

November 15, 2017

Hearing Examiner  
City of Shoreline  
17500 Midvale Ave N  
Shoreline, WA 98133

RE: Notice of Public Hearing of the Hearing Examiner and SEPA Determination  
Jose Argueta, PLN17-0062 Rezone  
903, 909 and 915 N 167<sup>th</sup>, Shoreline, WA

Thank you for the opportunity to submit our additional thoughts and comments regarding the above referenced project. One of the reasons we are writing this letter is that we are the closest residential property owner that could/would be affected by this zoning change. All other properties located in this proximity are currently rentals.

With that said, we are providing numerous items that seem to be either incorrect and/or misleading in the paperwork that was provided to you in the City of Shoreline Planning and Community Development Staff Report dated November 6, 2017.

1. Under **PROJECT DESCRIPTION**: (Attachment 1 – Affidavits). There is an affidavit, signed by Janet C Murray on the 16<sup>th</sup> day of August, stating she is the attorney-in-fact for Brenny Genevieve, the owner of the property located at 915 N 167<sup>th</sup>, Shoreline WA. However, the Property Owner originally listed on the application is a person by the name of Genevieve Brenny, who unfortunately passed away on August 4, 2017. I'm not sure how that works in that 1) the name is incorrect on the affidavit and 2) the owner has passed away PRIOR to the affidavit being signed. **(See Exhibit A).**
2. Under **ZONING and LAND USE**: The attached Zoning Map is labeled as such to imply that the properties directly across the street North of the above referenced property is R18, when it is in fact zoned as R6. **(See Exhibit B).**
3. Under **ZONING and LAND USE**: There are multiple references to the surrounding properties, which, on paper, are virtually correct in quoting them. However, the actual facts are a bit more telling.
  - As noted in item 2 above, the property located at 903 N 167<sup>th</sup> and the majority of the property located at 909 N 167<sup>th</sup> sits directly across from current property zoned R6. Only the property located at 915 N 167<sup>th</sup> is located across from, and next to, any property that is zoned R18. **(See Exhibit C, items 3 and 4)**
  - The original application states that they want to rezone to R24, "to match the parcels to the South of these properties that are zoned R24". However, there was no mention of a parcel that sits directly in the middle of all three of these properties, that being the brand new home

that has just been built BEHIND 909 N 167<sup>th</sup>, the address being 16546 Lynden Ave N. (See Exhibit C, Item 1).

- In addition, all of the properties directly abutting and surrounding the subject properties, whether they be zoned R24, R18 or R6, do not exceed two story units, which fit more in with the residential neighborhood in this area. Even the townhomes that are located on the property directly adjacent to the south end of 903 and 915 N 167<sup>th</sup>, which were built a few years ago, were built as 2 story units to better fit in with the neighborhood. (See Exhibit C, Item 2).
  - The report states "The Subject Property is accessed from Lynden Avenue N. OR North 167<sup>th</sup> ....." We must point out that ONLY ONE (1) of the subject properties can possibly be, if it ever has been, accessed from Lynden Ave N. The other two properties can only be accessed from North 167<sup>th</sup>.
4. Under **PUBLIC NOTICE AND COMMENT**: The City states that they received only one public comment letter and it is included as Attachment 9. However, there were a few pictures/attachments that were inadvertently left out of the package that was sent to you. (See Exhibit D). We believe it is important for you to see these pictures as the rezoning and potential project proposed for 903 N 167<sup>th</sup> could possibly impact the quality and enjoyment of those using the Richmond Highland Rec Center and Playfield (Open Space). These pictures reflect what a typical weekend and/or week day/evening can look like at 167<sup>th</sup> and Lynden when the field is being utilized, which is quite often. In the package of Exhibit D, Picture marked (1) is taken standing at the corner of 167<sup>th</sup> and Lynden, facing south. The Picture marked (2) is taken standing at the other end of the playfield facing north on Lynden. The Picture marked (3) is taken at the corner of 167<sup>th</sup> and Lynden facing west on 167<sup>th</sup>.
  5. On September 15, 2017, we submitted to the City of Shoreline, a Petition for Beginning a Neighborhood Traffic Study (See Exhibit E) for the two blocks running from the corner of Lynden and 167<sup>th</sup>, west to Whitman and then North to 170<sup>th</sup>. Currently there are about 4 or 5 business that have exits funneling in from and out onto Whitman and 167<sup>th</sup>, but there are no through streets. These businesses consist of the THS Methadone Treatment facility, which serves just under 700 people a day; Gerber Towing, which has trucks and cars being parked up and down 167<sup>th</sup> and Whitman and coming and going any time of the night or day; there is the ICHS clinic that serves numerous individuals, however, they charge their employees to park in their facility so many employee park up and down 167<sup>th</sup> and Whitman; and additionally, we also have Yard Butlers Landscaping which has approximately 8 trucks that are in and out each day. And when their employees are driving their work trucks, they have to park their personal vehicles up and down Whitman and 167<sup>th</sup> also.
  6. Since there are **NO DIRECT OUTLETS** from anywhere in the middle of these two streets (See Exhibit E-1a, and E-1b) , we, and the seventeen (17) people who also signed the petitions, requested that a traffic study be done to see if we can't get some help in slowing people down from speeding down our street(s) every day and every night. Some of the 17 people that signed reside on 167<sup>th</sup> and are included in the Rezone application.

