personal investment and is not operating as part of their business. It is however one of their active construction sites, like their other client's homes under remodel, and is in the permitting process with the City of Shoreline for a full renovation. During the wait time for the permit, the company has 2 vehicles and an enclosed trailer parked onsite and are using space in the garage for storage.

TIMELINE 1999-2008

- 1999 Founders of Irons Brothers Construction, partners - Joseph & Bruce Irons
- 1999 Formation of a Partnership in business with Contractor Reg #IRONSBC013DD (effective 3/4/99 to 5/9/03)
- 1999-2001 IronsBC operated from Joseph Irons' home office location at 1205 N 167th St. Shoreline WA 98133
- 2001-2008 IronsBC operated from Joseph Irons' home office location at 15304 Ashworth Ave N. Shoreline WA 98133
- 2003 Irons Brothers Construction joins the Master Builders Association of King & Snohomish Counties (MBA)
- 2004 Joseph Irons incorporated the business into Irons Brothers Construction, Inc. (IronsBC)
- June 2004 IronsBC Corporation with Contractor license Reg # IRONSBC961LC (effective 6/3/04 to 6/5/2020)
- 2004 Bruce Irons (co-founder) left the business to operate independently

2019 Comp. Plan Amendments - Att. G -Irons Brothers Business Timeline

- 2004 IronsBC joins the Greater Seattle Business Association (GSBA) as a member
- 2005 First administrative employee added to IronsBC payroll
- 2005 IronsBC joins the Rental Housing Association (RHA) as a member
- May 2006 IronsBC participates in its first Rampathon build, for a Shoreline resident building a Free wheel-chair ramp for this philanthropic event.
- 2006 Joseph named Rental Housing Association's Associate Member of the Year
- 2007 Joseph Irons appointed to the Board of Directors of the Master Builders Association of King & Snohomish Counties

TIMELINE 2008-2018

- June 2008 IronsBC moved business to 25% of the Irons owned 4-plex located at 1510 NE 170th St.
- 2008 IronsBC Corporation continues operation with same Contractor Reg # IRONSBC961LC (effective 6/3/04 to 6/5/2020)
- 2008 Joseph Irons and Irons Brothers Construction receives Customer Service award from the Rental Housing Association
- 2008 IronsBC receive King County Envirostars 5-star Business Certification. This certification involved business, vehicle, and property inspections.
- 2009 IronsBC joined Shoreline Chamber of Commerce as a business member
- 2009 Joseph Irons receives the Master Builders Association's Remodeler Member of the Year Award
- 2010 to present: IronsBC listed in Shoreline Chamber of Commerce's City of Shoreline Business Map & Directory
- 2010 Joseph Irons receives the GSBA's Business Leader of the Year award
- 2011 Joseph Irons receives the Master Builders Association's Remodeler Member of the Year award (2nd time honoree)
- 2011 IronsBC participated in Shoreline Green Business conference as a member and certified Shoreline Green Business
- 2012 IronsBC receives "Service Above Self Award" from Shoreline City Manager, Julie Underwood at Shoreline Rotary Breakfast.
- 2013 Joseph Irons named one of Professional Remodeler Magazine's "40 Under 40" recipients and was featured as the publication cover story.
- May 14, 2014 Complaint from neighbor Ramona Curtis re: parking at 1510 NE 170th St. (First and only complaint since IronsBC's operation at property in 2008.)

2019 Comp. Plan Amendments - Att. G -Irons Brothers Business Timeline

- NOTE: The documentation from the complaint states, July 8, 2014 - Parking complaint addressed and resolved with neighboring businesses allowing overflow parking if needed. Randy Olin (City CERT staff noted on resolution): “Spoke with customer and explained the only issue we were enforcing at this time was parking. The customer confirmed it was much better. I also told her that since the business has been there since 2008 and was next to other commercial use, we are NOT enforcing the zoning at this time. “Per CRM 55276 (attached)
 - June 15, 2014 IronsBC Celebrates its 15th Anniversary with an “Open House, Re-Grand Opening with Ribbon-cutting Ceremony.” City of Shoreline Council & City Staff present, and Chamber of Commerce
 - NOTE: Shoreline City Council members and the Economic and Business Development manager attended the event to celebrate with Irons. NOTE: This event took place after the May 14, 2014 complaint above. We hosted this event on June 15, 2014 with over 100 in attendance, we received no complaints or neighborhood concerns since CRM 55276.
 - July 2014 – July 2018 continued operation at 1510 NE 170th St. #2 WITHOUT receiving any further complaints from neighbors or the City.
 - October 2015 IronsBC applies and is granted a permit to install a Flagpole at 1510 NE 170th St. This permitted project was approved by the City of Shoreline Planning Department and did go thru a Zoning review prior to approval.
 - NOTE: The permit was issued with a condition that the business does not display a “commercial flag / signage” on the pole. No mention of any other zoning restrictions or conditions were indicated or documented.
 - 2015 – 2016 Joseph Irons serves as a committee member of the Shoreline Chamber of Commerce’s Economic & Development Committee for two terms with Dan Eernisse, the City’s Economic Development Manager.
 - 2016 Joseph Irons elected as President of the Board of the Master Builders Association of King & Snohomish Counties.
 - 2016 to Present Shoreline Fire Department / Fire Marshall began inspecting the property at 1510 NE 170th for Fire Safety / Fire Code Compliance. These inspections continue annually at the entire property and have always been reported in full compliance.
- NOTE: The property owners, nor the business requested these inspections to be conducted. The Fire Department appeared to just add this property to their route for inspecting Commercial Businesses upon their initial visit in 2016.
- 2017 Irons Brothers Construction sponsors the Shoreline – Lake Forest Parks Arts Council’s Shoreline Arts Festival event as a Platinum Sponsor. At their booth they build bird houses with children and community members for free to promote manual arts. This is a sponsorship they have continued into 2018 and 2019.
 - July 23, 2018 – City of Shoreline generated CRM 18000729. This document was in response to Joseph & Melissa Irons requesting a re-roof permit to their property at 1510 NE 170th St. Shoreline, WA 98155. The property owners wanted to upgrade the roof as its current structure, without a pitch, is failing and creating leaks into upstairs rental units. “This building permit application led to fire

2019 Comp. Plan Amendments - Att. G -Irons Brothers Business Timeline

department's review and questioning whether the location should be treated as a commercial space in regard to fire suppression requirements. This is what brought the present violation of home business occupation to our attention. "Per CRM 18000729.

- NOTE: August 8, 2018 per CRM 18000729, City of Shoreline will be issuing a Notice and Order to correct and allow time for Comprehensive Plan and Rezone (Dec application deadline).
- October 25, 2018 Joseph & Melissa Irons received an emailed Notice & Order of correction from Rachael Markle City of Shoreline. In the notice they were asked to discontinue operating at their current location by 12/1/18 or apply to the City for a Property Rezone and Comprehensive Plan Amendment.
- November 10, 2018 Irons Brothers Construction leads a team of employees & volunteers at Painting a Better Tomorrow a philanthropic project at the Compass Housing Alliance's Shoreline Veteran's Center. NOTE: Shoreline Mayor, Will Hall made an appearance at this event with IronsBC.
- November 26, 2018 Joseph & Melissa Irons provided an email response to Rachael Markle and Debbie Tarry regarding the Notice & Order. The Irons have not received a response from the City staff or Council about their request for the application fee reduction.
- Monday, December 3, 2018 Joseph & Melissa Irons met with Debbie Tarry, City Manager. After this meeting, they met with a Shoreline's Planning Department staff member and submitted their application and payment for Rezone Amendment and Comprehensive Plan Changes at 1510 and 1517 NE 170th St, their 2 investment properties.
- NOTE: The Irons did pay the fee for the application under protest and noted this on their application.

In conclusion, Joseph & Melissa Irons have been very transparent and open about all their properties and business operations of IronsBC in the City of Shoreline since 1999. They have acted in good faith and responded promptly and professionally to both requests from the City listed in this timeline about their business - the complaint in 2014 and then the Notice in 2018.

Joseph & Melissa Irons are also Parkwood residents and have operated a business over the years in both the Parkwood and North City neighborhoods. They are members of both of these neighborhood associations and aim to be friendly and respectful neighbors at all times. Joseph Irons recently attended the September 12, 2019 North City Neighborhood Association meeting. He was met there with open arms by the attendees and observed their meeting which appeared collaborative between businesses and residents in the neighborhood.

The Irons and IronsBC are advocates for business, family, schools, and the building industry. Joseph and Melissa are successful business owners, leaders, and community members. Their company is by definition and registration, a General Contractor, whom specializes in residential remodeling. However, even as a leader, state/national building instructor, and veteran in the remodeling industry, Joseph Irons is not an expert in zoning, comprehensive plans, and development. Thus, to question their integrity as a business operating in Shoreline since 1999, based on their current permitted Shoreline projects is unjustifiable and holds no bearing on their application for the two properties being studied by the Planning Commission.

Carla Hoekzema

From: Melissa Irons <melissa@ironsbc.com>
Sent: Friday, October 4, 2019 5:08 PM
To: Plancom; City Council
Subject: [EXTERNAL] Melissa Irons Public Comment and Package of Support Documents for Amendment #1 to Comprehensive Plan
Attachments: Packet of Support for Amendment #1 - Irons Application for Rezone & Work Comp Plan 2019.pdf

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello I am sending in writing some of the information that I discussed in my comments at last night's Planning Commission public comment period.

I will also present this at the City Council meeting on Monday, 10/7. Thank you for your attention.

Attached is a pdf that accompanies the comments below.

Commissioners and Council Members,
Hello. Thank you for your attention.

We have garnered so much support for our application and I wanted to share this with you – some of it had been sent prior, but here it all is in one document. (88 pages in total)

I believe our support has been over-shadowed by the emotions and objections from a few of our vocal residential neighbors.

The information in this packet is not new, but a reiteration to what has been provided prior. We would like to have each of you study it once more before the public hearing and prior making your determination of our application. You should understand our story, the way we have been mis-led about our property and operating nonconforming, and also the support from many of your constituents whom we have on our side.

This is not a black and white decision to approve or reject our application, which we have privately funded, there are a lot of grey areas. The Planning Commission and Council should study and review our application in full detail and create a solution that meets all parties involved best interest. We are NOT a threat to the community. We are NOT negligent (although there are several who have thrown around the word “illegal operation”). We are NOT criminals. We are NOT land-use attorneys, developers or land planners. We are law abiding citizens of Shoreline who have a 20 year-old business which has been operating transparent and with all licenses, insurance, bonds, and above bar at every step. Joseph and I are very much rule followers and we are also leaders in our building industry and leaders within our own Shoreline community. We are a VITAL contributor to our neighborhood, community, and the City. I ask of the Commissioners and Council to review and create a solution for our property that supports, recognizes, and creates harmony for small businesses and residential neighborhoods.

We are a remodeling contractor with 20 years of business in this community. Our sales in the City of Shoreline, since 2008 total approximately \$7,000,000.00 in revenue. City of Shoreline residents makeup more than 50%

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

of our total clientele, they value our business and that we provide local employment in their community. We are a mom and pop shop. We support and impact the community in so many positive ways.

I urge you all to review the packet of information provided in full detail. It includes the facts of our case, the support we have - from Shoreline neighbors, Shoreline residents, Irons Brothers Construction's neighboring businesses, the Shoreline business community, the Shoreline and Seattle business chambers, the Irons Brothers Construction employees, the Irons Brothers Construction clients, and many of your constituents throughout the entire City of Shoreline.

Our company is a vital employer in the City and we have been asked to complete this application process by the City of Shoreline, less than 1 year ago and have done so without any resistance, having met all timelines and financial obligations. This is a very large burden for us, to simply reject our application does not solve this situation, it creates animosity between the business community and the residential community. Your role in representing the City is to create synergy between both of these, to achieve the best for all.

Thank you for your time, support, and leadership,

Melissa Irons, CGR CAPS CGP

November 2018 NAHB Remodeler of the Month – [read article](#)

2016 Master Builders Association Remodeler of the Year



Showroom & Operations Manager

Irons Brothers Construction, Inc.

206.306.7767 office

206.948.4111 cell

www.ironsbcc.com

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

TO: Shoreline Planning Commission and Shoreline City Council

FROM: Joseph and Melissa Irons

- Shoreline residents since 1997
- Residing in the Parkwood neighborhood at 15304 Ashworth Ave N. Shoreline WA 98133 since 2000.
- Owners of two other Shoreline properties.
 - 1510 NE 170th St. Shoreline WA 98155 in the North City neighborhood since 2005
 - 1517 NE 170th St. Shoreline WA 98155 in the North City neighborhood since 2017

DATE: October 3, 2019

RE: 2019 City of Shoreline Application for Amendment #1 to Zoning and Comprehensive Plan for properties located at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155 (North City Neighborhood)

NOTE: Irons Brothers Construction, Inc has been operating at 1510 NE 170th St. since 2008.

ABOUT: This package includes support letters from business organizations, city of shoreline businesses, city of shoreline and lake forest park residents, timeline of the events surrounding their application, timeline of their business and its locations, and other relevant information for the Planning Commission and City Council to review in making a decision regarding their application.

TABLE OF CONTENTS

SUPPORT LETTERS

BUSINESS ORGANIZATIONS:

1. SHORELINE CHAMBER OF COMMERCE, MARLIN GABBERT, GABBERT ARCHITECTS, 2019 BOARD PRESIDENT
2. THE GREATER SEATTLE BUSINESS ASSOCIATION, LOUISE CHERNIN, EXECUTIVE DIRECTOR

CITY OF SHORELINE BUSINESSES:

1. CENTER FOR HUMAN SERVICES, BERATTA GOMILLION, EXECUTIVE DIRECTOR, NORTH CITY
2. CENTER FOR HUMAN SERVICES, RAMONA GRAHAM, DEPT DIRECTOR, NORTH CITY
3. JUSTICE AND SOUL FOUNDATION, ERIN COLLERAN, ECHO LAKE
4. LUNA KITCHEN AND BATH, TERENCE TUNG & JIM VANCE, OWNERS, LAKE BALLINGER
5. ALL CITY ELECTRIC, PAT LOONEY – OWNER, RICHMOND BEACH
6. ALL CITY ELECTRIC, HELJU CODJER – OFFICE MANAGER, RICHMOND BEACH
7. SHORELINE LITTLE LEAGUE, CRAIG STEVENS, RICHMOND BEACH
8. JAMES ALAN SALON, MATTHEW FAIRFAX – OWNER, ECHO LAKE
9. R&D PLUMBING, DANA THOMAS – OWNER, NORTH CITY
10. R&D PLUMBING, ROBERT TINDALL – OWNER, NORTH CITY
11. KELSEY HOUSE APARTMENTS – BILL FRASER, OWNER, NORTH CITY
12. AMERICAN SOLUTIONS FOR BUSINESS – JUDY SMITH, OWNER
13. ALASKA FEDERAL CREDIT UNION – KELLY ANDERSON, MANAGER SHORELINE BRANCH, PARKWOOD
14. MAGIC PHOTO – DALE SUTTON, OWNER
15. EDWARD JONES – SUZAN SHAYLER, BRANCH ADVISOR AT ECHO LAKE

SHORELINE / LAKE FOREST PARK RESIDENTS:

1. ANDREW ANSCHELL, 2 LETTERS OF SUPPORT, NORTH CITY
2. CLARA BEEMAN, 2 LETTERS OF SUPPORT, BRIARCREST
3. CODY ROSS, LAKE FOREST PARK
4. DAVID CALHOUN, PARKWOOD
5. DAVID & SHARON HOPPER, NORTH CITY

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

6. DEAN & CAROLYN FROERER, LAKE FOREST PARK
7. DEBBIE OLHOEFT & DARYL DUCHARME, PARKWOOD, PTA PRESIDENT EINSTEIN MIDDLE SCHOOL
8. DEJAH LEGER, 2 LETTERS OF SUPPORT, RIDGECREST
9. NANCY & JIM MCMURRER, 2 LETTERS OF SUPPORT, LAKE FOREST PARK
10. JULIET SCARPA & DAN ARIANO, RICHMOND HIGHLANDS
11. JENNI RENBARGER, NORTH CITY
12. JULIA BOYD, BRIARCREST
13. JUDY SMITH, SHORELINE CHAMBER PAST BOARD MEMBER, CURRENT MEMBER & RESIDENT
14. MATT BEHRING, RICHMOND HIGHLANDS
15. JAMIE HARBER – TENANT AT 1510 NE 170TH ST. UNIT 3, NORTH CITY
16. JEFF VANDENDYSSSEL, PARKWOOD
17. KAMI VANDENDYSSSEL, PARKWOOD
18. MICHAEL LEPTICH, PARKWOOD
19. JOE & MARCI HENDRICKSON, RICHMOND BEACH
20. LORRIE HOFFMAN, SHORELINE ARTS FESTIVAL AND RESIDENT
21. GERALD MACHESO, BRIARCREST
22. DELYNDA LEPTICH, PARKWOOD
23. TIFFANY BECK, RICHMOND BEACH / EDMONDS BORDER
24. KATE BECK, MERIDIAN PARK
25. TOM & RENEE REEVES, NORTH CITY

OTHER LETTERS OF SUPPORT:

1. TREVOR DODDS, IRONS BROTHERS CONSTRUCTION, INC.
2. MARK JENSEN, IRONS BROTHERS CONSTRUCTION, INC.
3. JEMI REED, AMERICAN INSURANCE ASSOCIATES
4. SHELLI LUCAS-KENNEDY, AMERICAN INSURANCE ASSOCIATES
5. JEROME BADER, BLUE GUARDRAIL
6. BRUCE IRONS, CO-FOUNDER IRONS BROTHERS CONSTRUCTION, INC.

