

From: [Ginny Scantlebury](#)
To: [City Council](#)
Subject: Comment on Adoption of Ord. No. 707 on March 16, 2015
Date: Monday, March 16, 2015 1:02:18 PM
Attachments: [March 16 2015 letter to City Council.docx](#)

March 16, 2015

Shoreline City Council
17500 Midvale Ave N.
Shoreline, WA 98155

Subject: Comment on Adoption of Ord. No. 707 - 185th Street Station Area Planned Action

Dear Mayor and Council:

Please include into the record this letter.

The reason I am writing this letter today and speaking in public comment tonight is that the City's notices and informational materials regarding the Planned Action Ordinance and many other issues were not communicated properly to the public. In particular, the City did not communicate the complex relationship between the Sub-Area Plan, SEPA process, Planned Action, Based Zoning and Development Regulations.

The City prepared a FEIS for the Sub-Area plan, but allowed no formal hearing of its adequacy. Furthermore, the City's Sub-Area Plan's FEIS was developed with the assumption that the City would use a Planned Action for implementation. The Planned Action included mitigations that were derived from the FEIS. But, since the City did not adopt the FEIS as part of its SEPA authority, the enforceability of the Planned Action mitigations is legally problematic. Also, no public hearing was conducted to consider whether the FEIS's analysis and recommended mitigations were adequate as applied to either the Sub-Area or the Planned Action.

The determination of whether an implementing project is a planned action project should be subject to public notice and administrative appeal. In addition, consistency review for implementing projects should be subject to public notice and administrative appeal.

Because of the above-stated reasons, I decided to research how five other nearby cities have used the Planned Action Ordinance in their planning decisions. My findings helped me thoroughly understand why the City wanted to propose this ordinance. You want to make it as easy as possible for developers to build in Shoreline in the 185th and 145th Light Rail Station areas. I hope you will listen to all the comments tonight and decide that you, the City, has a lot more work to do before making this important decision that will impact ALL THE SHORELINE RESIDENTS!

Sincerely,

Ginny Scantlebury
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Shoreline, WA 98177