

Richmond Beach Preservation Association

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July 16, 2015

VIA EMAIL TRANSMISSION AND U.S. MAIL

City of Shoreline Planning Commission
Shoreline City Hall
17500 Midvale Avenue North
Shoreline, WA 98133

Re: Richmond Beach Preservation Association
Critical Areas Ordinance comments and request to extend public comment date

To the Planning Commission:

I hope this letter finds you well. I write on behalf of the Richmond Beach Preservation Association, an organization representing the property owners on 27th Avenue Northwest.

At the recent June 18 Planning Commission meeting, Ms. Ginny Scantlebury offered public comment on behalf of our organization. As you will recall from Ms. Scantlebury's comments, the various intricacies associated with updating the Critical Areas Ordinance have been fairly difficult to follow. Understanding how the Critical Areas Ordinance update interplays with the Shoreline Master Program is a particularly challenging task. Since that last meeting, we retained a land use attorney. We retained this attorney to help our Association navigate the update, for advice on how to work with the Planning Commission towards our common best interests, and for her initial thoughts on what has been done to date.

Based on our attorney's review of the Planning Commission's process and the documents prepared to date, we have the following comments:

1. The piecemeal release of the proposed ordinance provides limited time for public review of the complete proposed ordinance;
2. The State has a 60-day window to review the proposed ordinance. This is a substantially longer period of review than is offered to the citizens directly affected by the proposed ordinance;
3. The State provides a mechanism for requesting additional time to submit the updated Critical Areas Ordinance. Additional time would create flexibility for detailed analysis and discussion; and

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4. The State does not require a single “one size fits all” ordinance. In fact, the State recognizes ordinances can be flexible to address the unique characteristics of a specific area.

Accordingly, and as requested by the Richmond Beach Preservation Association at the June 18th Planning Commission meeting, we request the Planning Commission public hearing date be extended until October 2015. This extension will provide the public adequate time to review and understand the proposed Critical Areas Ordinance changes.

It has come to our attention the City sent an email on July 7th with an invitation to speak at a community meeting regarding Critical Areas Ordinance. As you can understand, this invitation comes to the public during the height of summer vacation season when the majority of neighborhood associations are adjourned. Given the time of year and short notice, it is impossible to (1) schedule a neighborhood meeting; and (2) draw a representative number of community residents for meaningful discussion. This should provide reason enough to extend the Public Hearing date.

We look forward to working with the City to draft a proposed Critical Areas Ordinance that is effective and reflects the diversity of the affected areas. An extension of the Planning Commission public hearing date to October 2015 will allow the public to provide informed comments to the Commission.

Please let us know your response to the foregoing comments and request to extend the Planning Commission public hearing date. My email address is njbeard@gmail.com, and my mailing address is 19419 27th Ave NW, Shoreline. If you have any questions, please do not hesitate to give me a call. My phone number is 206-818-9991. I look forward to hearing from you.

Very truly yours,

Richmond Beach Preservation Association



Nathan J. Beard
President