7. I finally received, yesterday, an e-mail regarding "raw data" for the traffic study that was done. Kendra Dedinsky, City Traffic Engineer, refers in her e-mail that "traffic counts for both streets show less than 500 vehicles per weekday...." (**See Exhibit E-2**). However, since the original Petition for the Traffic Study requested "N 167<sup>th</sup>, beginning at Lynden and proceed to N 170th via Whitman Ave N", and also having talked with Kendra on Monday, October 2, that our request was for both streets at the same time since there was no street leading out to Aurora from those two locations, it would seem that the counts for BOTH STREET should be added together for this study. Kendra did send me preliminary reports for the count for Whitman Ave N. (which averaged 390 vehicles per day over a 7 day average) and a separate report for the count for N 167<sup>th</sup> (which averaged 303.1 vehicles per day over a 7 day average). (**See Exhibit E-3a, and E-3b**). It seems, that since the original traffic study was requested for a two block side street that has no arterial exit except for Whitman or 167<sup>th</sup>, the totals of these two reports should be combined and the more realistic figure of **693.10 vehicles are averaged PER DAY over a 7 day average** should be considered.

We appreciate the time you have given us to express these items of concern and discrepancies, with regard to making your decision regarding the Rezone Application for Jose Argueta, PLN17-0062 Rezone, located at 903, 909 and 915 N 167<sup>th</sup>.

We believe that allowing the zoning of these three properties to be changed to R24 from R8 would be a disservice to this neighborhood and this area, and we believe the neighborhood would be better served if either an R12 or R18 zoning (with height restrictions) would be granted. This would still give an opportunity for these property owners to develop their properties and also would allow the proposed projects to be more blended within the community that it will sit.

Respectfully submitted,

Candace J Hamel  
David M Jackson  
16723 Whitman Ave N  
Shoreline, WA 98133  
(206) 931-5567



DECLARATION OF JANET C. MURRAY

I, Janet C. Murray, as attorney-in-fact for Brenny Genevieve under the Durable Power of Attorney for Brenny Genevieve dated 8/16/17, state that Brenny Genevieve is the owner of real property located at 915 N. 167th Street, Shoreline, Washington and identified by King County Tax Parcel No. 0726049204 ("Property").

I, Janet C. Murray, as attorney-in-fact, have current and present authority to manage the financial assets of Brenny Genevieve, including real property owned by Brenny Genevieve.

I, Janet C. Murray, as attorney-in-fact and on behalf of Brenny Genevieve, appoint Jose A. Argueta as the authorized agent for the limited purpose of seeking a change in the zoning classification of the Property pursuant to the rules and regulations of the City of Shoreline.

I make this declaration subject to penalty of perjury under the laws of the state of Washington.

Dated this 16 day of August, 2017, at Shoreline, Washington.

Janet C. Murray
Janet C. Murray, Attorney-in-Fact for Brenny Genevieve

State of Washington )
) ss.
County of King )

I certify that I know or have satisfactory evidence that Janet C. Murray is the person(s) who appeared before me, and acknowledged that he/she/they signed and delivered this instrument as his/her/their free and voluntary act for the uses and purposes set forth.

Dated this 16th day of August, 2017.

Kari Tate
Notary Public in and for the State of Washington
My commission expires 6th May 2020



**Genevieve Theodora Brenny(1927 - 2017)**

Genevieve Theodora Brenny

Born June 17, 1927 in Rolla North Dakota to father Spero Manson and mother Florence Manson (both deceased) died peacefully August 4, 2017.

One of 11 children: brothers, John, twins Frank and George, Pete, Spero, Raymond, Paul and Robert; sisters Grace and Gertrude.

Genevieve is survived by her brother Paul; 3 adult children: Jim, Janet, and Jeff; 6 grand-children: Shannon, Heather, Alissa, Ross, Thomas, and Kyle; and 2 great grandchildren Anthony and Ashley; and numerous nieces and nephews.

Viewing on Thurs., Aug. 10 at 10am with a Funeral to begin at 11am at Beck's Tribute Center, 405 Fifth Ave. S, Edmonds; with Burial following at Holyrood Cemetery in Shoreline, WA.