TIMELINES

1. TIMELINE OF EVENTS FOR 1510 NE 170TH ST. FROM 2005 – APRIL 15, 2019
2. IRONS BROTHERS CONSTRUCTION, INC. BUSINESS TIMELINE, 1999 TO PRESENT

REPORTS

1. CUSTOMER RESPONSE TEAM CRM 55276 CREATED 5/14/14, COMPLETED 7/10/14
2. CUSTOMER RESPONSE TEAM CRM 18000729 CREATED 7/23/18, COMPLETED 7/30/18

CITY MEETING MINUTES – PLANNING COMMISSION AND CITY COUNCIL MEETINGS TO DATE

1. FEBRUARY 7, 2019 PLANNING COMMISSION MEETING MINUTES – SUPPORTERS OF IRONS APPLICATION
2. AUGUST 1, 2019 PLANNING COMMISSION MEETING MINUTES – SUPPORTERS OF IRONS APPLICATION
3. SEPTEMBER 5, 2019 PLANNING COMMISSION MEETING MINUTES – SUPPORTERS OF IRONS APPLICATION
4. MARCH 18, 2019 SHORELINE CITY COUNCIL MEETING MINUTES – SUPPORTERS OF IRONS APPLICATION
5. APRIL 15, 2019 SHORELINE CITY COUNCIL MEETING MINUTES – SUPPORTERS OF IRONS APPLICATION

**SUPPORT
LETTERS

FROM
BUSINESS
ORGANIZATIONS**



Dear Planning Commission and City Council Members,

As the Chamber of Commerce for City of Shoreline businesses, we know how important small businesses like Irons Brothers Construction are to our local community and its residents. Not only as a revenue and tax income source, but also as an employer of Shoreline residents, as a customer to many local businesses, and as a supporter of civic life and events. The Irons Brothers company puts their hammers to work doing considerable charitable work in the community and supporting area non-profits with both sponsorship dollars and cash donations.

Irons Brothers partner with many local small business subcontractors providing services to the community. Irons Brothers Construction and its leaders are influential in the local business and economic community. Joseph Irons served as president of the King & Snohomish Counties Master Builders Association in 2016. Businesses like Irons Brothers Construction and our other Chamber members create work-life balance in the local community by providing local employment.

Running a business, let alone one that has been successful for 20 years in its present location in Shoreline deserves recognition. Please consider this long-term upstanding Shoreline Chamber member's track record when making your decision. There are other businesses in similar locations adjacent to single family residences along 15th Avenue. We ask you to take these factors into consideration when assessing Irons Brother's application to amend their property's zoning and comprehensive plan designation.

We have the interest of all our members at heart, and we see the potential for more challenges like this as the city grows. As a Chamber which continues to support local business, and we hope that you consider these important contributions to Shoreline's economic development and continued success that Irons Brothers Construction, and its owner's Joseph and Melissa Irons have made to our City.

Please consider their application by making an informed and supportive decision using the information and facts that have been provided to you. Show our business Chamber with your actions that the City does partner with the businesses in the community to help them continue to provide livelihood and employment in their local community.

Thank you. Sincerely,

A handwritten signature in blue ink that reads 'Marlin Gabbert'. The signature is written in a cursive, flowing style.

The Shoreline Chamber Board
Marlin Gabbert, President



September 19, 2019

Planning Commission
City of Shoreline, City Hall
17500 Midvale Ave N
Shoreline, WA 98133

Dear Shoreline Planning Commission and City Council Members,

GSBA is Washington State's LGBTQ and allied chamber of commerce. Established in 1981, we represent over 1,400 small business, corporate, and nonprofit members who share the values of promoting equality and diversity in the workplace.

We know how important small businesses, like Irons Brothers Construction, are to the local community and to the residents they serve. They provide good jobs and important tax revenue to the City of Shoreline. Beyond their own employees, they have a wider impact as a local, independently owned business. The salaries they pay, the services they use, and the profits they make circle back within the community. In short, companies like Irons Brothers Construction are precisely the kind of small business that everyone says they want to attract to their communities.

Irons Brothers Construction joined our chamber in 2004, and have been exemplary members. They have hosted events to support our region's small businesses, been trustworthy contractors for many of our members, and even received the 2010 GSBA Business Leader of the Year award in recognition of their work. Their longevity in the community and the impact they have on the community at large should be considered when reviewing the land use of their properties.

We ask you to support the application of Irons Brothers Construction for the amendment of their addresses zoning and comprehensive plan designations to reflect the current and established use for over a decade.

Please consider all facts and information provided to you when making your decision to support Joseph and Melissa Irons. Small businesses like theirs are vital to our local communities, and your influence and decision-making will allow them to continue operations at their location, providing livelihood and employment to several families.

Thank you,

Louise Chernin
President & CEO



**SUPPORT
LETTERS

FROM
CITY OF
SHORELINE
BUSINESSES**



Center for Human Services

Building a stronger community...one family at a time.

Mailing Address: 17018 15th Avenue NE • Shoreline WA 98155 • 206-362-7282 V/TDD • Fax 206-362-7152 • Email: admin@chs-nw.org

September 23, 2019

Planning Commission & City Council
City of Shoreline, City Hall
17500 Midvale Ave N
Shoreline, WA 98133

Dear Shoreline Planning Commission and City Council Members:

I am writing in support of Irons Brothers Construction's request for rezoning of their Shoreline property to allow them to continue their well-established business at that location. Center for Human Services (CHS) is literally next door to Irons Brothers Construction and have found them to be good and supportive neighbors since they first moved onto the property.

Shoreline is fortunate to have small-business owners willing to hire Shoreline residents, pay Shoreline taxes, and support the Shoreline community. They have used the property as a business site for over a decade, which makes one wonder if there are any real concerns about where they are located. From CHS's perspective, their presence on our block has only been positive.

I am unable to attend the public hearing on this matter, so please accept this letter as CHS's strong support of the rezoning and amending of the Comprehensive Plan designation that Irons Brothers Construction has requested.

If you have any questions, please feel free to contact me directly at 206-631-8802 or BGomillion@chs-nw.org. Thank you.

Sincerely,

Beratta Gomillion
Executive Director



2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Center for Human Services

Signature: Ramona K. Graham, SUD Dept. Director

Date: 2/19/19

Address: 17018 15 Ave. NE, Shoreline, Wa. 98155

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:

Neighbors

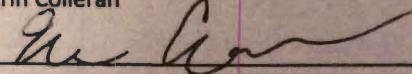
Comments:

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Erin Colleran

Signature:  _____

Date: March 5, 2019

Address: 19240 Aurora Ave N, Ste A, Shoreline, WA 98133

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons: Longtime friend, Fellow PTA member, Client, fellow community advocate

Comments:

I have known the Irons family for the last six years while our children have attended school together in Shoreline. I have collaborated with Melissa and Joseph both professionally and through school fundraising and community building events. Their generosity and philanthropy has been a huge support to our Shoreline schools and the Shoreline community. I would like to offer my agreement and support in their request to rezone and I believe keeping their business in our community will only benefit Shoreline and Shoreline residents.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: James Vance (Luna Kitchen and Bath)

Signature: _____

Date: 3/18/19

Address: 2455 NE 182nd Ct, Shoreline, WA 98155

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons: We are both friends with Joseph and Melissa Irons and Irons Brothers Construction is Luna Kitchen and Bath's most valuable customer.

Comments: Over the years, Irons Brothers Construction, its employees, and the Irons personally have contributed a lot to the City of Shoreline and its residents, and for that reason I support their Comprehensive Plan Amendment changes and Rezone Application. Given that these two properties are immediately adjacent to existing community business zones, it seems entirely reasonable to move the zone boundary one lot over if it means keeping such a valuable asset in the community. If Irons Brothers Construction were forced to move out of Shoreline over this, the community as a whole would lose.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Patrick Looney *All City Electric*
Signature: *Patrick Looney, President*
Date: 2/6/19

Address: 619-B NW Richmond Beach Rd.

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons: We are a sub-contractor for them. _____

Comments: We have worked with Irons Brothers Construction for over 10 years and have been very proud to be associated with them with all of their charitable work and community involvement.

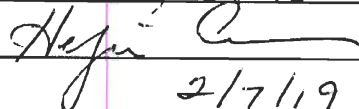
2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Helju Coder, Office Manager All City Electric

Signature: 

Date: 2/7/19

Address: 619-B NW Richmond Beach Rd, Shoreline 98177

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:

We are their electrical sub-contractor

Comments:

We have worked with Irons Brothers Construction since 2006. They are a very professional, community minded group of people. A pleasure to do business with them.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Craig Stevens

Signature: 

Date: 2 / 27 / 2019

Address: PO Box 33005 Shoreline, WA. 98133

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:
Sponsorship Manager for Shoreline Little League and current resident of Shoreline, WA

Comments:

Irons Brothers Construction has risen above the odds as a small business in our community, standing the test of time and riding the wave of the fluctuating economy and housing market in the Pacific Northwest only to find themselves celebrating their 20th year here in Shoreline.

Irons Brothers Construction is not only a respected member of our small business community, they are a long standing supporter of Shoreline Little League, ensuring that all youth in the Shoreline community have the opportunity to play baseball or softball.

Small businesses like Irons Brothers Construction are an asset to our community, and we fully support their Community Business re-zone application, which will allow them to continue to employ residents of Shoreline and provide services to the Shoreline community from their current business location.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

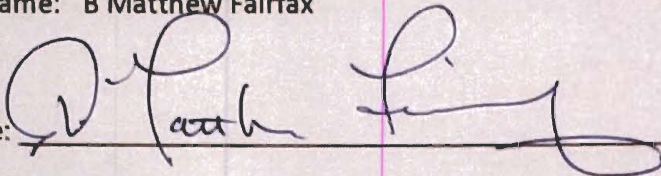
To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: B Matthew Fairfax

Signature:

A handwritten signature in blue ink, appearing to read "B Matthew Fairfax", written over a horizontal line.

Date: March 4, 2019

Address: 19240 Aurora Ave N, Ste A, Shoreline, WA 98133

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons: Longtime client and colleague

Comments:

I have worked with Irons Brothers Construction since 1999 when I bought our salon in Shoreline. This company is an excellent community citizen and has contributed greatly to this community and to my business as well. The requested rezone makes great sense and I truly believe that it would not have any negative impacts on our community. I trust the council will approve this request and keep another Shoreline business here in the community.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: David Thomas

Signature: 

Date: 2.5.2019

Address: 216 NE 174th St. Shoreline WA 98155

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:

Plumber/Contractor RDPLUP2889KB

Comments:

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: ROBERT TINDAL

Signature: 

Date: 2.6.19

Address: 216 NE 174th St. Shoreline WA 98155

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:
owner/operator R+D Plumbing

Comments.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.
Meeting January 23rd

From: Bill Fraser billf69456@comcast.net

To: Melissa Irons melissa@ironsbc.com

Date: Wednesday, January 23, 2:24 PM

Joseph and Melissa ,

Thank You for the invitation. We are not able to attend but have no objections.

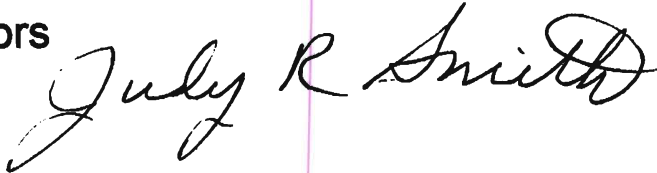
Kelsey House Apartments

Bill Fraser

Sent from my iPad

I vote yes to approve the Re-Zone request for Irons Brothers.. Melissa and Joseph are huge contributors to our Shoreline community as well as to others. Not only do they contribute with their time, they provide jobs, support local businesses and organizations. They provide a significant amount of tax revenue to the city. Please approve their application.

Judy R Smith 206-778-8856 February 6, 2019
Member of and on the Shoreline Chamber Board of
Directors

A handwritten signature in cursive script that reads "Judy R Smith". The signature is written in black ink and is positioned below the typed name and title.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Kelly Anderson

Printed name:

Kelly Anderson

Signature:

Kelly Anderson

Date:

3/17/2019

Address:

20312 28th Ave W Lynnwood, WA

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:

Member w/ Iron Brothers of the

Comments:

Shoreline Chamber of Commerce.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: DALE G SUTTON

Signature: 

Date: 3/18/19

Address: 2117 8th Pl W EDMONDS

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:

WORK WITH MELISSA & JOE AT SHORELINE CHAMBER OF COMMERCE FOR MANY YEARS

Comments:

I KNOW THEY WILL ALWAYS BE GOOD NEIGHBORS EVEN WITH A REZONE.

Melissa Irons

From: Shayler,Suzan <Suzan.Shayler@edwardjones.com>
Sent: Monday, March 18, 2019 8:29 AM
To: undisclosed.for.privacy
Subject: Irons Bros Rezone Application

Importance: High

Dear Council Members,

I writing to lend my voice in support of the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

I currently serve as the Vice President of the Shoreline Chamber of Commerce and have known the Irons' for several years. We both sponsor the Shoreline/Lake Forest Park Art Council's Art Fest.

Thank you for your consideration, Suzan.

Suzan M. Shayler
Financial Advisor
Edward Jones
Making Sense of Investing
19270 Aurora Ave N, Suite #1
Shoreline, WA 98133
OFFICE: 206-542-2599
FAX: 855-313-6328

We strive to always Exceed your Expectations & your Opinion matters to us!

You may receive a phone call or email from J.D. Power and Associates, it will be a Michigan number 231-224-2038 or email from EdwardJones@sevicesurveyonline.com

to participate in a survey about the level of service our office provides to you. We would be tremendously grateful if you would take a few minutes to take this 3 minute call or email and complete the survey which will help us to serve you even better.

If you feel for any reason our office doesn't deserve a perfect score... PLEASE LET US KNOW.

Suzan Shayler
Financial Advisor
Edward Jones
19270 Aurora Ave N Suite 1
Shoreline, WA 98133-3963
(206) 542-2599
www.edwardjones.com

If you are not the intended recipient of this message (including attachments) or if you have received this message in error, immediately notify us and delete it and any attachments.

If you do not wish to receive any email messages from Edward Jones, excluding administrative communications, please email this request to Opt-

**SUPPORT
LETTERS

FROM
SHORELINE / LFP
RESIDENTS**

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Andrew Anschell

Signature: Andrew Anschell

Date: 02/05/19

Address: 1548 NE 170 Street, Shoreline, WA 98155

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:
Customer- of their construction services

Comments:

I support the Rezone Application because I believe that the business owners have improved the safety and cleanliness of their properties, and that they take seriously their responsibilities to the neighborhood and community.

Melissa Irons

From: Melissa Irons
Sent: Friday, March 15, 2019 5:15 PM
To: 'clk@shorelinewa.gov'; 'whall@shorelinewa.gov'; 'dmccConnell@shorelinewa.gov'; 'schang@shorelinewa.gov'; 'kmcglashan@shorelinewa.gov'; 'croberts@shorelinewa.gov'; 'brobertson@shorelinewa.gov'; 'kscully@shorelinewa.gov'; 'dtarry@shorelinewa.gov'
Cc: Joseph Irons; 'Melissa Irons (melissa@ironsbc.com)'
Subject: Neighbor Reaches out with Concern for Irons
Attachments: 20190315_125043.pdf; Andrew Anschell - Shoreline resident, Client of Irons B.C..pdf
Importance: High

Hello Council Members,
We would like to share with you an email we received from a concerned neighbor about how his neighbors are treating us and the request we have proposed to Council and Planning Commission for our two properties at 1510 and 1517 NE 170th.

Andy Anschell is not only one of our neighbors, a repeat clients, and a Shoreline resident, but he has also written in to you and the planning commission prior in favor of our rezone request (see attached document). He lives four doors up from our existing office space on the North side of 170th at 1548 Ne 170th St. Shoreline, WA 98155.

Please consider his email (attached and below):
*"Hi Melissa,
Just wanted to let you know that there is letter being distributed about the proposed zone change that uses scare tactics and exaggeration to try to drum up opposition. They say they are part of a group but don't identify themselves. It's too bad that many of the neighbors will probably take it as the gospel truth."
Andy*

He approved for us to share this email and information with you as notice that there are a group of malicious neighbors that are trying to collaborate other citizens on the disapproval side of our amendment by using false information and misstated facts.

