

From: [Paul Cohen](mailto:Paul.Cohen@cityofshoreline.com)
To: [Lisa Basher](mailto:Lisa.Basher@cityofshoreline.com)
Subject: FW: City of Shoreline - DRAFT Development Code Amendments Related to Self Storage Facilities: Public Hearing November 3rd
Date: Thursday, October 27, 2016 4:38:55 PM
Attachments: [110316 SR- Attachment A Draft Ordinance No 765 - amendment to draft.docx](#)

From: Rodger Ricks [<mailto:rodgerricks@glacier.com>]
Sent: Wednesday, October 26, 2016 4:42 PM
To: Rachael Markle; Paul Cohen
Subject: RE: City of Shoreline - DRAFT Development Code Amendments Related to Self Storage Facilities: Public Hearing November 3rd

Rachael and Paul,
Please note a few alternative exception I think might help you prevent an overconcentration of self storage. I understand you want to not diminish valuable commercial land, but in my case, the property has been vacant for 20+ years and not viable for other uses, at least that is "how the market has spoken" to the current owner.

Thank you for your consideration.
Rodger

RODGER E. RICKS | Principal | Glacier Real Estate Finance
2800 156th Ave. S.E., Suite 210 | Bellevue, WA 98007 | Direct Line: 425.274.0286
Mobile: 425.445.1441 | Email: rodgerricks@glacier.com

From: Rachael Markle [<mailto:rmarkle@shorelinewa.gov>]
Sent: Monday, October 24, 2016 5:49 PM
To: Rodger Ricks; Paul Cohen
Subject: RE: City of Shoreline – DRAFT Development Code Amendments Related to Self Storage Facilities: Public Hearing November 3rd

Hi Rodger,
Yes your ideas for how to prevent an over concentration would be great. The staff report will be published by the end of this week. If you email your concepts to Paul Cohen he may be able to weave them into the Staff Report; or the ideas can go directly to the Planning Commission via email. Paul can assist with either in my absence.
Sincerely,
Rachael Markle

From: Rodger Ricks [<mailto:rodgerricks@glacier.com>]
Sent: Monday, October 24, 2016 4:51 PM
To: Rachael Markle
Subject: RE: City of Shoreline – DRAFT Development Code Amendments Related to Self Storage Facilities: Public Hearing November 3rd

Rachael,

Thank you for this update. I should have info to you shortly regarding the glazing matter. My architect has done the calculations, and presumes the requirement from the City of Issaquah was misunderstood, as such percentage was in obvious contradiction to the energy code. He will contact the City of Issaquah to confirm their requirements, and then provide the glazing of my proposed project.

Upon review of the draft ordinance provided, under SMC 20:40.505 there were 4 criteria, of which the facility I am proposing looks to meet #1, #3 and #4, but fails to meet #2 or the

exceptions. It is suggested that staff is exploring alternatives for the Staff Report, and I wonder if I could present some alternative options to consider that help ensure that there is too much of a concentration of self storage in a given district? Given you will be absent the next week, is there a staff member I should direct such to..... If you would be receptive to such input?

Thank you for your consideration of this matter.

Rodger

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From: Rachael Markle [<mailto:rmarkle@shorelinewa.gov>]
Sent: Monday, October 24, 2016 3:47 PM
Subject: City of Shoreline – DRAFT Development Code Amendments Related to Self Storage Facilities: Public Hearing November 3rd

Good afternoon:

Attached is a revised draft of the proposed amendments to the Development Code related to self-storage facilities. This draft includes changes as directed by the Planning Commission at the October 6th study session and staff consideration of the comments provided by interested parties. This is the draft that will be the subject of the Public Hearing. The Planning Commission will base its recommendation to City Council on this draft. The Planning Commission may recommend the attached amendments as drafted; edit the amendments; and add or delete amendments.

Staff is preparing a staff report to further explain the attached recommended amendments. The staff report should be posted by October 28th. The report will be posted here:

<http://www.shorelinewa.gov/Home/Components/Calendar/Event/9541/182>

Your written and oral comments for the Planning Commission are welcomed and appreciated. If you have suggested changes to the attached draft, please be specific as to what the regulation should say instead or identify what section should be deleted. This will aid the Commission as they formulate the recommendation to City Council. The Public Hearing will be conducted on November 3rd at 7:00 in the Council Chambers at City Hall (17500 Midvale Avenue North, Shoreline, WA 98133).

If you have any questions, please feel free to email me (best option until 10/31) or call (after 10/31). I am going out of town 10/25 and will be back 10/31, but I plan to check email.

Sincerely,
Rachael Markle
City of Shoreline
Director, Planning & Community Development
206-801-2531