Please share memories at

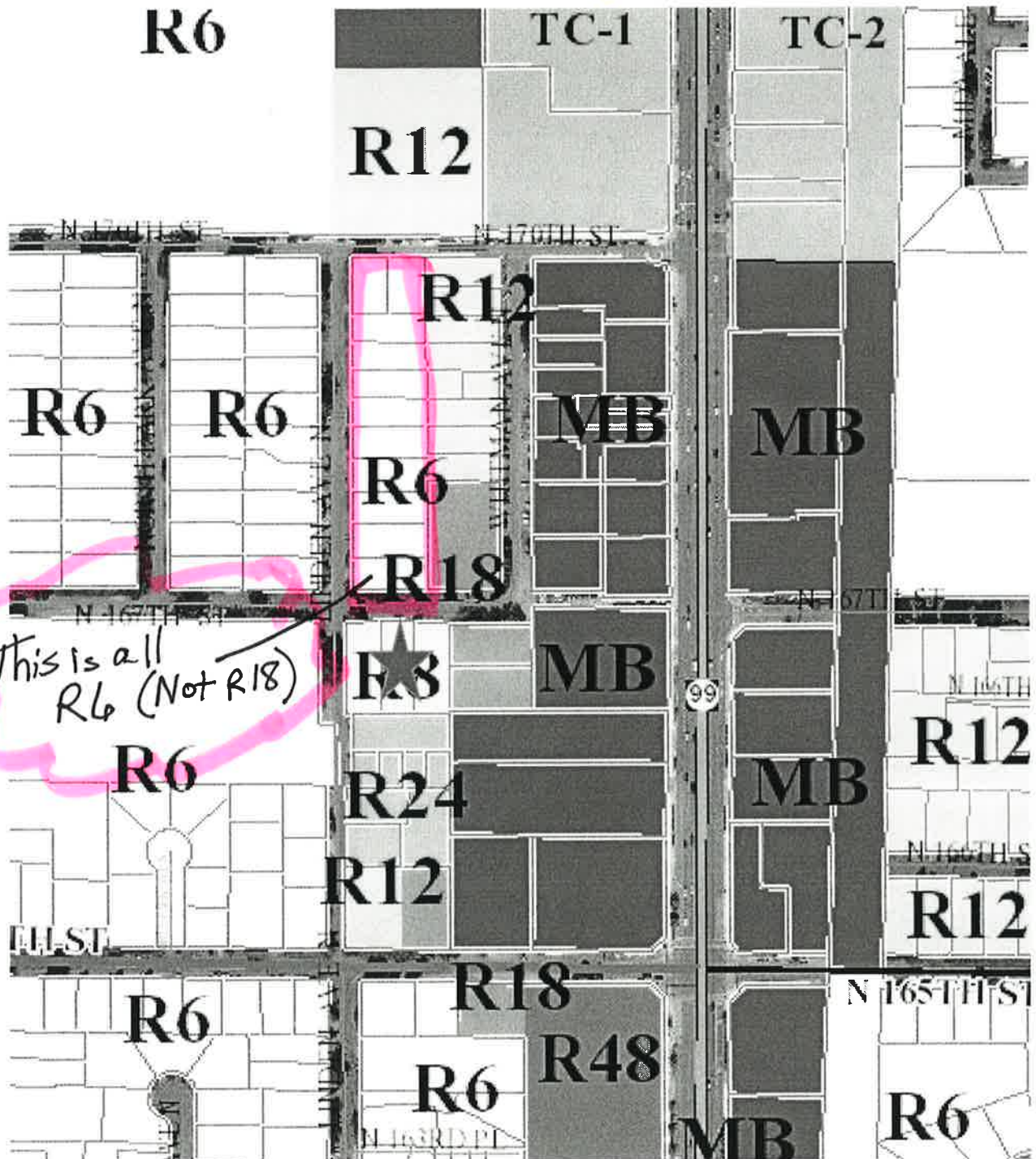
[www.becksfuneralhome.com](http://www.becksfuneralhome.com).