Thank you for your attention to this matter and in consideration of our agenda item on the Council's Agenda for Monday 3/18 meeting.

Melissa Irons, CGR CAPS CGP
November 2018 NAHB Remodeler of the Month – [read article](#)
2016 Master Builders Association Remodeler of the Year



Showroom & Operations Manager
Irons Brothers Construction, Inc.
206.306.7767 office

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

From: Andrew Anshell <afanschell@outlook.com>

Sent: Tuesday, March 12, 2019 12:58 PM

To: Melissa Irons <melissa@ironsbc.com>

Subject: community rabble rouser

Hi Melissa,

Just wanted to let you know that there is letter being distributed about the proposed zone change that uses scare tactics and exaggeration to try to drum up opposition. They say they are part of a group but don't identify themselves. It's too bad that many of the neighbors will probably take it as the gospel truth.

Andy

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

Dear City of Shoreline City Council Members,

Please find a way to work with the Irons Brothers that would allow them to continue to conduct their business on NE 170th just off the corner of 15th Avenue NE. They have been in business in this location since 2008 and have invested significant effort and financial resources toward applying for a rezone as suggested by City of Shoreline staff.

We are long-time residents of Shoreline and value being able to do business in our local community. We think that supporting our local small businesses makes for a stronger community and provides more job opportunities for Shoreline people. Also, the roads have become more crowded and concerns regarding climate change more pressing over the years. For these reasons we try to avoid unnecessary driving. When it was time to remodel our home, in preparation for retirement, we were glad to find a company nearby to do the work. The Irons Brothers were at our home almost every work day for over five months. We felt good that they were coming from a few blocks away versus miles away.

We hope the Shoreline City Council will work to create a supportive city, and fair treatment, for the Irons Brothers and other small businesses that provide valuable services to our community.

Sincerely,

Paul and Clara Beeman

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name:

Paul and Clara Beeman

Signature:



Date: 2-28-19

Address: _

16510 23rd Avenue NE, Shoreline, WA 98155

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:
customers _____

Comments:

When it came time to remodel our home we were glad to find a quality, full service, company right here in Shoreline near where we live. This helped with efficiency of time and travel since they were at our place almost every workday for over five months. This was especially important to us since we wanted to keep our project as environmentally friendly as possible.

They have been in their location for a number of years and are part of this community. They keep the outside of their property well maintained and attractive. We think they probably provide some buffering from traffic noise for their neighbors. They have put considerable resources into the interior of their space to meet the needs of their business such as setting up a reception area, office space, meeting rooms, and examples of how materials can be used in projects. It would be a hardship for them if they were to have to recreate this elsewhere.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Cody Norman Ross

Signature: Cody Norman Ross

Date: 2-27-2019

Address: 2675 NE 169th St. Lake Forest Park, WA 98155

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:

Employee - Project Manager

Comments: The properties in question for Rezone are right next to existing community businesses. Both properties are a stones throw from 15th Ave NE, Not in the middle of a neighborhood like some opponents of the re-zone application would like you to think. Re-zoning the properties will have zero impact on the residential neighbors of IRONS BROTHERS CONSTRUCTION. The office hours are 8:30 AM - 4:30 PM. The majority of the activities conducted at both properties are office like in nature and the properties are utilized for parking and some materials storage. Our presence in the neighborhood is not a nuisance and we make a concerted effort to be good neighbors and community stewards. Irons Brothers construction takes part in many events every year that give back to the community that many of the staff live in. As it stands now, IBC is following the process and recommendations from the city of Shoreline, anyone saying otherwise is being untruthful and vindictive. Irons Brothers construction needs and wants to continue to operate at their current location on NE 170th St.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Dave Catholon

Signature: 

Date: 2/6/19

Address: 2333 N. 148th St., Shoreline 98133

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:
Board Member at CHS, personal acquaintance, potential client

Comments:

As a board member at Center for Human Services, I have experienced the unique and high level of support Irons Brothers provides our community in Shoreline. Additionally, I have only heard positive comments by staff and leadership at CHS about Irons Bros as a neighbor to CHS's building on 15th + 170th


2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: DAVID G. HUPPER

Signature: 

Date: 7 Feb. 2019

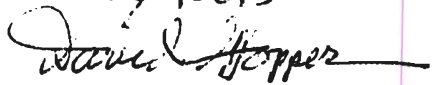
Address: 16803 25th AVE. N.E.

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:
CLIENT

Comments:

Having resided in Shoreline since 1967 and experiencing the transformation of this community, particularly in the area surrounding North City, toward higher density residential spaces, we are witnessing the diminishing of amenities that make a community thrive, (ie: loss of a post office, closing of Walgreens Pharmacy). At the same time, higher density condos and apartments are being built at a rapid rate with future occupants destined to seek the services a thriving community needs.

As a provider of services right here in our back yard that Irons Brothers Construction, Inc., has given to many of our neighbors, we respectfully request that consideration be given in favor to the zone amendment for their continuation and appreciation of their services.

Truly Yours


2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.
Re: We Need Your Support at Tonight's Shoreline City Council Meeting 3/18 at 7pm

From: DEAN D FROERER oldase@comcast.net

To: Melissa Irons melissa@ironsbc.com

Cc: Joseph Irons joseph@ironsbc.com

Date: Monday, March 18, 11:40 AM

Sign us up as supporting your application; see below for name and address...

Dean & Carolyn Froerer

16544-34th Ave. N.E.

Lake Forest Park, WA 98155

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name:

Debbie Ochoeff

Signature:

[Handwritten Signature]

Date:

2/7/19

Address:

14811 Denmore Ave N Shoreline 98133

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:

Friends + clients

Comments:

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: DEJAH LÉGER

Signature: *[Handwritten Signature]*

Date: 2/7/2019

Address: 14879 6th Ave NE SHORELINE WA 98155

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:

EMPLOYEE

Comments:

IRONS BROTHERS CONSTRUCTION sponsored my daughter's softball team here in Shoreline, and it was through this philanthropic outreach that I met Joseph + Melissa. When I decided I wanted a career change and wanted to enter the skilled trades, they were my first and only call. I loved that IBC engages in multiple community events in Shoreline and supports our community through volunteer efforts (like Rampathon + Painting a Better Tomorrow) and sponsorship (like youth sports). They took me on as an apprentice, and as far as I'm aware, I'm now one of the ~~only~~ very few women carpenters in Shoreline. Their business location is ideal, as it's surrounded by multiple other businesses, and they have operated from there without issue for over a decade. Their location is the only reason I was able to make this life-changing career shift, since I can stay close to my kids + home. As a long-time Shoreline resident, I fully support the Rezone application submitted by Joseph + Melissa.

Many changes are coming to Shoreline that are much more impactful - a small, community business that gives back to its community is the least of our worries or focus!

Dear Shoreline City Council,

I'm writing in favor of the rezone measure concerning Irons Brothers Construction (Amendment 3).

I'm a long-time Shoreline resident. I met Joseph and Melissa Irons when they sponsored my daughter's Shoreline Little League Softball team, and when I pursued a career in carpentry, they were the first and only company I called, specifically because of their location and community investment. **By staying local, I can reduce my environmental impact** and increase my safety because I'm staying close to the community I serve; plus, I can remain close to my children, who attend Briarcrest and Kellogg.

I've lived long enough in Shoreline that I remember when the corner property on 170th and 15th was a run-down 4-plex that was constantly being vandalized. **Irons Brothers Construction has significantly cleaned up that corner and made it safer for the entire community.** Their ongoing diligence to keep the area clean and safe has been a welcomed buffer between the increasing traffic of 15th AVE NE and the residential area of 170th.

Some neighbors voiced concern at the February 7th hearing that IBC would somehow spontaneously generate new congestion/noise/safety issues if rezoned for community business, or that IBC would use the rezone as a way to significantly grow as a business. Both of these ideas are easily disprovable.

IBC has operated as a community business in that location for over a decade without issue and has been a solid neighbor for as long as many residents who spoke have lived on that street. They were either unaware of the business or took absolutely no issue with the business being there until this rezone amendment was brought forward. Fear-mongering and personal issues by a select few residents and the fear of Big Business moving in have clouded a very straight-forward and sensible rezone compliance.

IBC's track record of 20+ years as a small business shows that there is no intention for radical expansion, and their decade-plus time in their current location proves their dedication to remaining a small, local, community-operated business. We are a small work force of 11 people. IBC is my second family and they provide a way for me & my family to keep living in Shoreline and serving my community.

I wish IBC was on my street. I wish that I could have the luxury of debating whether or not to rezone a small business on my block instead of the giant condos and retail outlets that my block just got rezoned for. With the light rail and radical rezones, Shoreline is changing. **In the true spirit of Shoreline as a community neighborhood, we should be fighting hard to keep local, small, community-operated and invested business in Shoreline, not trying to drive them out based on fearful "what-ifs".** The reality is that the two properties in question in Amendment 4 make the most sense as community business properties, as their track record of always being either a business or 4-plex shows. **It's time to prioritize keeping small business in Shoreline!**

Sincerely,
Dejah Léger

14879 6th Ave NE
Shoreline, WA 98155
206-527-2031

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Janay McMurrer

Signature: Janay McMurrer

Date: _____

Address: 20412 55th Place NE, Lake Forest Park WA 98155

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons: Customer; IBC Inc remodeled kitchen & 2 baths 2016-2017

Comments:

I have found IBC to be an important business in the Lake Forest Park / Shoreline area. When we searched for a remodeling contractor, the fact that they were local was very important to us. We want to support local businesses! We also checked out their participation in their industry and in local activities. Irons Brothers is active both in building contractor organizations and, more importantly, in supporting local nonprofit activities, such as the Shoreline / LFP Arts Festival, Little League, Rampathon.

There were several occasions where we went to the IBC office for meetings or to check out samples. Every time we were there we noted how careful IBC was to keep their vehicles & customer vehicles confined to their property. I understand, however that the rezone would only move the line to the other side of their property.

I do not think Shoreline should risk forcing out such a supportive and thriving business. Please grant the rezone

Nancy and Jim McMurrer
20412 55th Place NE
Lake Forest Park, WA 98155

September 27, 2019

City of Shoreline City Hall
17500 Midvale Avenue N
Shoreline, WA 98133-4905

Attn: Rachael Markle
Director, Planning and Community Development

Re: Request to Rezone by Irons Brothers Construction

Dear Ms. Markle:

We are writing in support of the above request by Irons Brothers Construction (IBC) to rezone their properties at 1510 NE 170th and their newly acquired property, at 1517 NE 170th, from the current R-8 zone designation to Community Business, along with the needed amendment to the Comprehensive Plan.

Nancy spent many years commuting north and south on 15th Avenue, NE, from our home to downtown and later to the University of Washington (via both car and bus), so she is very familiar with that area close to IBC's office location. Both of us consider this area as part of our community. We sometimes shop at the close-by Safeway, eat often at Leena's Restaurant, and used to go to the post office on the corner of NE 175th St; we have also patronized other businesses in the area. This is a growing community business area, so we understand the concern that some homeowners may feel about any possible change.

However, we also know the connection and responsibility felt by the owners and employees of IBC to this specific community and Shoreline. We contracted with IBC in 2016 for a remodel to our two bathrooms and a remodel and expansion of our kitchen; these were completed in 2017. We had done extensive research about remodeling, talking with many at a remodeling show (every contractor who would consider our location). We narrowed our pool to six contractors and interviewed them in our home. IBC did not present the lowest estimation of costs, but they were head and shoulders above the other contractors with whom we spoke. Several of the others also had outstanding reputations and no doubt would have done a satisfactory job, but IBC had several additional attributes that appealed most to us.

First, other people who had remodels by IBC gave them outstanding recommendations, a very important consideration. All mentioned the care and attention to detail evidenced by each and every IBC employee. And, even more, IBC was a local contractor, which was convenient for us; we also believe in supporting local businesses (especially when their work is so highly praised). In addition, when we investigated, we found that IBC was active in supporting both their profession and their community. Joseph, Melissa, and their employees: volunteered time and

effort to help out members of the community; they sponsored community activities; they participated in professional and business organizations; and they were recognized for the excellence of their work. Many of their employees also lived in Shoreline and nearby towns. All of the above continue to be true in the present. IBC is truly a valuable business for Shoreline.

During the remodel we met a few times at the NE 170th Street office. It is a quiet place, since most of the employees are at work sites. In addition, IBC has hosted, during a few summers, a get-together with customers and subcontractors. IBC is always VERY careful in the invitations to emphasize that all of us attending should use the alternate commercial parking and NOT park where it might inconvenience residential neighbors. I sincerely believe that they try hard to be considerate of those who live close by. After all, the owners (and many of the employees) live in Shoreline as well. Their office is a house; we wondered, our first time there, if we indeed had the correct address for a "business."

Small businesses are a significant part of the economic backbone of cities like Shoreline and Lake Forest Park. Both were originally bedroom districts for Seattle, but our towns are changing. As more and more people come to appreciate living close to where they work, towns like ours are coming to view small businesses as our best opportunity to grow in a way that supports the need for revenue to fund public services while maintaining residential integrity.

IBC has been in its present location since 2008, with, as we understand it, only one complaint, from a neighbor, which was resolved. Thus, it does not appear to us that permitting IBC to remain in its present location and use the property recently purchased will cause any major impact on the neighborhood. Instead, keeping IBC in the community will keep in Shoreline this active partner that supports its arts programs and volunteers to help community residents.

Irons Brothers is a small business that provides outstanding service to its customers (many of whom live in Shoreline and neighboring towns), support to its community, and important employment to some of Shoreline's residents. We urge you to take the steps necessary to keep this valuable asset in place.

Sincerely,

/s/ Nancy McMurrer

/s/ Jim McMurrer

Nancy McMurrer

Jim McMurrer

Shoreline City Councilmembers –

Irons Brothers Construction staff have consistently shown professionalism and care for the Shoreline community in all of our interactions to date. We originally found the firm through intense research in preparation for our planned home remodel. In that search, Irons Brothers Construction over and over again rose to the top in recommendation and ranking from customers both within and beyond Shoreline. Then, as part of Irons Brothers Construction's continued support of local community organizations, we found them as a generous auction participant and contributor to the Center for Human Services. Finally, we continue to recognize Irons Brothers Construction as a community business partner, providing activities and sponsorship of the Shoreline Arts Council, giving to the Shoreline community during events like Ramp-a-thon, and even giving away free firewood during the most recent extent snow events. Time and time again, Irons Brothers Construction proves itself to be a conscientious employer and supporter of the Shoreline community and its neighbors.

The rezoning of the 1517 property would allow for Irons Brothers Construction to continue its high quality of work as a Shoreline-born and bred business and steward of the community. Their plans do not indicate any intentions to encroach upon the existing residential neighborhood, and have indicated continued efforts for communication and collaboration with neighbors.

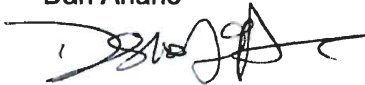
Please consider this request as a benefit to not only this quality Shoreline-based business and employer, but also the larger Shoreline community.

Respectfully,

Juliet Scarpa



Dan Ariano



City of Shoreline residents
17201 10th Ave NW
Shoreline, WA 98177

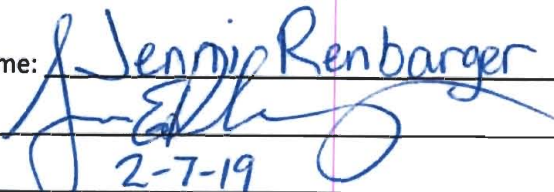
2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Jennip Renbarger

Signature: 

Date: 2-7-19

Address: 18018-15th AVE NE Shoreline 98155

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons: Accounts Manager for IBC

Comments:

Rezone Comprehensive Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

From: Jill Boyd jill@coachingalchemy.com

To: Melissa Irons melissa@ironsbc.com

Date: Tuesday, February 5, 7:01 PM

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Julia Boyd _____

Signature: _____

Date: 2/5/19 _____

Address: 16035 27th Ave., N.E. Shoreline, Wa. 98155 _____

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:
client _____

Comments:

I support the Irons Brothers request for the Comprehensive Plan Amendment changes and Rezone Application as described above. The Irons Brothers Company is an asset to our community and I would like to see them stay in Shoreline at the above addresses.

Julia Boyd

2019 Consolidated Plan Amendments - Att. G - Melissa Irons Comment & Support docs.
Fwd: Ask of Clients / Partners and Attachment Requesting Support for Irons

From: Melissa Irons melissa@ironsbc.com
To: Melissa Irons melissa@ironsbc.com
Date: Wednesday, February 6, 12:44 PM

From: Judy Smith <judyrsmith44@gmail.com>
Sent: Tuesday, February 5, 2019 5:34 PM
To: Melissa Irons
Cc: Joseph Irons
Subject: Re: Ask of Clients / Partners and Attachment Requesting Support for Irons

I vote yes. Melissa and Joseph are huge contributors to our Shoreline community as well as others. Not only do they contribute with their time, they provide jobs, support local businesses and organizations they provide a significant amount of tax revenue to the city. Please approve their application. Judy R Smith [206-778-8856](tel:206-778-8856)

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Matt Behring

Signature: 

Date: 2/7/19

Address: 916 N 165th St

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:
Employee & Friend

Comments:

To Whom It May Concern:

I support the request for Comprehensive Plan Amendment changes & Rezone Application that was submitted by Joseph & Melissa Irons for the properties at 1510 NE 170th St & 1517 NE 170th Shoreline, WA 98155

Respectfully,

Printed name: Jamie Harber

Signature: 

Date: 3/12/19

Address: 1510 NE 170th St #3 Shoreline, WA 98133

Relationship with Irons Brothers Construction, Inc and/or Joseph & Melissa Irons:

Tenant.

Comments:

I have lived at the above address since 2001. From 2001-2005 I had two different landlords. Then in 2005 my third landlord became Joseph & Melissa Irons which I consider a blessing. They are & have always been attentive to my needs. If ever I had an issue with something in my apartment it was fixed, repaired, or replaced if not the same day but the very next day. The tree that was removed at the corner of 7-11 needed to be removed. I have witnessed crime, drug activity & things that people just shouldn't see in public. The tree hid people that should not have been there in the first place. They would go between the tree & the dumpster next to 7-11. It is so nice being able to walk by there not having to witness obscene behavior or be scared to cross the street. Joseph & Mellissa Irons do amazing things for the community & the community is a much better place because of them. They have respect for everyone around them, neighbors are treated as friends.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Jeff Vandendyssel
Signature: Jeff Vandendyssel
Date: 3/18/19
Address: 15247 Densmore Ave W
Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:

Comments: neighborhood friends

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Kaoni Vandendyssel
Signature: *Kaoni Vandendyssel*
Date: 3-18-19
Address: 15247 Densmore Ave N
Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons: Neighbor / Friend

Comments:

We support the Irons business. Good People that do good work in the community.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name:

MICHAEL J. LEPTICH

Signature:

Michael J Leptich
3-18-19

Date:

15318 ASHWORTH AVE. N. SHORELINE, WA. 98133

Address:

NEIGHBORS

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:

Comments:

It is in the best interest of Shoreline residents to keep the businesses shoreline has in Shoreline, and do what needed to help these businesses prosper.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: MARCI HENDRICKSON Joe Hendrickson

Signature: 

Date: 3.16.2019

Address: 2403 NW 197th St Shoreline WA 98177

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons: HAVE BEEN WORKING WITH BOTH MELISSA & JOSEPH

Comments: FOR OVER A YEAR & 1/2. THEY ARE CURRENTLY REMODLING OUR HOME IN RICHMOND BEACH. HAVE SPENDT MANY HOURS DEVELOPING A CLOSE TRUSTING RELATIONSHIP. THESE ARE GOOD PEOPLE. HIGH LEVEL OF INTEGRITY. GREAT MEMBERS OF THE LOCAL COMMUNITY. THEY DESERVE OUR SUPPORT AND THEIR REQUESTED CHANGED.

AS LONGTIME RESIDENCE OF SHORELINE, THIS IS THE TYPE OF BUSINESS WE WANT TO KEEP IN SHORELINE.


2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Lorie Hoffman

Signature: 

Date: 2/6/19

Address: 19811 15th Ave NE, Shoreline WA 98155

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:
working relationship + hopefully a future builder!

Comments:

The company that Joseph + Melissa have built here in Shoreline is an incredible community asset. Not only are they active in the Shoreline Chamber of Commerce, but they have been a consistent supporter of community events including the Shoreline Arts Festival where their free birdhouse building tent is a smash hit with families. We're a town that struggles to build a robust and engaged business sector, but with Irons Brothers Construction we already have a great, invested business. It would be a shame to lose them because of zoning.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom It May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: GERARD MACHESO

Signature: 

Date: 3/18/19

Address: 16910 25th Ave NE

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:
They remodelled our kitchen.

Comments:

To Whom it May Concern,
I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name:

Delynda Leptich

Signature:

Delynda Leptich

Date:

03-18-19

Address:

15318 Ashworth Ave N

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:

Neighbors

Comments:

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Tiffany Beck

Signature: Tiffany Beck

Date: 02-28-19

Address: Edmonds, WA,

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons: Work at Irons Brothers Const.

Comments:

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Kate Beck

Signature: 

Date: 2/7/18

Address: 18107 Densmore Ave N: Shoreline, WA 98133

206-878-7100

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons: personal past client, volunteer partner, GSBA chamber members and committee engagement together

Comments:

I have known Joseph and Melissa Irons for over a decade. We belong to a business chamber together and I am very familiar with their work both personally and professionally. They did a major remodel for my previous home and their quality of work and professionalism cannot be beat. I have several colleagues who have used their services and I often refer clients to them. Their quality of work and reliability simply cannot be beat.

I also know they are very philanthropic and super engaged in our Shoreline community and it would be a huge loss if they had to relocate to another area.

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

From: Renee Reeves <tomren77@comcast.net>
Date: January 18, 2019 at 4:32:53 PM PST
To: Joseph Irons <joseph@ironsbc.com>
Subject: Re: Changes to our zoning
Reply-To: Renee Reeves <tomren77@comcast.net>

Hi Joseph!

Thanks for letting us know about your new zoning deal, and invite for your meeting. We won't be able to come, but wishing you good luck in getting your new zoning thing done, and on your other property across the street!

We have noticed lately your trucks over there, it certainly is super handy for you, and hoping it gives you plenty more room for your growing business.

Wishing you much continued success! Hope you and your beautiful family are doing well and that you had a nice holiday season! Thanks for thinking of us, Happy 2019 to you all!

Renee & Tom Reeves

On January 18, 2019 at 10:13 AM Joseph Irons <joseph@ironsbc.com> wrote:

Tom & Renee,

How have you been? Love seeing your comments on facebook.

I wanted to email you as you were not on the Cities required mailing list but thought I should send you a copy of this letter. We don't have any plans to change our business operation but do have to change the zoning to allow us to remain doing business as usual in our current location.

I call you too, talk soon,

Joseph Irons, CGR, CAPS, CLIPP, CGP, GMR, GMB

[2018 NAHB Washington State Representative](#)

President & General Manager

Irons Brothers Construction, Inc

SUPPORT LETTERS

FROM OTHERS

10-3-2019

Re: Application for Rezone and Comprehensive Plan Amendment #1 and #3 for 1510 and 1517 NE 170th St. properties

To Whom It May Concern:

I have had the honor of working with the Irons Family and Irons Brothers Construction for over 7 years and most recently as an employee for the last 3 ½ years. In this time, I have come to know them personally and professionally. In my life and in my time in the building industry I honestly cannot say I have met anyone more honest, transparent, caring and genuinely dedicated to their business, their employees and the city they live and operate in.

Regarding the Zoning question at hand I find it baffling that any city official, development department, commission, council member or resident of Shoreline would not be in support of this business operating at their current location. The business and the Irons family have given back in so many ways to this community. Through support of other local businesses, participation in and volunteering at local events, through donating home improvement projects to residents in need, supporting local schools, city initiatives and through just being a good neighbor and small business operator. The argument suggesting that the Irons' have knowingly operated a business in violation of zoning codes is absurd. To suggest this is true also suggests that for years they have knowingly risked their business, their livelihood, their family's financial future, and the lives and futures of every employee and their families. What small business owner would ever take such a risk? It just does not make sense.

They have operated the business in accordance with any and all laws and regulations, ensuring that they went above and beyond to comply (even obtaining a permit to install a flagpole). They were very surprised when informed of possible questions regarding the zoning of the business site. The business was established, registered, licensed and had been operating for years at this location. Upon being notified they immediately and voluntarily took all the recommended and necessary actions to resolve the issue, including a substantial unexpected financial investment in order to ensure they comply.

The concerns of the neighborhood residents are understandable, and they deserve to be heard and have their arguments considered. However, as voters we elect officials to consider all the information at hand, to take the time necessary to research and consider all the angles and smartly decide what is best for the whole of the city, the community and the public at large. Supporting local business, encouraging growth, motivating investment in the local economy, creating diversity and supporting residents who truly make a difference in the community you have been elected to represent is the kind of decision-making voters expect. Supporting and allowing this local, family owned and operated business to continue to thrive, grow and give back to the community is the right decision to make.

Thank you.

Trevor D Dodds



To whom it may concern:

I am a recently hired employee at Irons Brothers Construction located at 1510 NE 170th Street here in Shoreline.

While not a resident of the City, I am excited to be with a company that does so much for the community at their own cost without thinking twice.

Regarding the Zoning issue I don't understand why some are against Irons Brothers Construction being here in the location that they have been since June of 2008. Having been here for the last 6 months, if I was a homeowner, I would absolutely be thrilled to have a buffer between the two companies that are currently on 15th Ave Ne (7-11 and the Center for Human Services).

Even though I am a new employee at Irons Brothers Construction I have known Joseph and Melissa Irons for over seven years now. I have enjoyed visiting the IBC office during that time as well as Shoreline IBC events that support the community.

I believe that Irons Brothers Construction is a great neighbor to have and are the neighbors we could all hope to live next door.

Sincerely



Mark Jensen

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Jemi Ann Reed

Signature: J. A. Reed

Date: 2/11/19

Address: 10833 Lake View Dr. Lake Stevens, WA 98258

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons:
Business Associate

Comments:

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

To Whom it May Concern,

I support the request for Comprehensive Plan Amendment changes and Rezone Application that was submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 NE 170th St. Shoreline, WA 98155.

Respectfully,

Printed name: Shelli Lucas-Kennedy

Signature: _____

Date: Februar7 2019

Address: 14815 80th Ave SE, Snohomish, WA 98296

Relationship with Irons Brothers Construction, Inc. and/or Joseph and Melissa Irons: I have been Irons Brother's Construction Inc

I have been their Commercial Insurance Broker since 2007. I can speak to their integrity and love for their community. My family worked with them side by side on the Master Builders Rampathon Project last year. I've never seen a more committed hard working group in my life – all the while full of love and compassion. They have a sense of community that speaks volumes. From a buienss standpoint, they care for their employees and the clients, and are focused on serving the Shoreline Community to improve poeples quality of life. Amazing people that I have grown to love dearly, and have become good friends over the years – they are like; that to know them is to be their friend. You cannot help it.

The community deserves to have Iron's Brothers Construction, and Irons Brothers deserves this Amendment and Rezone Application Approval.

Comments:

blue guardrail
Marketing Agency

To Whom it May Concern,

I support the request Comprehensive Plan Amendment changes and Rezone Application submitted by Joseph and Melissa Irons for the properties at 1510 NE 170th St. and 1517 St, Shoreline, WA 98155.

Respectfully,

Jerome M Bader

Jerome M Bader

3-15-2019

616 South Lucile Street, Seattle WA 98108

206.478.4645

My relationship with Joseph and Melissa goes back more than a decade. I was the Marketing Director for the Greater Seattle Business Association where we worked on issues relating to membership, the GSBA Scholarship Fund, community engagement, equality and more. I am now the owner of Blue Guardrail Marketing Agency where I am their brand strategist, marketing consultant and friend. Joseph and Melissa are two amazing people who have chosen Shoreline to run a business, raise a family, and engage with their community by sponsoring the arts, supporting local teams and building wheelchair ramps for physically challenged folks who need greater access to their homes. They do this not because they have to but because they deeply believe in Shoreline and want to make it a better place. They routinely give their employees opportunities to sponsor events and volunteer time to many worthy causes. Shoreline needs more people who are as committed and passionate as Joseph and Melissa Irons, please do not risk losing them by not supporting their Rezone Application.

blueguardrail.com + 206.478.4645 + 616 South Lucile Street Seattle, WA 98108

4-12-19

To: Shoreline City Council,

This letter is regarding Irons Brothers Construction and the rezoning of 1510 & 1517 NE 170th street.

What started as a neighbor (Mark Rettmann) having a personal feud with Joe Irons is really getting out of hand. It started when Joe Irons was in negotiations March of 2017 to purchase the property directly across from Irons Brothers Construction. Joe had purchased this property wanting to remodel/build a nice leading green showcase house to be eventually rented. The lot had two homes on it. A single-family house in very poor shape and a garage with apartment on top. Joe planned to store his personal tools and motorcycle in the garage, he also planned to use the driveway for storage of some company / staff vehicles especially during the new home's construction.

When Joe took ownership of the property in December 2017 he asked the neighbor to please remove his belongings from the garage located on this property. The neighbor previously worked with the ex-owner in some kind of business venture there.

The neighbor (Mark Rettmann) did not want to move his belongings. He wanted to pay rent and keep his stuff there. Joe Irons has other plans for the property and did not want to collect rent for storage of Mark's ATV's, Snowmobile, trailers, Boat, large Truck and other vehicle's Mark owned. So, Mark moved his stuff out threatening Joe with payback.

Joe also wanted to build a fence along the property for security reasons. His neighbor has been doing everything he can to interfere with Joe and cost him money. There was a huge tree in the right of way interfering with his utilities, so he secured the permits and had it professionally removed, the neighbor also gave him grief about this even though he had the same company remove 3 trees from his property the same day.

They have only had the one parking complaint in 2014 but in the last year Mark has submitted about a dozen complaints towards them, from parking, gravel on property, noise, light glare and others. The only change in this period of time is Mark lost his parking arrangements. Irons Brothers didn't suddenly double their size. They have approximately the same number of employees now as they had in 2008 (averaging 8-12). They have always been more of a "paper contractor" managing skilled trade partners.

Now the neighbor has been going around the neighborhood and surrounding neighborhoods stretching the truth to try and get back at Joe for not renting him the garage. I've heard of many stories of how aggressive Mark is, just see the Next Door Site post attached below "Stranger following me home" This is crazy.

Joe has upgraded the garage to current codes by getting permits to update the electrical, adding GAS to the property, reroofing, and painting the building. He removed a dilapidated shed and built a new one. The house on the property was in very poor shape, the roof leaked, there was water damage throughout and it had dangerous electrical and plumbing issues. He has submitted plans for this to be rebuilt now as it truly is in disrepair.

He decided to build a two-story home with garages underneath to securely park his vehicles. His business is performed offsite. This property is a place to park his work vans not a manufacturing or production plant as "Save Shoreline Neighborhoods" would like you to believe.

The office hours are posted 8:30am to 4:30pm by appointment. They don't own any heavy equipment since his company a remodeling firm who fixes up existing structures and uses subcontractors to perform the majority of the work.

I went to the last two city hall meetings and listened to what everybody had to say. Since there was a lot of untruths spoken, I want to set the record straight. Irons Brothers Construction owns one landscape body residential type dump truck, one Chevy van handyman style box truck, three vans, one mini-van, one mini cooper, and one FJ Cruiser. These are not big commercial vehicles. They are used to move tools and employees to jobs. He has had his small dump truck, Sprinter Van, and Chevy Box truck long before he opened the business. The employee's drive the vehicles to the jobs, which most are local to Shoreline.

There are not construction vehicles coming in and out all day long. Employees show up to work at once a week regularly scheduled safety and staff meetings.

He has a couple of office employees that drive their personal vehicles and are there during the work day. He is closed on weekends. He also has a trailer that he parks on the property which is pretty much a storage facility for his home show and remodeling show setup. These vehicles are in good shape their appearance are clean.

They also use vehicles for community events which fall outside of normal work hours when they give back to the neighborhood. Another thing I heard in the meeting was that vehicles are constantly going up and down their street where in reality they drive from the business to fifteenth avenue northeast and head to work. The business they pass is a seven eleven. As far as them going through the neighborhood with their vehicles this is a ridiculous rumor started by the neighbors in order to force them to move.

He hopes the garages underneath the new building will be allowed to house his work vans due to local crime. He also installed security cameras not to spy on the neighbors, but to keep his property safe.

Four years ago, the city of shoreline gave him permission to run his business at its current location. Everything has been fine until he refused to rent the garage to the

neighbor. He has tried to communicate with the neighbor and coordinate with him about his latest project. He wants to put a temporary / privacy security fence between the properties as to reduce any construction impact to the neighbor. The neighbor is being aggressive and doesn't want to work with him.

Since Joe has had permission to run his business out of his current location, he has put well over couple hundred thousand dollars in upgrades to his office and the building. He would not have done this if he was told to move four years ago. I think the city of Shoreline is partially responsible for this money he would not have spent. The neighbor knows how much Joe has put into his buildings and wants Joe to suffer this loss and the loss of moving and setting a new place up. It has nothing to do with zoning. It has everything to do with a personal grudge he has towards Joe. This Mark and his wife Kristi went around the neighborhood and surrounding neighborhoods using scare tactics that Joe had big heavy equipment going up and down the streets, that they were noisy all times of night and on the weekends and that their goal is to put a big industrial complex on this site or sell it to gambling establishments and strip clubs, etcetera.