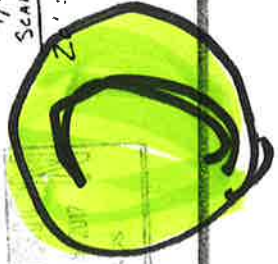
**Funeral Home****Beck's Funeral Home**

405 5TH AVE S EDMONDS, WA 98020

(425) 771-1234

Published in The Seattle Times from Aug. 8 to Aug. 9, 2017



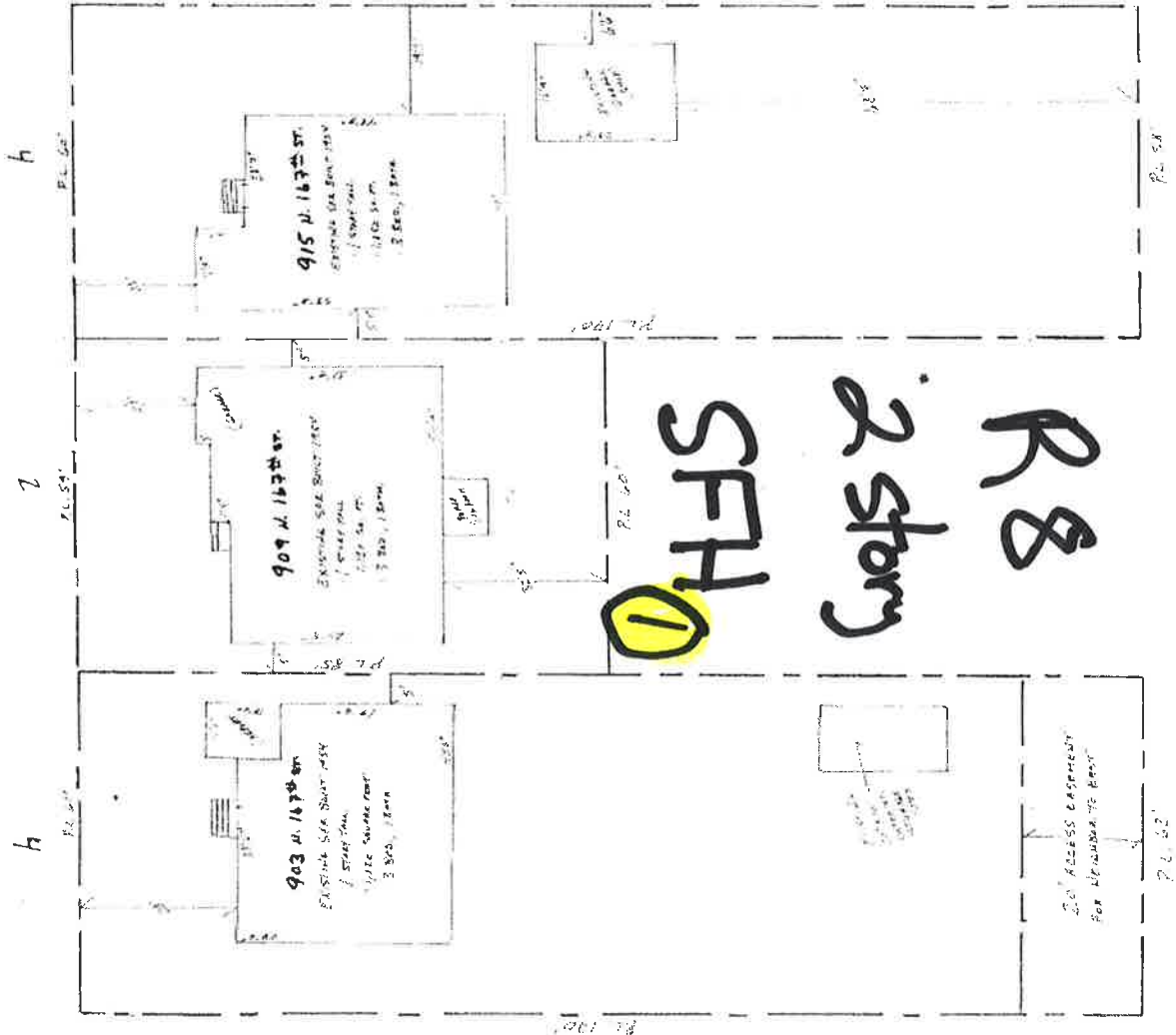


DATE: 9/5/17  
SCALE: 1/2" = 1'