Which is all untrue. Heck, if I were a neighbor and heard all these lies, I would be pissed off too. The City of Shoreline can go past the property any evening or any weekend and see that these rumors are fictional. They can go look at the vehicles on the site and see for themselves that they are merely vans used to transport employees and tools to the jobs. Most of the employees actually drive the company vehicles home with them. Irons Brothers has been a good neighbor and has tried to comply with everything since the City of Shoreline got involved four years ago.

Joe's neighbor is really hypocritical. He seemed to be okay when he tried to run a business but is totally against Joe doing anything. Joe's neighbor Mark and his wife Kristi are going out of their way to get grievances written to the city against Joe and Melissa for their own satisfaction. I think the neighbor who should be moving is the one that is so petty that he must do these kinds of things to make him feel better because Joe wouldn't let him rent the garage. All Joe wanted to do was to park his work vehicles off the street so that the neighbors would not get upset. He has an open house policy where the neighbors can come by his office anytime and ask questions that will be answered.

The original tour home was to be first shown on a remodeling tour introducing Shoreline as a nice place to live and then rent it out as housing not business. He did tear down an old shed on the property and replaced it with one that is up to current building codes. This is used for storage in order to keep the property clean and secure. It's my feeling that the City of Shoreline should not fold to satisfy this neighbors feud. They should look at Irons Brothers record and the benefits it has to the community and allow this rezoning to happen. Joe and Melissa are not people or slumlords who collect junk and let their buildings get runned down to save a buck. They always keep everything top notch and their vehicles are all pretty new and clean. The employees wear uniforms and are completely respectful to others. Shoreline couldn't hope for a better neighbor.

Their business is adjoined to other businesses and really does not affect the neighborhood in anyway. In fact, the building he bought used to be some sort of hippy commune love den with a dance studio and this seemed to be okay with the neighbor. So, I hope you all can figure it out and come to the right decision please.

Thank you, Bruce Irons, one of the original founders of Irons Brothers Construction

Post from Next Door neighborhood site regarding Mark Rettmann

Post in Crime & Safety



Rebecca Hood
, Ridgecrest



Stranger following me home

Yesterday around 5:30 on the corner of NE 170th and 15th. Across the street from Iron Brothers. I was walking home and a man came out of the the bushes and trees and asked me if I have heard of the up zoning and that he wanted to talk to me about it and I said No. Then he walked next to me and asked me a lot of personal questions. Did I live on this street, If Not then where do I live? Where am I going, What am I doing here if I don't live here, Where am I from, and can I talk to your neighbors. Do I live in Shoreline? The whole time he walked right next to me for a half a block asking me questions. He scared me and creeped me out. Person 1 Hair: Brown Top: Jacket white and blue Bottom: Jeans Age: Mid 30 Sex: M Race: W Physical Build: About 6 feet tall, medium build, good looking Other: Had clip board with drawings on it.

20 Mar · 19 neighborhoods in Crime & Safety

TIMELINES

Timeline of Events at 1510 NE 170th St. Shoreline 98155

Position	Date	Milestone
1	12/1/2005	Acquire Property - Joseph & Melissa Irons
2	6/1/2008	Office opened at Unit #2 for IronsBC
3	4/10/2013	Electrical permit & inspection - new feeder, circuits & outlets
4	10/31/2013	Electrical permit & inspection - new circuits & wiring
5	4/28/2014	Mechanical permit & inspection - plumbing changes
6	6/19/2014	15th Anniversary celebration & Grand re-opening of IronsBC Unit #1 & Unit #2 with Shoreline Chamber ribbon cutting. Multiple elected officials & City staff attended.
7	10/27/2015	Building Permit & inspection to add Flag Pole. *Included a Zoning/Site Plan Review for permitting.
8	6/4/2018	Applied for Building Permit to Replace Flat Roof with Trusses. This permit was VOIDED by City DPD.
9	6/20/2018	Building Permit submittal altered by City DPD to Roof Addition permit. Irons allowed permit to expire 11/23/18.
10	7/25/2018	Architect, Hjert-Bernardi for Building permit sent correction letter (see attached) from City Jeffrey Curtis dated 7/24/18.
11	7/25/2018	Joseph Irons contacted Ray Allhouse at City DPD Shoreline re: correction letter dated 7/24/18.
12	8/23/2018	Architect, Hjert-Bernardi for Building permit sent "updated" correction letter (see attached) from City Jeffrey Curtis dated 8/23/18.
13	8/6/2018	Joseph & Melissa Irons meet with Racahel Markle at IronsBC office 11am to discuss DPD correction letter dated 7/24/18. First discussion about our office being out of compliance with Zoning and options brought to our attention.
14	8/9/2018	Email received from Rachael re: her next steps from our meeting.

Timeline of Events at 1510 NE 170th St. Shoreline 98155

Position	Date	Milestone
15	8/10/2018	Joseph Irons replied via email, "Rachael, Thank you for your time and the update. I look forward to your update Monday and how we can resolve these concerns together proactively not adversarial. I do not look forward to any "Issuance of Notice and Order to correct". Have a great weekend, Joseph'
16	9/10/2018	Rachael Markle emailed Use Codes and revised correction letter for MFR18-1162 for our review.
17	10/26/2018	City of Shoreline, Rachael Markle emailed letter dated 10/25/18 RE: Office Use in a Residential (R-8) zone with 3 options given for our consideration and response and discontinue operations by 12/1/18 if an application is not submitted to the City of Shoreline. (see attached).
18	11/19/2018	Receive email from Rachael Markle re: fee information and response to our inquiry about waiver, along with the Site Specific Comprehensive Plan Map Amendment and Concurrent Rezone Checklist, Criteria, and Application.
19	11/20/2018	Receive email from Rachael Markle re: Revised Comp Plan Amendment.... Checklist
20	11/26/2018	Emailed to Rachael Marklet and Debbie Tarry Response from Irons to City of Shoreline and Fee Waiver Request. (See attached).

Timeline of Events at 1510 NE 170th St. Shoreline 98155

Position	Date	Milestone
21	11/26/2018	<p>Emailed response from Rachael Markle re: City recommendation. "I checked in with the City Manager's office to verify that the path we have been discussing is plausible to resolve current zoning issues at 1510 NE 170th including future use of 1517 NE 170th for Irons Brothers Construction. We agreed that the submission of a Comprehensive Plan Site Specific Map Amendment and Concurrent Rezone application by the December 1, 2018 deadline to change the Comprehensive Plan future land use map from Medium Density Residential to Mixed Use 2 and a rezone from Residential 8 units (R-8) to Community Business (CB) is the correct path. The application should include both 1510 & 1517 NE 170th Street and could even be expanded to include parcels that abut Community Business zoned property to the north and south of your properties should you find these property owners interested in participating with you in this process. The application cost for a Comprehensive Plan Site Specific Map Amendment and Concurrent Rezone does not increase with the number of parcels included.</p> <p>"</p>

Timeline of Events at 1510 NE 170th St. Shoreline 98155

Position	Date	Milestone
22	11/27/2018	Emailed response from Debbie Tarry re: fee waiver request, "Just so you are aware, I am not granted any authority to waive or reduce your fee. There are only specific cases in which the City Council has given me authorization to waive or refund a fee and they do not apply to your circumstance. With that being said, I wanted to talk with you regarding your concerns with staff's position on the proposed changes you would be making through option 1. Based on our internal discussions to date, I am comfortable that I could make a recommendation to the Council to approve the proposed changes. I thought it may be helpful for you to know this. I am fine with you submitting your application on Monday, December 3, as December 1st is a Saturday, but you need to provide the base payment at the time of the application submission. "
23	12/3/2018	Joseph & Meilssa Irons meeting with Debbie Tarry, City Manager re: application and fees.
24	12/3/2018	Emailed Debbie Tarry & Rachael Markle Links to Comp Plan Amend Fees in other local Cities for their review.
25	12/3/2018	Submitted Application to City DPD with Payment Under Protest for Irons properties Rezone Amendment and Comp Plan Changes at 1510 and 1517 NE 170th St.
26	1/23/2019	Neighborhood Meeting at 1510 NE 170th St.
27	2/7/2019	Planning Commision Meeting 7pm, Review, Approve Application to Council Meeting
28	3/18/2019	City Council Discussion of Docket Approved by Planning Commision.
29	4/15/2019	City Council Vote on Docket Approved by Planning Commision

Irons Brothers Construction Business Timeline

In 2005, Joseph and Melissa Irons purchased the 4-plex investment property at 1510 NE 170th St. Shoreline, WA 98155. In June 2008, the Irons' moved their office operations to this location, previously located at 15304 Ashworth Ave N. Shoreline, WA 98133 (the Irons home residence).

When moving to 1510 NE 170th St. in 2008, the Irons belief was that the office/occupation was allowed at their property's location for some of the following reasons: (1) the actual work (construction & remodeling of private residences) takes place off-site; (2) there is not storage of large trucks and/or equipment onsite, only materials and small tools stored in accessory buildings; (3) the majority of their employees are out in the field on a daily basis and rarely at the office as a group; (4) any meetings held at the office are by appointment only; (5) employees have lived on-site; (6) the number of vehicles parked on site is limited, employees drive their work vans home each workday (vans for residential remodeling work are not commercial vehicles, no CDL license required); (7) for parking overflow, there is an agreement & relationship with the adjacent commercial business, Center for Human Services.

In 2018, after being approached by the neighbor's realtor, Joseph and Melissa Irons purchased the property to the South at 1517 NE 170th St. Shoreline, WA 98155. This property is a personal investment and is not operating as part of their business. It is however one of their active construction sites, like their other client's homes under remodel, and is in the permitting process with the City of Shoreline for a full renovation. During the wait time for the permit, the company has 2 vehicles and an enclosed trailer parked onsite and are using space in the garage for storage.

TIMELINE 1999-2008

- 1999 Founders of Irons Brothers Construction, partners - Joseph & Bruce Irons
- 1999 Formation of a Partnership in business with Contractor Reg #IRONSBC013DD (effective 3/4/99 to 5/9/03)
- 1999-2001 IronsBC operated from Joseph Irons' home office location at 1205 N 167th St. Shoreline WA 98133
- 2001-2008 IronsBC operated from Joseph Irons' home office location at 15304 Ashworth Ave N. Shoreline WA 98133
- 2003 Irons Brothers Construction joins the Master Builders Association of King & Snohomish Counties (MBA)
- 2004 Joseph Irons incorporated the business into Irons Brothers Construction, Inc. (IronsBC)
- June 2004 IronsBC Corporation with Contractor license Reg # IRONSBC961LC (effective 6/3/04 to 6/5/2020)
- 2004 Bruce Irons (co-founder) left the business to operate independently

- 2004 IronsBC joins the Greater Seattle Business Association (GSBA) as a member
- 2005 First administrative employee added to IronsBC payroll
- 2005 IronsBC joins the Rental Housing Association (RHA) as a member
- May 2006 IronsBC participates in its first Rampathon build, for a Shoreline resident building a Free wheel-chair ramp for this philanthropic event.
- 2006 Joseph named Rental Housing Association's Associate Member of the Year
- 2007 Joseph Irons appointed to the Board of Directors of the Master Builders Association of King & Snohomish Counties

TIMELINE 2008-2018

- June 2008 IronsBC moved business to 25% of the Irons owned 4-plex located at 1510 NE 170th St.
- 2008 IronsBC Corporation continues operation with same Contractor Reg # IRONSBC961LC (effective 6/3/04 to 6/5/2020)
- 2008 Joseph Irons and Irons Brothers Construction receives Customer Service award from the Rental Housing Association
- 2008 IronsBC receive King County Envirostars 5-star Business Certification. This certification involved business, vehicle, and property inspections.
- 2009 IronsBC joined Shoreline Chamber of Commerce as a business member
- 2009 Joseph Irons receives the Master Builders Association's Remodeler Member of the Year Award
- 2010 to present: IronsBC listed in Shoreline Chamber of Commerce's City of Shoreline Business Map & Directory
- 2010 Joseph Irons receives the GSBA's Business Leader of the Year award
- 2011 Joseph Irons receives the Master Builders Association's Remodeler Member of the Year award (2nd time honoree)
- 2011 IronsBC participated in Shoreline Green Business conference as a member and certified Shoreline Green Business
- 2012 IronsBC receives "Service Above Self Award" from Shoreline City Manager, Julie Underwood at Shoreline Rotary Breakfast.
- 2013 Joseph Irons named one of Professional Remodeler Magazine's "40 Under 40" recipients and was featured as the publication cover story.
- May 14, 2014 Complaint from neighbor Ramona Curtis re: parking at 1510 NE 170th St. (First and only complaint since IronsBC's operation at property in 2008.)

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

- NOTE: The documentation from the complaint states, July 8, 2014 - Parking complaint addressed and resolved with neighboring businesses allowing overflow parking if needed. Randy Olin (City CERT staff noted on resolution): "Spoke with customer and explained the only issue we were enforcing at this time was parking. The customer confirmed it was much better. I also told her that since the business has been there since 2008 and was next to other commercial use, we are NOT enforcing the zoning at this time. "Per CRM 55276 (attached)
 - June 15, 2014 IronsBC Celebrates its 15th Anniversary with an "Open House, Re-Grand Opening with Ribbon-cutting Ceremony." City of Shoreline Council & City Staff present, and Chamber of Commerce
 - NOTE: Shoreline City Council members and the Economic and Business Development manager attended the event to celebrate with Irons. NOTE: This event took place after the May 14, 2014 complaint above. We hosted this event on June 15, 2014 with over 100 in attendance, we received no complaints or neighborhood concerns since CRM 55276.
 - July 2014 - July 2018 continued operation at 1510 NE 170th St. #2 WITHOUT receiving any further complaints from neighbors or the City.
 - October 2015 IronsBC applies and is granted a permit to install a Flagpole at 1510 NE 170th St. This permitted project was approved by the City of Shoreline Planning Department and did go thru a Zoning review prior to approval.
 - NOTE: The permit was issued with a condition that the business does not display a "commercial flag / signage" on the pole. No mention of any other zoning restrictions or conditions were indicated or documented.
 - 2015 - 2016 Joseph Irons serves as a committee member of the Shoreline Chamber of Commerce's Economic & Development Committee for two terms with Dan Eernisse, the City's Economic Development Manager.
 - 2016 Joseph Irons elected as President of the Board of the Master Builders Association of King & Snohomish Counties.
 - 2016 to Present Shoreline Fire Department / Fire Marshall began inspecting the property at 1510 NE 170th for Fire Safety / Fire Code Compliance. These inspections continue annually at the entire property and have always been reported in full compliance.
- NOTE: The property owners, nor the business requested these inspections to be conducted. The Fire Department appeared to just add this property to their route for inspecting Commercial Businesses upon their initial visit in 2016.
- 2017 Irons Brothers Construction sponsors the Shoreline - Lake Forest Parks Arts Council's Shoreline Arts Festival event as a Platinum Sponsor. At their booth they build bird houses with children and community members for free to promote manual arts. This is a sponsorship they have continued into 2018 and 2019.
 - July 23, 2018 - City of Shoreline generated CRM 18000729. This document was in response to Joseph & Melissa Irons requesting a re-roof permit to their property at 1510 NE 170th St. Shoreline, WA 98155. The property owners wanted to upgrade the roof as its current structure, without a pitch, is failing and creating leaks into upstairs rental units. "This building permit application led to fire

department's review and questioning whether the location should be treated as a commercial space in regard to fire suppression requirements. This is what brought the present violation of home business occupation to our attention. "Per CRM 18000729.

- NOTE: August 8, 2018 per CRM 18000729, City of Shoreline will be issuing a Notice and Order to correct and allow time for Comprehensive Plan and Rezone (Dec application deadline).
- October 25, 2018 Joseph & Melissa Irons received an emailed Notice & Order of correction from Rachael Markle City of Shoreline. In the notice they were asked to discontinue operating at their current location by 12/1/18 or apply to the City for a Property Rezone and Comprehensive Plan Amendment.
- November 10, 2018 Irons Brothers Construction leads a team of employees & volunteers at Painting a Better Tomorrow a philanthropic project at the Compass Housing Alliance's Shoreline Veteran's Center. NOTE: Shoreline Mayor, Will Hall made an appearance at this event with IronsBC.
- November 26, 2018 Joseph & Melissa Irons provided an email response to Rachael Markle and Debbie Tarry regarding the Notice & Order. The Irons have not received a response from the City staff or Council about their request for the application fee reduction.
- Monday, December 3, 2018 Joseph & Melissa Irons met with Debbie Tarry, City Manager. After this meeting, they met with a Shoreline's Planning Department staff member and submitted their application and payment for Rezone Amendment and Comprehensive Plan Changes at 1510 and 1517 NE 170th St, their 2 investment properties.
- NOTE: The Irons did pay the fee for the application under protest and noted this on their application.

In conclusion, Joseph & Melissa Irons have been very transparent and open about all their properties and business operations of IronsBC in the City of Shoreline since 1999. They have acted in good faith and responded promptly and professionally to both requests from the City listed in this timeline about their business - the complaint in 2014 and then the Notice in 2018.

Joseph & Melissa Irons are also Parkwood residents and have operated a business over the years in both the Parkwood and North City neighborhoods. They are members of both of these neighborhood associations and aim to be friendly and respectful neighbors at all times. Joseph Irons recently attended the September 12, 2019 North City Neighborhood Association meeting. He was met there with open arms by the attendees and observed their meeting which appeared collaborative between businesses and residents in the neighborhood.

The Irons and IronsBC are advocates for business, family, schools, and the building industry. Joseph and Melissa are successful business owners, leaders, and community members. Their company is by definition and registration, a General Contractor, whom specializes in residential remodeling. However, even as a leader, state/national building instructor, and veteran in the remodeling industry, Joseph Irons is not an expert in zoning, comprehensive plans, and development. Thus, to question their integrity as a business operating in Shoreline since 1999, based on their current permitted Shoreline projects is unjustifiable and holds no bearing on their application for the two properties being studied by the Planning Commission.

REPORTS



Customer Response Team

City of Shoreline

17500 Midvale Ave N, Shoreline, WA 98133-4905
206-801-2700 crteam@shorelinewa.gov

CRM Number

55276

Title: ND Created: 05/14/2014
 Type: HOME BUSINESS-OCCUPATION EXCLUDING SIGN CODE Updated:
 Subtype: Due: 05/23/2014
 Category: Completed: 07/10/2014
 Assigned To: Randy Olin Problem Location: 1510 NE 170TH ST 2
 CreatedVia: Phone SHORELINE, WA 98155-8050
 Status: CPLNC

Caller Comments:

5/14/2014 4:22:00 PM

COMMENTS: THERE IS A HOME BUSINESS AT 1510 NE 170TH ST #2. THERE ARE 3 COMMERCIAL TRUCKS AND TODAY THERE WERE 11 VEHICLES PARKED IN THE NEIGHBORHOOD THAT BELONGED TO EITHER EMPLOYEES OR CUSTOMERS. THERE IS A SIGN AT THE BUSINESS THAT RESERVES 2 PARKING PLACES FOR CUSTOMERS. THIS IS AN R8 ZONE. DO THEY HAVE A VARIANCE TO HAVE THIS TYPE OF HOME BUSINESS.

INSPECTOR: RANDY OLIN

MELISSA IRONS @ 206-306-7767
JOE IRONS @ 206-795-4111

Caller Country:: ND

Location Details:

Property Name:
 Assess PIN: 5589300185
 Address: 1510 NE 170TH ST 2
 City: SHORELINE, WA 98155-8050
 Phone:
 FAX:
 Reported Email:

Reported By Details:

Name: RAMONA CURTIS
 Assess PIN:
 Address: 1532
 City: SHORELINE, WA 98155
 Phone: 2063852851
 FAX:
 Reported Email:

Caller Log:



LOG USER ID	LOG DATE	LOG ENTRY
RANDY OLIN	7/8/2014	SPOKE WITH THE CUST EXPLAINED THE ONLY ISSUE WE WERE ENFORCING AT THIS TIME WAS THE PARKING. THE CUST CONFIRMED IT WAS MUCH BETTER. I TOLD HER TO CALL ME DIRECTLY IF THIS CHANGES. I ALSO TOLD HER THAT SINCE THE BUSINESS HAS BEEN THERE SINCE 2008 AND WAS NEXT TO OTHER COMMERCIAL USE. WE ARE NOT ENFORCING THE ZONING AT THIS TIME, BUT IF THE SITE CONTINUES TO BE AN ISSUE, THEY HAVE BEEN TOLD WE WOULD PROCEED WITH ENFORCEMENT ACTION.
PAUL COHEN	7/2/2014	Called Mr. Irons and explained the parking requirements for an HO -1.5 per unit (2), tandem OK but not in RoW, 1 staff parking space, 1 customer space needed.
RANDY OLIN	7/1/2014	Debbie left a message that she called Joseph Irons that he must meet the HO parking standards. I will call him if you call the complainant. Paul L. Cohen - Planning Manager Shoreline Planning & Community Development 17500 Midvale Ave N. Shoreline, WA 98133 Tel. (206) 801-2551 Fax (206) 801-2788 pcohen@shorellnwa.gov
KIMBERLY LEHMBERG	5/28/2014	Joe Irons called to inquire what he could do to keep his business in the R-8 zone. Told him he either needs to comply with Home Occupation Criteria or get a zone change (and Comprehensive Plan Amendment).
LORRIE JENNINGS	5/14/2014	#Error
LORRIE JENNINGS	5/14/2014	#Error
LORRIE JENNINGS	5/14/2014	IRON BROTHERS CONSTRUCTION COMPNAY UBI 602390760. HAS BOTH STATE AND CITY BUSINESS LICENSES.
RANDY OLIN	5/14/2014	THE CUST WAS INFORMED WE WOULD INVESTIGATE.
LEGACY CONTACT	5/14/2014	RAMONA CURTIS 1532 SHORELINE WA 2063652851



Customer Response Team

City of Shoreline

17500 Midvale Ave N, Shoreline, WA 98133-4905
206-801-2700 crteam@shorelinewa.gov

CRM Number

18000729

Title: HOME BUSINESS-OCCUPATION EXCLUDING SIGN CODE @ 1510 NE 170TH ST **Created:** 07/23/2018 Lorrie Jennings

Type: HOME BUSINESS-OCCUPATION EXCLUDING SIGN CODE **Updated:** 08/08/2018 Lorrie Jennings

Subtype: HOME OCCUPATION BUSINESS NOT LEGALLY ESTABLISHED **Due:** 07/30/2018 Lorrie Jennings

Category: North City **Completed:** Lorrie Jennings

Assigned To: Dan Lydin **Problem Location:** 1510 NE 170TH ST SHORELINE, WA

CreatedVia: Email - Other

Status: Verified
CODETRAK
Case Created

Caller Comments:

LJ 8/8/2018 4:22:00 PM

Will be issuing a N & O to correct both this will allow time for comprehensive Plan and rezone (Dec is deadline to apply). DLL

LJ 7/28/2018 10:13:00 AM

HOLD until we receive direction from R. Markle. RAllshouse.

LJ 7/23/2018 3:27:00 PM

Hello,

This email is in regard to Iron Brother's Construction at 1510 NE 170th Street. They recently submitted a permit application for a re-roof (permit #MFR18-1162) and it has been brought to PCD's attention that the property is currently in violation of our Home Occupation requirements. Please see below for a recap of what I have been able to gather from research.

1. The property is zoned R-8. The Use table found at SMC 20.40.130 details approved Nonresidential uses in an R-8 zone. General retail Trade/Services,

Professional offices, and other uses that would describe how a portion of the property is currently being used are not allowed in R-8 zones. As it currently stands, this property is in violation of city development code.

2. CRM case #55276 was a case opened due to a complaint from neighbors regarding parking. During this investigation it was determined by Kim Lehmborg that the current business occupation was illegal. Kim spoke with the property owner, Joe Irons and informed him that the only way he could continue to operate his business there was to bring it into compliance with our Home Occupation standards or get the property rezoned to allow commercial use.

a. Randy eventually told the customer that we were not going to pursue enforcement of the zoning violation (I have no idea why) "because the property is adjacent to other commercially zoned properties". The zoning of adjacent parcels has no bearing on the legal use of the property in question. The bottom line is that the property is currently in complete violation of home occupation standards.

3. The property owner recently applied for a re-roof permit at the property. When the fire department was reviewing the permit application they asked whether or not it should be treated as a commercial space in regards to fire suppression requirements. This is what brought the still present violation to our attention.

Home Occupations can only occupy 25% of the living space of an individual dwelling unit. In this case, the Home Occupation is limited to 25% of ONE OF THE APARTMENT UNITS. As it stands, they are using an entire apartment unit as an office.

To bring the property into compliance they have two options:

1. Reduce the use of the space to comply with Home Occupation standards

<http://www.codepublishing.com/WA/Shoreline/#!/Shoreline20/Shoreline2040.html#20.40.400>. They are in violation of too



many standards to list.

2. Rezone the property to a zoning designation that allows for the current use. They would also have to apply for a comprehensive plan amendment as the property's comp plan designation does not allow for any commercial uses.

Until the property is brought into compliance the re-roof permit will not be approved.

Regards,
Matt Brophy | Assistant Planner
City of Shoreline Planning & Community Development
(206) 801-2305

Location Details:

Property Name:
Assess PIN: 5589300185
Address: 1510 NE 170TH ST
City: SHORELINE, WA
Phone:
FAX:
Reported Email:

Reported By Details:

Name: Matt Brophy
Assess PIN:
Address:
City: .
Phone: 2068012305
FAX:
Reported Email: mbrophy@shorelinewa.gov

Caller Log:

LOG USER ID	LOG DATE	LOG ENTRY
RMA	10/25/2018	PCD is working w/ property owners to resolve the zoning code violation through a rezone or code amendment. See attached letter dated 102518
LJ	8/8/2018	<<< ISSUE RE_OPENED >>>
LJ	8/8/2018	Status Changed to: Verified CODETRAK Case Created
LJ	8/8/2018	<<< ISSUE COMPLETED >>>
LJ	7/23/2018	Status Changed to: Received
LJ	7/23/2018	Assigned to: Dan Lydin
LJ	7/23/2018	Issue Created



Planning and Community Development

17500 Midvale Avenue North
Shoreline, WA 98133-4905
(206) 801-2500 ♦ Fax (206) 801-2788

October 25, 2018

Joseph and Melissa Irons
1510 NE 170th Street
Shoreline, WA 98155

RE: Office Use in a Residential (R-8) zone at 1510 NE 170th Street

Dear Mr. and Mrs. Irons:

As discussed when we met in August, the Irons Brothers Construction Design + Build Center (“Design + Build Center”) at 1510 NE 170th Street is in a Residential (R-8) zone. The Shoreline Municipal Code (SMC) Chapter 20.40 Zoning and Use Provisions states that the purpose of the R-8 zone “is to provide for a mix of single family homes, duplexes, triplexes, townhouses, and community facilities...” You have described the Design + Build Center as the office and showroom for your remodeling and construction services. SMC Table 20.40.130 Nonresidential Uses includes the use “professional office” but denotes that this use is not permitted in the R-8 zone. This means that your Design + Build Center is in violation of the SMC and requires corrective action.

The following are options staff have identified that may accomplish compliance with the SMC:

Option 1 – Site Specific Comprehensive Map Amendment and Concurrent Rezone.

Apply for a Comprehensive Plan Amendment to change the Land Use Designation for 1510 NE 170th Street from Medium Density Residential to Mixed Use 2 (MU 2) and a concurrent Rezone of the property to Community Business (CB). The MU 2 Land Use Designation and the Community Business (CB) zone permit office uses. This option would require the submittal of a complete Comprehensive Plan Site Specific Map Amendment and Concurrent Rezone application no later than **December 1, 2018**. In order to resolve the Code violation, this request would need to be approved by City Council. The base fee for the Comprehensive Plan Site Specific Map Amendment and Concurrent Rezone is currently \$25,233.00 (including public hearing and SEPA Checklist review).

Option 2 – Comprehensive Plan and Development Code Amendment

Apply for a General Comprehensive Plan Amendment to change LU2, a Residential Land Use Policy in the Land Use Element of the City’s Comprehensive Plan to allow for professional office uses. The Policy could be amended as follows:

LU2: The Medium Density Residential land use designation allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhouses, and cottage housing. Apartments and professional offices may be allowed under certain conditions. The permitted base density for this designation may not exceed 12 dwelling units per acre.

SMC 20.20.040 defines a “Professional Office” as: An office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodity.

A concurrent amendment to SMC Table 20.40.130 Nonresidential Uses to permit a professional office in the R-8 zone subject to approval of a Conditional Use permit would also be needed. Allowing a professional office in the R-8 zone would match the permitting requirements for the same use in the R-18 to R-48 zones. This option would require the submittal of a complete Comprehensive Plan General Amendment and a complete Development Code Amendment application no later than **December 1, 2018**. There is currently no fee for either of these applications.

These requests would then need to be approved by the City Council and a Conditional Use Permit subsequently issued in order to resolve the Code violation.

If the Comprehensive Plan and Development Code amendments are approved by the City Council in 2019, the adopted process will likely include a requirement to obtain a Conditional Use permit to allow a professional office in the R-8 zone. The fee for a Conditional Use Permit is currently \$7,209.00. Therefore, you would be required to submit a complete Conditional Use Permit application within one month of the City Council’s approval of the proposed Comprehensive Plan and Development Code amendments to permit a professional office in an R-8 zone to avoid code enforcement action. If the Conditional Use Permit is approved and the use conforms to the conditions established through the Conditional Use Permit process and all other applicable sections of the Shoreline Municipal Code, then the professional office use at 1510 NE 170th Street would be in compliance with the SMC.

Note: Both Option 1 and Option 2 would follow the City’s annual 2109 Comprehensive Plan Docket and development code amendment process. There is no requirement that the City Council place a proposed amendment on the Docket or, if placed on the Docket, that it will be approved. If the City Council determines to approve such amendments, this generally would not occur until December 2019.

Senior Planner, Steve Szafran processes the Comprehensive Plan and Development Code amendments if you have any questions related to those applications. He can be reached at (206) 801-2512 or sszafran@shorelinewa.gov.

Option 3. Discontinue using the property at 1510 NE 170th Street as a professional office.

If you choose not to submit complete applications as described in Options 1 and 2 by **December 1, 2018**, or the City Council does place your proposed Comprehensive Plan amendment on the Docket, then a Notice and Order to Correct will be issued setting a deadline to discontinue the professional office use at this address. Please contact Ryan Odegaard, Code Enforcement Officer at 206-801-226 if you choose this option.

1517 NE 170th Street

You also asked about the possibility of using the property you own across the street at 1517 NE 170th Street in conjunction with the Irons Brothers Design + Build center at 1510 NE 170th Street. You described possibly using the property at 1517 NE 170th Street for outside parking of vehicles and equipment; and indoor storage of equipment, materials, etc. associated with Irons Brothers Construction in the large detached garage. 1517 NE 170th is zoned R-8 and therefore subject to the same restrictions as described above for 1510 NE 170th Street. Option 1 could be used to request a land use change and rezone for both 1510 and 1517 NE 170th Street to MU-2 and Community Business to allow "General Retail Trade/Services".

The use as described for 1517 NE 170th Street does not meet the definition of a professional office. Therefore, Option 2 does not provide a regulatory path to use this site for storing construction vehicles, equipment and materials.

Sincerely,



Rachael Markle
Planning and Community Development, Director
(206) 801-2531

**CITY OF
SHORELINE
MEETING
MINUTES**

**RE: IRONS
APPLICATION**

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

February 7, 2019 Shoreline City Hall 7:00 P.M.

Supporters of Irons application Amendment 1 comments per minutes:

Julia Boyd, Shoreline, said Iron Brothers Construction did the remodel of her home in the Briercrest Neighborhood before she moved in six years ago. Since that time, they have done a number of smaller City of Shoreline Planning Commission Meeting Minutes February 7, 2019 Page 7 projects for her, as well, and she has found their workmanship, integrity and communication skills to be outstanding. They do a lot of volunteer work in the community, too. She wishes other businesses would follow their model. She is in favor of Amendment 3 so the applicant's business can remain on the site and continue to be an asset to the community.

Cody Ross, Lake Forest Park, said he is an employee of Irons Brothers Construction and grew up in Shoreline before serving 10 years in the Marine Corps. One of the main reasons he works for Irons Brothers Construction is because of their continued community service (Rampathon, Painting a Better Tomorrow, Shoreline Earth Day, etc.). He would like the business to continue to operate in its current location. While he understands the neighbors' concerns, the impacts will not be as grave as they make it sound.

Matt Behring, Shoreline, said he lives in Shoreline and has worked at Irons Brothers Construction for three years. He has not worked for anyone more principled or honest than the Irons Brothers Family. They frequently give back to the community, and one example is the bird houses they help kids build at the arts festival. Their service enriches the community in wonderful ways. A decision to not even study Amendment 3 would be a disservice to a company that is trying to do all the right things.

Joseph Irons, Shoreline, said he lives in the Parkwood Neighborhood and also considers himself a resident of North City. He commented that not all of the information provided by previous speakers is true. He said Irons Brothers Construction is a proud member of the community and works hard to do philanthropy to benefit the local citizens. For example, they provide the materials and labor to bring birdhouses to kids at the arts festival and build ramps for Shoreline families at no cost. They have worked hard to give back to the community. A lot of people have voiced concern about what could potentially happen if the property is rezoned, but that is not his intent. They never operated with the intention of not following the rules, and when they learned they were not allowed to operate the business in its current location, they requested a waiver because the \$26,000 application fee is a huge hardship for his business and family. Consulting fees would result in additional costs. Regarding the comment that, as a construction company, he should have known the rules, he noted that Irons Brothers Construction does remodeling, which doesn't involve zoning issues. Mr. Irons pointed out that a dance studio was operating on the subject parcel until the night before he closed on the purchase. The property has been operating as a business as long as he has owned it, and he thought they were getting all of the necessary permits and operating according to code. The only complaint he knew about was related to parking, and it was resolved quickly. He said he doesn't want to change anything with his business. He applied for Amendment 3 after learning from the City that his business simply outgrew

2019 Comp. Plan Amendments - Att. G - Melissa Irons Comment & Support docs.

what is allowed in the current zone. They were advised that the next step would be to either relocate the business or request an amendment to the Comprehensive Plan and zoning. They don't want to move the business out of Shoreline. They want to be good neighbors and community members.