PREPARED BY  
DATE ISSUED  
1502 2ND FLOOR  
SPRINGFIELD, MO 65702  
(417) 778-7355

# ARGUETA RE-ZONE

R-24 - 2 story **2**



R18  
2.5 story  
**3**

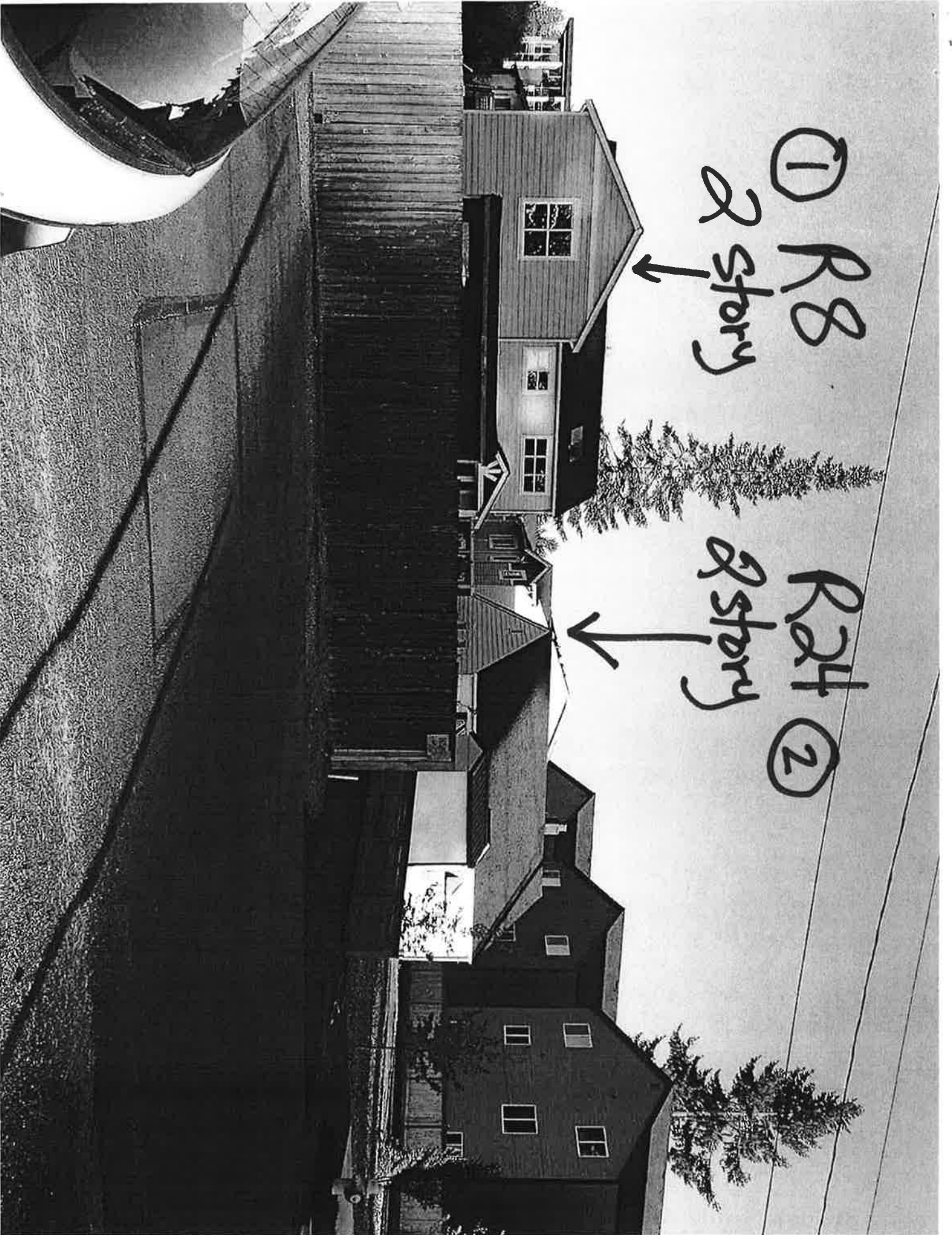
**4** R18 - 2.5 story

R8  
2 story