Venetia Irons, Shoreline, said her parents do not want to move their business because they love Shoreline. They are very happy with the business and it is part of their family and life. They also contribute to the Shoreline Arts Festival, Painting a Better Tomorrow, Rampathon, Earth Day and more. They are very nice to their customers and they love the neighbors.

CITY OF SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

August 1, 2019 Shoreline City Hall 7:00 P.M.

Supporters of Irons application Amendment 1 comments per minutes:

Pam Cross, Shoreline, commented that when Irons Brothers moved to its current location, the site had already been occupied by a commercial use. The neighbors have lived with the occupancy of these two parcels as commercial uses. The 1517 property was occupied as a large and well-known dance studio that had regular events that generated a lot of traffic in and out. Irons Brothers does not intend this type of intense use. The office space on the 1510 property can be visited by appointment only, and they have adequate parking on site. She summarized that the impact to the neighborhood would be upsetting if the properties hadn't already been occupied as a commercial use. She noted that the commercial vehicles associated with the business enter and exit the site from 15th Avenue, and they don't drive through the neighborhood. In addition, the two properties act as a transition between the true commercial and residential uses. She noted that, when standing on the subject properties, you can see the residential district. You can also see the more intense businesses on 15th Avenue where there is a big intersection and a lot of traffic. If the City does not grant some leniency, the property will not be marketable as is. It is likely a developer will purchase the property and construct a large development. While she understands the neighbors' concerns, it is important to listen to the other side, as well.

Dean Williams, Attorney with Johns, Monroe, Mitsunaga Kolouskova, said he was present to represent Irons Brothers, the applicant for Amendment 1. He said he is currently reviewing the analysis contained in the Staff Report and hopes to work with the staff in the coming weeks and provide comments at the next study session. The applicant supports either Amendment 1 or Amendment 3 and asks that the study session for both continue.

CITY OF SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

September 5, 2019 Shoreline City Hall 7:00 P.M.

Supporters of Irons application Amendment 1 comments per minutes:

Dean Williams, Attorney with Johns, Monroe, Mitsunaga Kolouskova, said he is a land-use attorney on behalf of the applicant for Amendments 1 and 3. He dispelled the notion that the applicant is pursuing the amendments solely at City cost. The applicant has put forward nearly \$27,000 to fund the City's time and consultants in preparing the documentation. They are aware that the issue needs to be addressed and that they are in part responsible for it. There has been an established use on the subject parcels for at least 10 to 15 years, and likely longer. The situation is a combination of community and City inattentiveness to what has been going on on the properties in relation to existing zoning. He said he has submitted extensive comments to the Commission on all of these issues, and he encouraged them to review them thoroughly. Mr. Williams recalled concerns that were raised at the last meeting, including traffic concerns on NE 170th Street. In reviewing the public comments submitted for this session, he found one line of particular interest, "My husband and I have been living on this street for the past four years and in those four years have seen the increase in traffic solely due to the growth of residents in Shoreline." Mr. Williams highlighted that the increase of traffic in the area hasn't be the result of his client's business, or at least not substantially. Rezoning the properties under Amendment 1 or 3 would not cause a significant jump in traffic. All CB businesses are required to complete a traffic impact analysis, and if necessary, implement traffic calming measures, including possibly adding sidewalks. He said he has seen notes from the public that they are concerned there are no sidewalks on NE 170th Street, and he finds it very unlikely that the City would approve a new commercial business and not require them to put in sidewalks. Mr. Williams said the subject parcels would remain a transition zone. When CB zoning is located next to R-8 zoning, the transition zone requires setbacks. Given the small size of the two subject parcels, the setbacks alone would require about 40% of the lot to remain undeveloped.

Joseph Irons, Shoreline, said he and his wife are the owners/operators of Irons Brothers Construction. He is a long-time Shoreline resident, and his company was started in Shoreline and has remained in the City for the past 20 years. He referred to the property background information he submitted prior to the meeting, which he felt would cover some of the comments that were discussed earlier. He said that he and his wife, Melissa, respectfully request that the City recognize the long-standing use of these two parcels and approve Comprehensive Plan Amendment 1. He advised that, until 2018, Irons Brothers had no notice or knowledge that the occupation and use of their property was impermissible despite having regularly acquired business licenses from the City based on operations of these two properties and operating in a very public and socially active manner for years. If they had known the zoning concern earlier, Irons Brothers would have pursued an amendment a few years ago during the City's broader Comprehensive Plan review. He expressed his belief that the argument that approving the amendment would reward Irons Brothers for bad behavior was misguided. The opponents of the amendments are

inviting conflict where none has existed for nearly 15 years, invoking the fear and demise of the community amidst a regional development boom. The fact is that Irons Brothers has operated for well over a decade without concern and as a positive, societal contributor. Mr. Irons commented that there is no systematic adverse effect on the neighborhood that warrants redress. Instead, the current situation is a direct result of the City and the community's long-standing acknowledgement and acquiescence of the operation of this business on these parcels. He said he and his wife purchased the property at 1510 NE 170th Street in 2005 and have openly operated the entire business from that location since 2008. The existing 4-unit apartment building was an existing non-conforming use with no history of code enforcement. They applied for and received numerous permits for tenant improvements during their ownership of the property, and the purpose of the office space was never a secret. There was no mistaking this use for a home occupation. Without objection or comment from the City, Irons Brothers committed significant resources in creating, maintaining and improving their property. Improvements to their property include landscaping and installation of a flag pole, applied for under the company name and permitted by the City on the expressed condition that it not fly a company flag. In other words, clear recognition of the on-site business operations. Every step of the way, the City and the community have allowed continued use of the property for the Irons Brothers business. In comparison with other CB properties to the west, which lack landscaping, Irons Brothers maintains several large trees at 1510 that actually provide a visible buffer between CB and the neighborhood. The property is even a Certified Wildlife Habitat.

Melissa Irons, Shoreline, said she is a resident of the Parkwood Neighborhood and a member of the North City Neighborhood. She said she was present to talk about Amendments 1 and 3. She noted that she submitted written comment, but wanted to reiterate that the existing neighborhood has included the subject properties and Irons Brothers Construction for over a decade. There have been businesses on both parcels for at least that amount of time, and Irons Brothers Construction has only operated on 1510 since 2008. They have steadily maintained about 10 to 12 employees, no more and no less. Ms. Irons commented that reviewing the Comprehensive Plan to reflect the history promotes quality development and considers the existing neighborhood. She asked that the Commissioners consider this when reviewing Amendments 1 and 3. Both amendments would benefit the community as a whole, and would not adversely affect the community, facilities, or public health, safety or general welfare. Putting the matter to rest by acknowledging the historical use of these properties and the benefit Irons Brothers provides to the community will benefit the community and the neighborhood as a whole. The greatest benefit could be to the subject properties, but it will also benefit Irons Brothers employees and clients, and also restore the trust that has been lost by the circumstances that have created this situation. She said there would be no adverse effect to community services or the neighborhood. The MU-2 and CB properties immediately to the west demonstrate there would be no threat to public health, safety or general welfare.

CITY OF SHORELINE

SHORELINE CITY COUNCIL SUMMARY MINUTES OF REGULAR MEETING

Monday, March 18, 2019

Council Chambers - Shoreline City Hall

7:00 p.m.

17500 Midvale Avenue North

Supporters of Irons application Amendment 1 comments per minutes:

- Joseph Irons, Shoreline resident, said he supports the proposed rezone of his property at 1510 and 1517 Northeast 170th Street. He said the property has been used as a business for a decade.
- Melissa Irons, Shoreline resident, said she supports the rezone of her property at 1510 and 1517 Northeast 170th Street and shared details and comments on how their business positively impacts the City. She informed Council that mistruths are being spread about their property and business.
- Venetia and Samaria Irons, Shoreline residents, asked the Council to support the rezone of their parents' property at 1510 and 1517 Northeast 170th Street. They said her parents are good neighbors and their family business depends on the rezone being approved.
- Matt Orren, Shoreline resident, spoke about Irons Brothers Construction's commitment to the community and asked Council to support the potential rezone at 1510 and 1517 Northeast 170th Street.
- Helju Coder, Mukilteo resident, identified as an employee of All City Electric and endorses Irons Brothers Construction for their mindful, safe practices.
- Joshua Tubbs, Seattle resident, said as an employee he wants Council to know that the Irons Brothers are good employers and community members.

CITY OF SHORELINE

SHORELINE CITY COUNCIL

SUMMARY MINUTES OF REGULAR MEETING

Monday, April 15, 2019

Council Chambers - Shoreline City Hall

7:00 p.m.

17500 Midvale Avenue North

Supporters of Irons application Amendment 1 comments per minutes:

- Duana Kolouskova, Bellevue resident, spoke on behalf of Irons Brothers Construction. She said the decision regarding proposed Amendments No. 1 and 4 should be focused on determining whether it is a suitable action for the area. She reminded Council that The Growth Management Act charges them with thoroughly considering what is appropriate in an urban setting and encouraged the Council to add both Amendments to the Docket.
- Dejah Leger, Shoreline resident, said she is an employee of Irons Brothers Construction. She listed the uses permitted by the existing zoning at 1510 and 1517 Northeast 170th Street and described the former uses of the properties. She said it is appropriate for the City to continue to evaluate the proposed rezoning and urged Council to consider all the elements of the proposal.
- Melissa Irons, Shoreline resident and owner of 1510 and 1517 Northeast 170th Street, listed the names of those present who support Amendment No. 1. She asked Council to come to a resolution on the proposed Amendment that will serve all parties and said this will only be done by allowing it to move forward for further consideration.
- Joshua Tubbs, Shoreline resident, asked Council to adopt Amendment No. 1. He said allowing the application to be studied would help create a plan that would serve the interests of all parties.
- Jennifer Underwood, Shoreline resident, said she is in support of Amendment No. 1.
- Ray Underwood Jr., Shoreline resident, said he is in support of Amendment No. 1.
- Joseph Irons, Shoreline resident, spoke on behalf of Amendment No. 1, which was his private application for rezoning. He asked the City to heed the recommendation of the Planning Commission and continuing to study the application.

To whom it may concern:

I am a recently hired employee at Irons Brothers Construction located at 1510 NE 170th Street here in Shoreline.

While not a resident of the City, I am excited to be with a company that does so much for the community at their own cost without thinking twice.

Regarding the Zoning issue I don't understand why some are against Irons Brothers Construction being here in the location that they have been since June of 2008. Having been here for the last 6 months, if I was a homeowner, I would absolutely be thrilled to have a buffer between the two companies that are currently on 15th Ave Ne (7-11 and the Center for Human Services).

Even though I am a new employee at Irons Brothers Construction I have known Joseph and Melissa Irons for over seven years now. I have enjoyed visiting the IBC office during that time as well as Shoreline IBC events that support the community.

I believe that Irons Brothers Construction is a great neighbor to have and are the neighbors we could all hope to live next door.

Sincerely

A handwritten signature in blue ink, appearing to read 'Mark Jensen', with a long horizontal flourish extending to the right.

Mark Jensen

2019 Comp. Plan Amendments - Att. G - Joseph Irons Letter to PC

October 4, 2019

RE: Comprehensive Plan Amendment #1 and #3

Dear City of Shoreline Commissioners and Council Members,

As you all should know The City has issued a SEPA Determination of Non-significance for our 2019 Comprehensive Plan Amendments just two-three days ago. That's great, and as I found out it was late. Please don't penalize us if the City made a procedural error and needs to delay the public hearing, we were ready for the hearing 10/3/19. Unfortunately, we cannot be here the new proposed dates, October 17th or November 7th as we are out of town and country for that matter.

We have arranged our schedule to be fully involved in this process as this affects us personally and the lives of our employees, many of which are Shoreline residents. On August 9, 2019 Steve Szafran provided us the date of October 3rd as opportunity to present to the Planning Commission during public hearing a 10-minute presentation.

I REPEAT this is not our fault for the delay and we should not be penalized for this. We would like to have the 10 minutes to present our arguments of why our amendment should be supported at the public hearing we paid for.

I'm not a rezone expert and that's why we hired help to navigate this process for us. I can talk to the Shoreline community, as that is who I represent. In fact, I love being a Shoreline resident and business owner.

We believe it is imperative that we personally attend the public hearing and request that the Planning Commission and/or City Council move our proposed amendment - Amendment No. 1, to a date that we can be present at. If that requires our Amendment be removed from the 2019 Docket for potential consideration as part of the 2020 Docket, we will accept that so we have a fair chance to be present at the public hearing, we paid for and believe this is due process.

SUPPORT SHORELINE SMALL BUSINESS'S

Many of the community feel the city improperly rezoned for Light Rail. In fact, the term I hear often is "rezone raped". Our amendment is not that. Our amendment is supporting small business which the City and the Planning Commission should take a stance and support this as it directly aligns with the City Councils Goals, in fact it's Goal number 1, points 2-5.

Contrary to what the few in opposition allege, The City led us to believe we were operating legally and conforming all these years. We have jumped through every hoop, even when they were raised, and/or lit of fire.

We don't agree with a procedural error, however we do want a "fair chance" and ask that we be able to give our 10-minute presentation to articulate the reasons to support our Amendment.

2019 Comp. Plan Amendments - Att. G - Joseph Irons Letter to PC

It feels like the City is forcing out small businesses and your actions voice that. Historically North City is a business district. Unfortunately, the city doesn't enforce mixed use and ground floor commercial per the Growth Management Act. That is exactly what our property is. Recent projects the City has approved, many residents believe don't require or provide ample parking, green space, and ground floor commercial and it's a shame. Support Small Business. They are the life of our city.

We have so much Growth coming and not supporting small businesses is not smart planning. Please listen to the whole community not just a few neighbors in opposition and allow all parties to be present for the public hearing.

Thank you for your time and attention to this matter.

Sincerely,

Joseph Irons

Parkwood and North City Resident, Shoreline

Sept. 27, 2019

Nancy and Jim McMurrer
20412 55th Place NE
Lake Forest Park, WA 98155

City of Shoreline City Hall
17500 Midvale Avenue N
Shoreline, WA 98133-4905

Attn: Rachael Markle
Director, Planning and Community Development

Re: Request to Rezone by Irons Brothers Construction

Dear Ms. Markle:

We are writing in support of the above request by Irons Brothers Construction (IBC) to rezone their properties at 1510 NE 170th and their newly acquired property, at 1517 NE 170th, from the current R-8 zone designation to Community Business, along with the needed amendment to the Comprehensive Plan.

Nancy spent many years commuting north and south on 15th Avenue, NE, from our home to downtown and later to the University of Washington (via both car and bus), so she is very familiar with that area close to IBC's office location. Both of us consider this area as part of our community. We sometimes shop at the close-by Safeway, eat often at Leena's Restaurant, and used to go to the post office on the corner of NE 175th St; we have also patronized other businesses in the area. This is a growing community business area, so we understand the concern that some homeowners may feel about any possible change.

However, we also know the connection and responsibility felt by the owners and employees of IBC to this specific community and Shoreline. We contracted with IBC in 2016 for a remodel to our two bathrooms and a remodel and expansion of our kitchen; these were completed in 2017. We had done extensive research about remodeling, talking with many at a remodeling show (every contractor who would consider our location). We narrowed our pool to six contractors and interviewed them in our home. IBC did not present the lowest estimation of costs, but they were head and shoulders above the other contractors with whom we spoke. Several of the others also had outstanding reputations and no doubt would have done a satisfactory job, but IBC had several additional attributes that appealed most to us.

First, other people who had remodels by IBC gave them outstanding recommendations, a very important consideration. All mentioned the care and attention to detail evidenced by each and every IBC employee. And, even more, IBC was a local contractor, which was convenient for us; we also believe in supporting local businesses (especially when their work is so highly praised). In addition, when we investigated, we found that IBC was active in supporting both their profession and their community. Joseph, Melissa, and their employees: volunteered time and

effort to help out members of the community; they sponsored community activities; they participated in professional and business organizations; and they were recognized for the excellence of their work. Many of their employees also lived in Shoreline and nearby towns. All of the above continue to be true in the present. IBC is truly a valuable business for Shoreline.