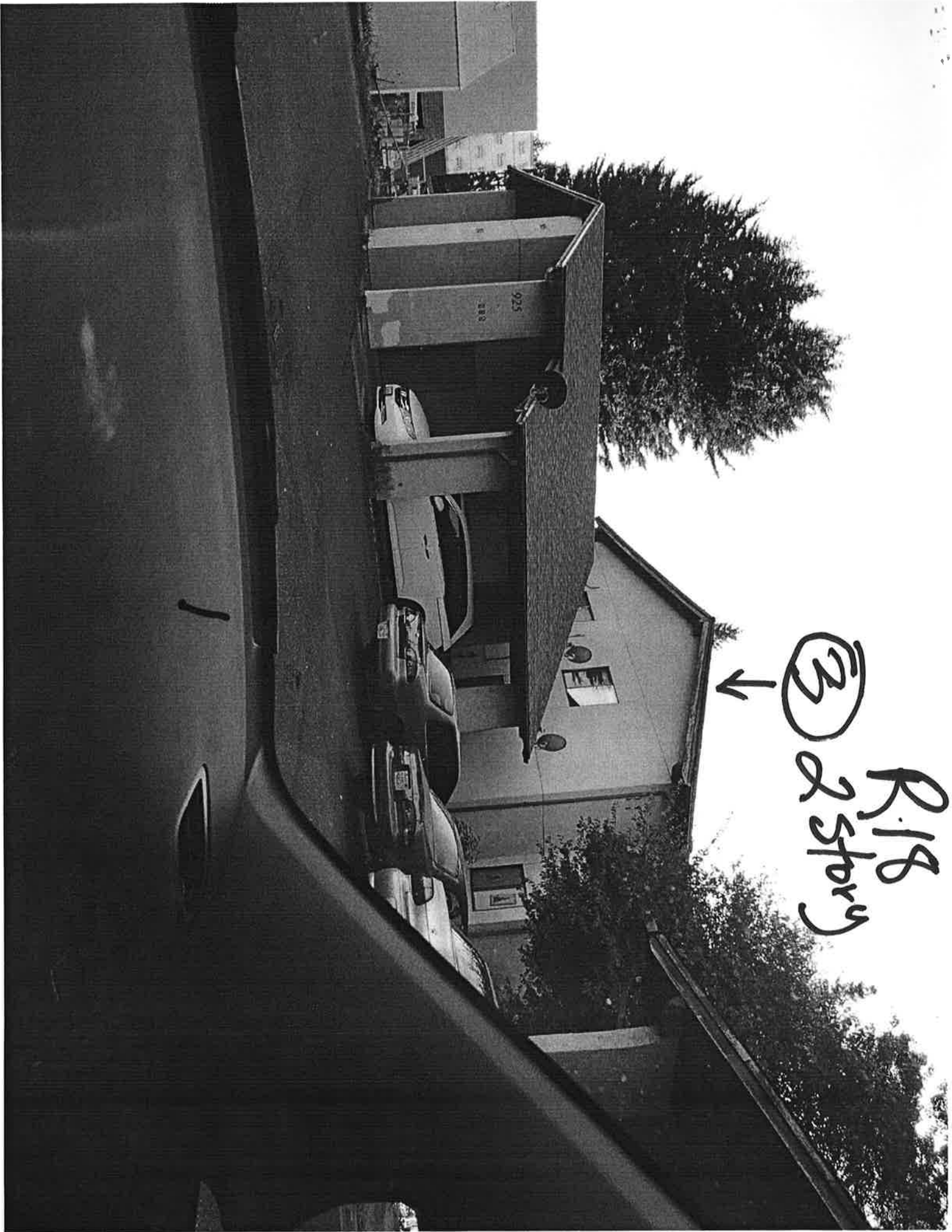
SFH **1**

① R8  
2 story

R24  
2 story  
②







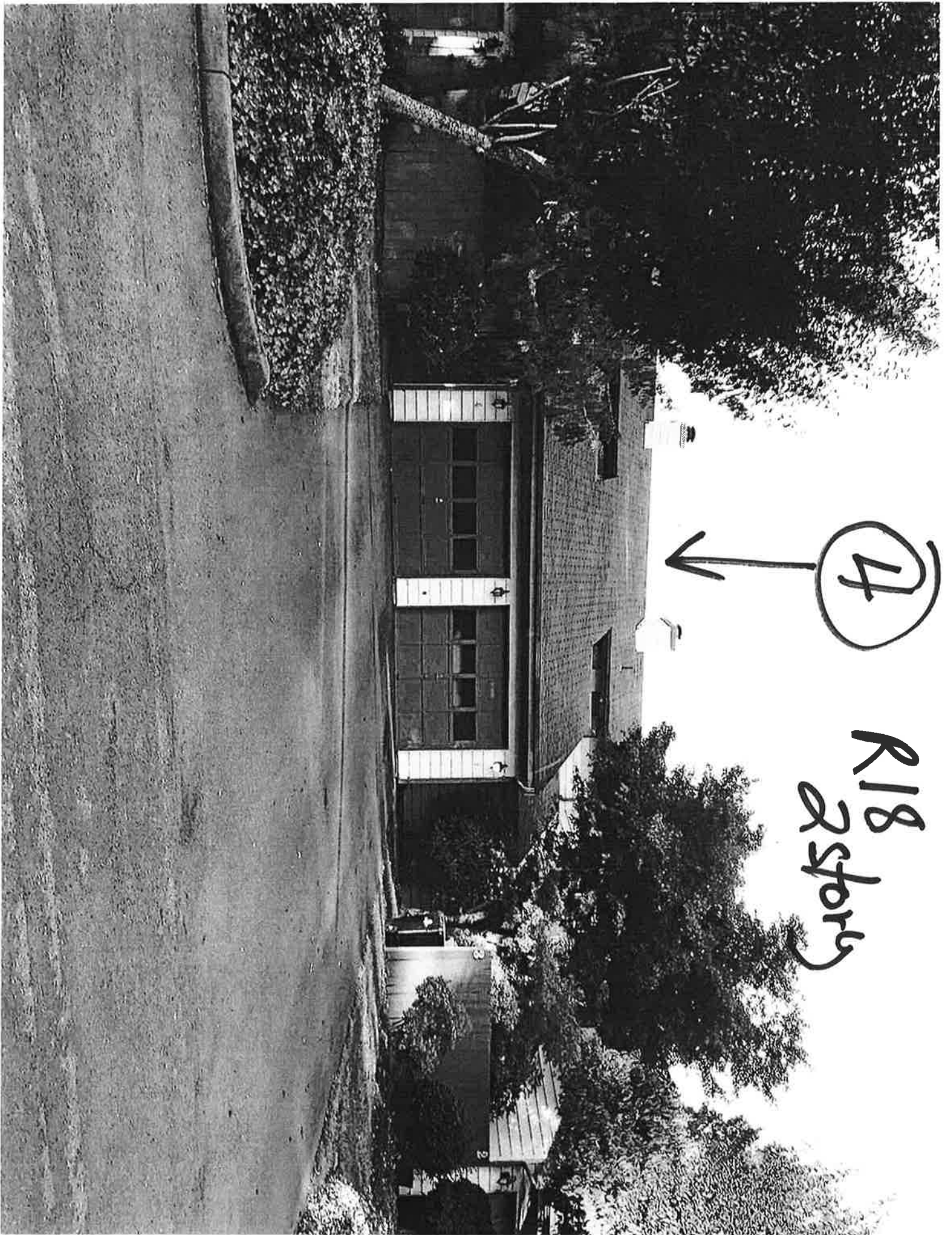
R118  