During the remodel we met a few times at the NE 170th Street office. It is a quiet place, since most of the employees are at work sites. In addition, IBC has hosted, during a few summers, a get-together with customers and subcontractors. IBC is always VERY careful in the invitations to emphasize that all of us attending should use the alternate commercial parking and NOT park where it might inconvenience residential neighbors. I sincerely believe that they try hard to be considerate of those who live close by. After all, the owners (and many of the employees) live in Shoreline as well. Their office is a house; we wondered, our first time there, if we indeed had the correct address for a "business."

Small businesses are a significant part of the economic backbone of cities like Shoreline and Lake Forest Park. Both were originally bedroom districts for Seattle. but our towns are changing. As more and more people come to appreciate living close to where they work. towns like ours are coming to view small businesses as our best opportunity to grow in a way that supports the need for revenue to fund public services while maintaining residential integrity.

IBC has been in its present location since 2008, with, as we understand it, only one complaint, from a neighbor, which was resolved. Thus, it does not appear to us that permitting IBC to remain in its present location and use the property recently purchased will cause any major impact on the neighborhood. Instead, keeping IBC in the community will keep in Shoreline this active partner that supports its arts programs and volunteers to help community residents.

Irons Brothers is a small business that provides outstanding service to its customers (many of whom live in Shoreline and neighboring towns), support to its community, and important employment to some of Shoreline's residents. We urge you to take the steps necessary to keep this valuable asset in place.

Sincerely,



Nancy McMurrer



Jim McMurrer

North City Business Association
PO Box 55224
Shoreline, WA 98155

RECEIVED
OCT 02 2019
CITY CLERK
CITY OF SHORELINE

October 2, 2019

Shoreline Planning Commission
17500 Midvale Ave. N.
Shoreline, WA 98133

In re: Application of Irons Brothers Construction for re-zone at 1510 & 1519 NE 170th St.
Shoreline, WA.

To the members of the Shoreline Planning Commission:

The North City Business Association is a 501(c) 3 organization whose mission is to strengthen the business community and the quality of life for all residents in North City.

The North City Business Association:

- Supports actions and activities that foster a strong environment for small businesses in Shoreline and especially the North City neighborhood.
- Supports enterprises whose business activity generate increased sales and property taxes that are returned to Shoreline.
- Values a city that seeks to harmonize the business, commercial, and residential communities.
- Supports the city of Shoreline's Comprehensive Plan and the public process through which the plan is interpreted, reviewed, and implemented.

Therefore, the North City Business Association urges the Shoreline Planning Commission to articulate a recommendation to the City Council as to the Irons Construction Company's rezone request as to 1510 and 1519 NE 170th St. which will support the applicant's business activity in Shoreline while mitigating negative impacts upon the surrounding residents.

Cordially,



North City Business Association

By Keith T. McClelland, Secretary of the North City Business Association

cc: officers of the NCBA

KTM:yrm

2019 Comp. Plan Amendments - Att. G - Save Shoreline Neighborhoods

Carla Hoekzema

From: Save Shoreline Neighborhoods <saveshorelineneighborhoods@gmail.com>
Sent: Tuesday, September 24, 2019 4:55 PM
To: City Council; Plancom; Steve Szafran
Subject: [EXTERNAL] Public Comment on Proposed Land Use Designation and Zoning change at 1510 and 1517 NE 170th

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Save Shoreline Neighborhoods Group of over 200 Shoreline residents **hereby requests a two-week extension of the public comment/review period** for the Shoreline Comprehensive Plan Amendments SEPA due to the fact that the City staff failed to meet the notification requirements in the Shoreline Municipal Code (SMC) and adopted Washington Administrative Code (WAC) 197-11-510. The proposed Land Use Designation and Zoning change at 1510 and 1517 NE 170th St is a site-specific proposal and requires site-specific public notice per the SMC and WAC. Specifically, the affected properties were not posted with public notice signs, interested public and private groups and individuals were not notified as requested, and neither mailings nor notifications were sent to property owners within 500 feet of the proposal. Nearby residents only recently discovered on their own (even though they requested specifically to be informed of the SEPA) that this public notice was issued and do not have sufficient time to review and respond comprehensively to the inadequacies of the environmental review.

In addition, the environmental review is incomplete, and a decision is premature without a full environmental review of all the proposals and impacts. There is no SEPA checklist provided for the proposed Amendment 2 (Natural Environment Goal V). Regarding the provided SEPA Checklist D, it is unclear you authored the document, and to which amendment the document applies to.

As the proposed Land Use Designation and Zoning change at 1510 and 1517 NE 170th St (Amendment 2) is a site-specific proposal, the SEPA checklist and notifications must be completed as a site-specific proposal. The provided SEPA Checklist for Amendment 2 is woefully incomplete and inaccurate and the City must have the applicant complete all questions/answers honestly and supported by technical studies by qualified professionals.

For example, the current land use designation and zoning limits the use of these two specific properties to very limited residential uses only. The proposed change would permanently revise the allowed uses to all community-business type uses not just residential uses. The SEPA checklist must evaluate all environmental effects and impacts associated with changing from very limited residential impacts to a very broad spectrum of business impacts. SEPA Checklist categories Earth, Air, Water (surface water, groundwater), Plants, Animals, Environmental Health, Noise, Land and Shoreline Use, Housing, Aesthetics, Light and Glare, Historic and Cultural Preservation, Transportation, and Public Services all need to be appropriately evaluated for permanently changing from residential use to business use. All of these SEPA categories have increased impacts and some have significant unavoidable environmental impacts from changing the use from residential to business. All of the SEPA categories must be fully and honestly evaluated and any and all unavoidable environmental impacts must be mitigated for. As the information correctly notes, this proposal is not a city-wide proposal and therefore this type of evaluation can and must be done.

2019 Comp. Plan Amendments - Att. G - Save Shoreline Neighborhoods

If approved, the allowed business uses would bring increased impacts to Earth, Air, Water (surface water, groundwater), Plants, Animals, Environmental Health, Noise, Land and Shoreline Use, Housing, Aesthetics, Light and Glare, Historic and Cultural Preservation, Transportation, and Public Services. This evaluation must also compare the development code standards and shoreline municipal code differences between current zoning/use (residential) and the proposed use (business) as development codes for businesses are more impactful to neighbors, i.e., landscaping requirements are less, impervious area requirements are less, more lighting allowed, taller buildings are allowed, less set back is allowed, noise levels are higher for business areas, a higher percentage of the lot coverage is allowed, etc., etc.

In addition, business bring more likelihood for earth/soil impacts, less plants, less animals/habitat, degraded environmental health (chemical use, storage, spills, vehicle & business emissions), degraded air quality, higher noise, incompatible land use with residential neighbors, historic and cultural impacts to the neighborhood, transportation impacts from increased traffic and parking impacts, more strain on public services, and housing impacts by reducing housing and contributing to higher housing costs.

Besides the deficiencies in this SEPA environmental review, below are a few specific comments.

A.7. – The answer is inconsistent with other stories that the proponent has represented in public forums for use of these properties. Other development plans have been mentioned but they have also mentioned that they wouldn't change anything. The question must be answered accurately.

A.8. – There is a magnitude of environmental concerns as discussed above. A full comprehensive environmental review must be completed with all appropriate technical studies being performed by qualified professionals, including, but not limited to, comparison of all SEPA categories for increased environmental impacts between residential and business, study comparing the development code differences and detailed summary of impacts, noise study and comparison, traffic impact study for traffic and parking, etc.

A.11 – This answer is inaccurate as we have pointed out in numerous written and oral comments. The current zoning at both 1510 and 1517 is residential. The answer states ***“so that the current uses on those parcels are consistent with zoning regulations. There are no changes to these uses contemplated at this time.”***; however, Irons Brothers have stated publicly that they are not operating their business at 1517 and that they do not plan on operating their business at 1517. In this answer they are stating that they are operating at 1517 and they want the zoning changed to make it consistent with their illegal use of these properties. Parked commercial vehicles, storage, and transfer of tools and materials clearly show that they are illegally using these properties. Irons Brothers IS proposing to change the use from RESIDENTIAL to COMMUNITY-BUSINESS. What is the rest of their proposal? What other actions will they take in the near term and long-term future. SEPA cannot be piecemealed and all proposed activities must be evaluated comprehensively in order to evaluate individual and cumulative impacts.

B.1.C. – The answer is incomplete. The site had landscaping, grass, and gardens until Irons Brothers bought 1517 and then removed all landscaping, graded and compacted several dump truck loads of gravel, and built an additional structure on the property which now makes the site over 98% impervious.

B.1.G. – After the actions of Irons Brothers after they purchased 1517, the site is over 98% impervious. See previous comments sent to the City regarding calculations and facts.

B.2. Air – The SEPA must review the potential change in Air quality impacts from going from Residential to Business. This would be a range of air impact increases based on the different new business uses that would be allowed. An Air study must be completed by a qualified professional to support the environmental review and SEPA determination.

2019 Comp. Plan Amendments - Att. G - Save Shoreline Neighborhoods

B.4.b. (Plants) – This answer is incomplete. Irons Brothers has removed (in advance) almost all vegetation from 1517 as part of this proposal. The site is almost completely devoid of all vegetation, landscaping, gardens, lawns, and is almost entirely impervious compacted gravel and buildings.

B.4.b. (Plants) – This answer is incomplete. One exception to the little vegetation that is remaining is that there is invasive *Rubus armeniacus* growing along the west property line of 1517.

B.7. Environmental Health – The SEPA must review the potential change in environmental health quality impacts from going from Residential to Business. This would be a range of air impact increases based on the different new business uses that would be allowed. A must be completed by a qualified professional to support the environmental review and SEPA determination and document the increased potential impacts that would be allowed by this change.

B.7.a.2) – This answer is incomplete. 7Eleven had leaking underground storage tanks that may have migrated to this property. Any development may encounter contaminated soils or groundwater. This is also an example of an increased environmental impacts if zoning is changed from residential to business.

B.7.a.3) – This answer is incomplete. Based on the current commercial truck parking and materials storage outside and in structures there appears to be hazardous chemical storage, transfer, and use. This use will only increase, along with the potential environmental impact, if this proposal is approved.

B.7.a.5) – All businesses should have spill kits and secondary containment for these materials.

B.7.b.2) Noise – The answer is incomplete. Noise from commercial trucks, equipment/materials transloading, dump trucks, and alarms already violate noise ordinances from this location and will continue if this proposal is approved.

B.7.b.3) Noise – The answer is incomplete. It is unacceptable that they do not propose to control noise. A noise study must be performed by a qualified professional to compare the differences in potential residential noises and the range of business noises.

B.8.a. Land Use – The answer is inaccurate and incomplete. We have corrected the erroneous statements of prior uses at 1517 multiple times. An ADU is not allowed under current zoning as an ADU requires the owner to live at the property, which they do not. The checklist inaccurately states the proposal will not effect nearby or adjacent properties, when in fact, they already have, and it will continue to effect all nearby and adjacent properties through setting a precedent of rezoning the residential properties within the neighborhood, and business use will would bring increased impacts to Earth, Air, Water (surface water, groundwater), Plants, Animals, Environmental Health, Noise, Land and Shoreline Use, Housing, Aesthetics, Light and Glare, Historic and Cultural Preservation, Transportation, and Public Services as mentioned previously and throughout the Comprehensive Plan Amendment process for this item. Irons Brothers states in this answer that they do not have any “intention” of further development after the rezone but that is in direct conflict with statements they have made publicly and compared to the last paragraph regarding “remodeling” which they have stated before that it is redevelopment/replacement.

B.8.d. – A shed has already been demolished and demolition on the house structure has already begun.

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B.8.l. – The answer is inaccurate. The proposal is inconsistent with the City's Comprehensive Plan, goals, zoning, and the Growth Management Act. This is an illegal spot rezone for the benefit of one company/owner at the detriment of many neighbors and residents. See previous comments submitted to the City regarding this.

B.9.b. – The proposal, if approved, could displace residents/housing for other business uses. A study must be performed to evaluate the range of displacement.

B.9.c. – No displacement measures are provided for displacing residents because of businesses.

B.10.a. – The proponent did not answer the question. There are structures on the property and the height of them must be disclosed.

B.10.b. – Business development code would reduce setbacks, increase impervious cover, reduce landscaping/open space, and allow for much taller buildings. Taller buildings and less setbacks will shade out neighbors, and less landscaping will make the neighborhood less appealing and neighborly. A study must be conducted to document the impacts from changing from residential to business. Territorial and open space/green views will be obstructed.

B.10.c. – No proposed measures were provided. Do not approve the amendment and rezone to prevent the impacts.

B.11.a. – The question was not answered but must be. If changed to business, there will be more lighting and glare produced by buildings, spot lights, security cameras, headlights, and parking lot lights. Since Irons Brothers purchased 1517 they have installed 8-10 spot lights that are unshielded and left on all night long which shine into neighbors homes. Taller buildings with many windows will increase glare. A study must be conducted documenting the increased impacts by changing from residential to business.

B.11.b. – The question was not answered but must be. If approved, (or illegally allowed as of present) the change WILL create light and glare, and will pose a safety hazard and interfere with views.

B.11.d. – Measures should be proposed. Study the change in impacts. Reject this proposal to avoid the unacceptable impacts to the neighborhood and neighbors.

B.13. – The question was not answered accurately. Structures at 1517 are likely over 45 years old. The historic use of these properties as residential properties would be compromised.

B.14.c. Transportation – The question must be answered as it is a site-specific proposal. Currently Irons Brothers uses NE 170th ST as overflow parking.

B.14.d. – A traffic impact study must be completed by a qualified professional to evaluate the range in traffic impact (and parking) increases that would result from changing from residential to business. These are measurable impacts and must be completed for a complete, accurate, environmental review.

Section D.1. – This question is not answered and must be in order to complete an accurate environmental review. Studies must be performed to answer this question which will compare residential uses to the range of new uses allowed by business zoning.

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D.2. – This question is not answered and must be in order to complete an accurate environmental review. Studies must be performed to answer this question which will compare residential uses to the range of new uses allowed by business zoning.

D.3. – This question is not answered and must be in order to complete an accurate environmental review. Business uses use much more energy and have more impacts than residential uses. Studies must be performed to answer this question which will compare residential uses to the range of new uses allowed by business zoning.

D.5. – The answer is incomplete and only addresses half of the question (shoreline use). The question must be answered. This proposal would affect land uses (residential to business), and it would directly encourage land use incompatible with existing plans. It would demonstrate that the City of Shoreline does not enforce existing code violations and would set a precedent for allowing violators to just change the rules instead of complying with them. This also sets precedent for business creep into neighborhoods where they do not belong.

D.6. – The question is not answered but must be. New allowable business uses would bring a wide range of increased traffic, congestion, parking, and emission impacts. A study must be performed to evaluate and document these increases from residential to business.

D.7. – The proposal is in direct violation of the Shoreline Comprehensive Plan and Zoning, the Growth Management Act, Shoreline Municipal Code, code enforcement, and the Washington State Attorney General regarding illegal spot rezoning. This proposal, and SEPA, if approved, unnecessarily exposes the City for lawsuits.

For all of the aforementioned reasons, we request a two-week extension to the comment period and we ask that the City require all aforementioned technical studies and that a full environmental impact study be conducted for this site-specific action.

Submitted by Save Shoreline Neighborhoods on behalf of over 200 residents apposed to this proposal and do not believe this environmental review is adequate or complete. Signatures have been previously submitted to the City of Shoreline.



Dear Planning Commission and City Council Members,

As the Chamber of Commerce for City of Shoreline businesses, we know how important small businesses like Irons Brothers Construction are to our local community and its residents. Not only as a revenue and tax income source, but also as an employer of Shoreline residents, as a customer to many local businesses, and as a supporter of civic life and events. The Irons Brothers company puts their hammers to work doing considerable charitable work in the community and supporting area non-profits with both sponsorship dollars and cash donations.

Irons Brothers partner with many local small business subcontractors providing services to the community. Irons Brothers Construction and its leaders are influential in the local business and economic community. Joseph Irons served as president of the King & Snohomish Counties Master Builders Association in 2016. Businesses like Irons Brothers Construction and our other Chamber members create work-life balance in the local community by providing local employment.

Running a business, let alone one that has been successful for 20 years in its present location in Shoreline deserves recognition. Please consider this long-term upstanding Shoreline Chamber member's track record when making your decision. There are other businesses in similar locations adjacent to single family residences along 15th Avenue. We ask you to take these factors into consideration when assessing Irons Brother's application to amend their property's zoning and comprehensive plan designation.

We have the interest of all our members at heart, and we see the potential for more challenges like this as the city grows. As a Chamber which continues to support local business, and we hope that you consider these important contributions to Shoreline's economic development and continued success that Irons Brothers Construction, and its owner's Joseph and Melissa Irons have made to our City.

Please consider their application by making an informed and supportive decision using the information and facts that have been provided to you. Show our business Chamber with your actions that the City does partner with the businesses in the community to help them continue to provide livelihood and employment in their local community.

Thank you. Sincerely,

A handwritten signature in blue ink that reads 'Marlin Gabbert'. The signature is written in a cursive style.

The Shoreline Chamber Board
Marlin Gabbert, President