2 stories



3

925

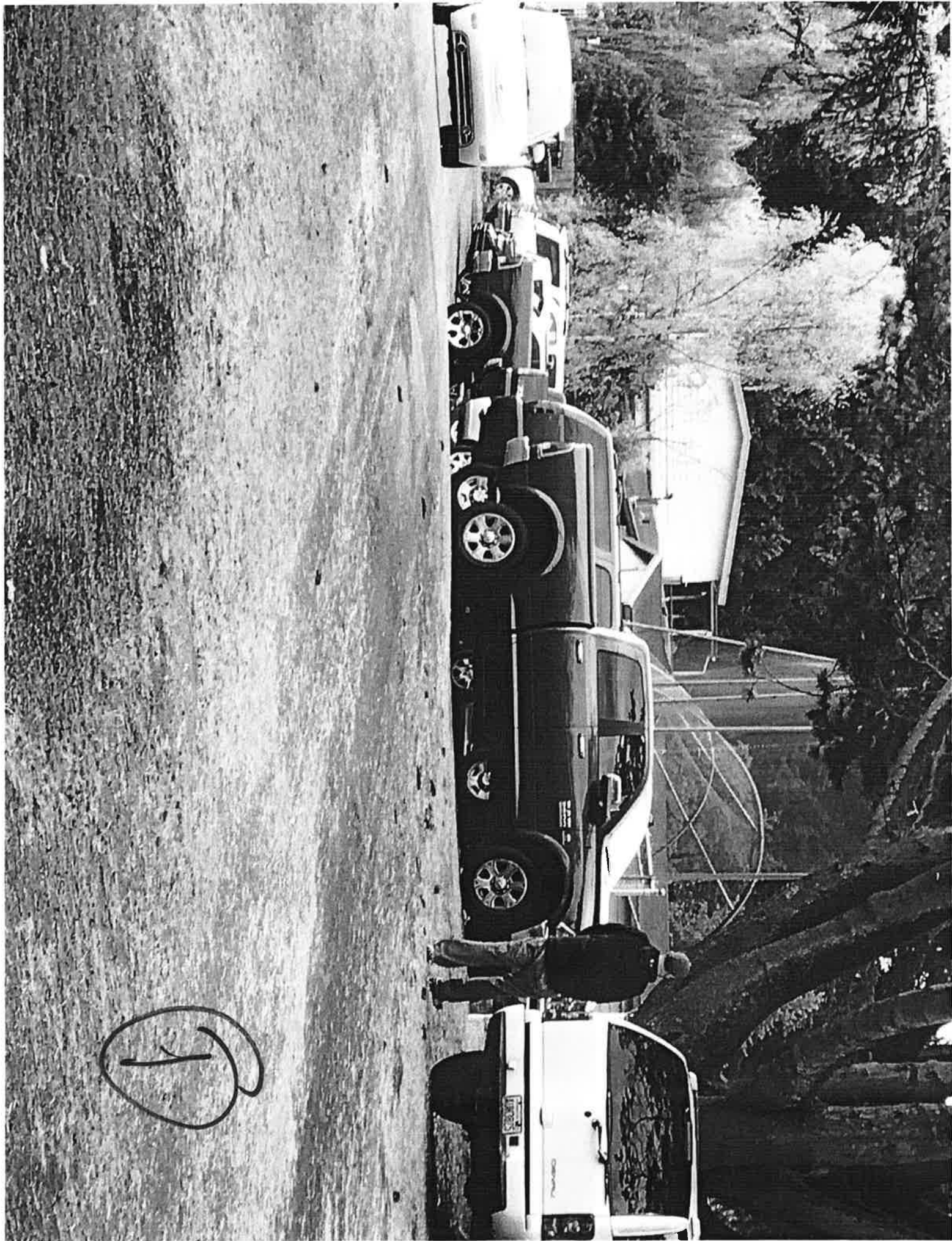
1



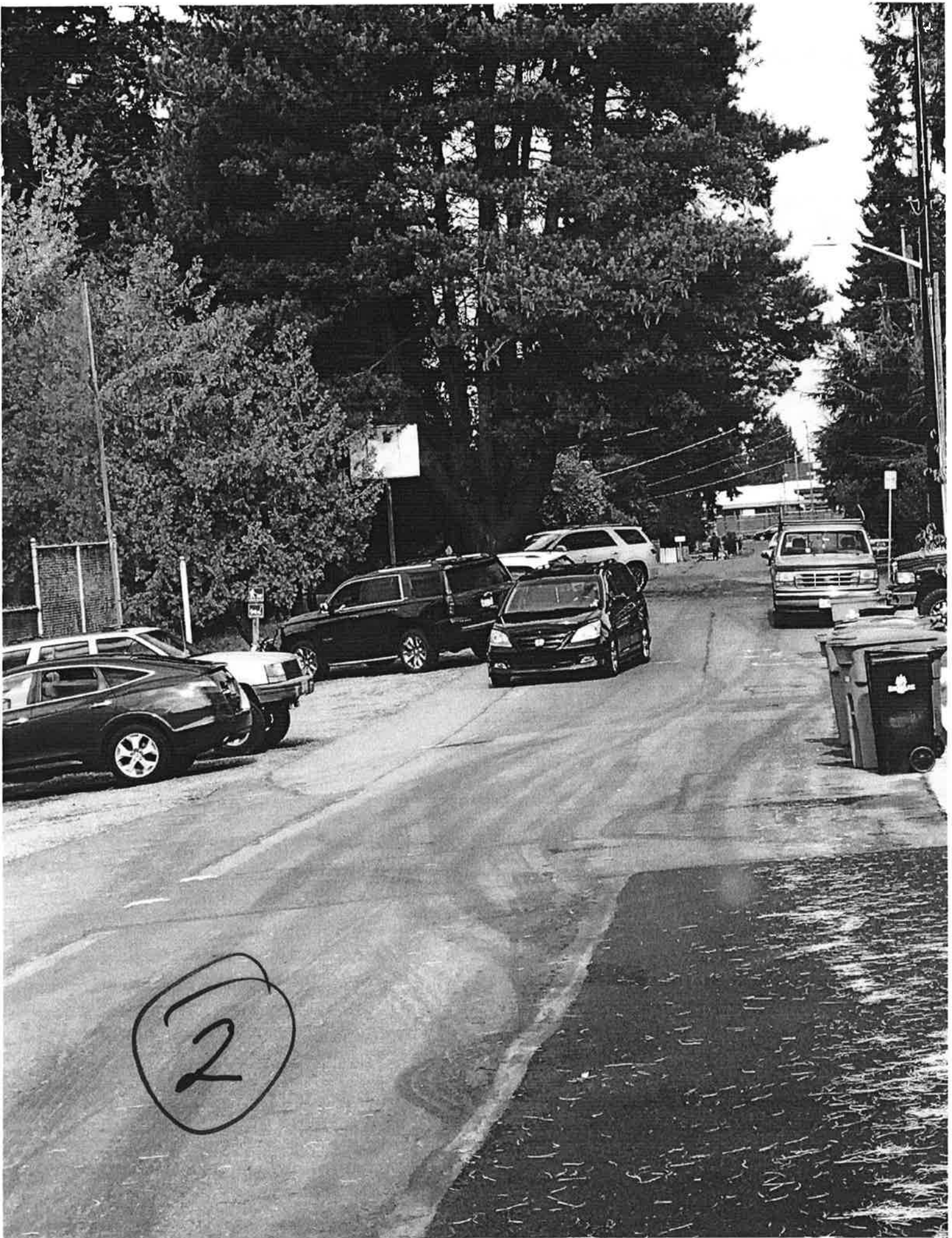
④  
R18  
2 story

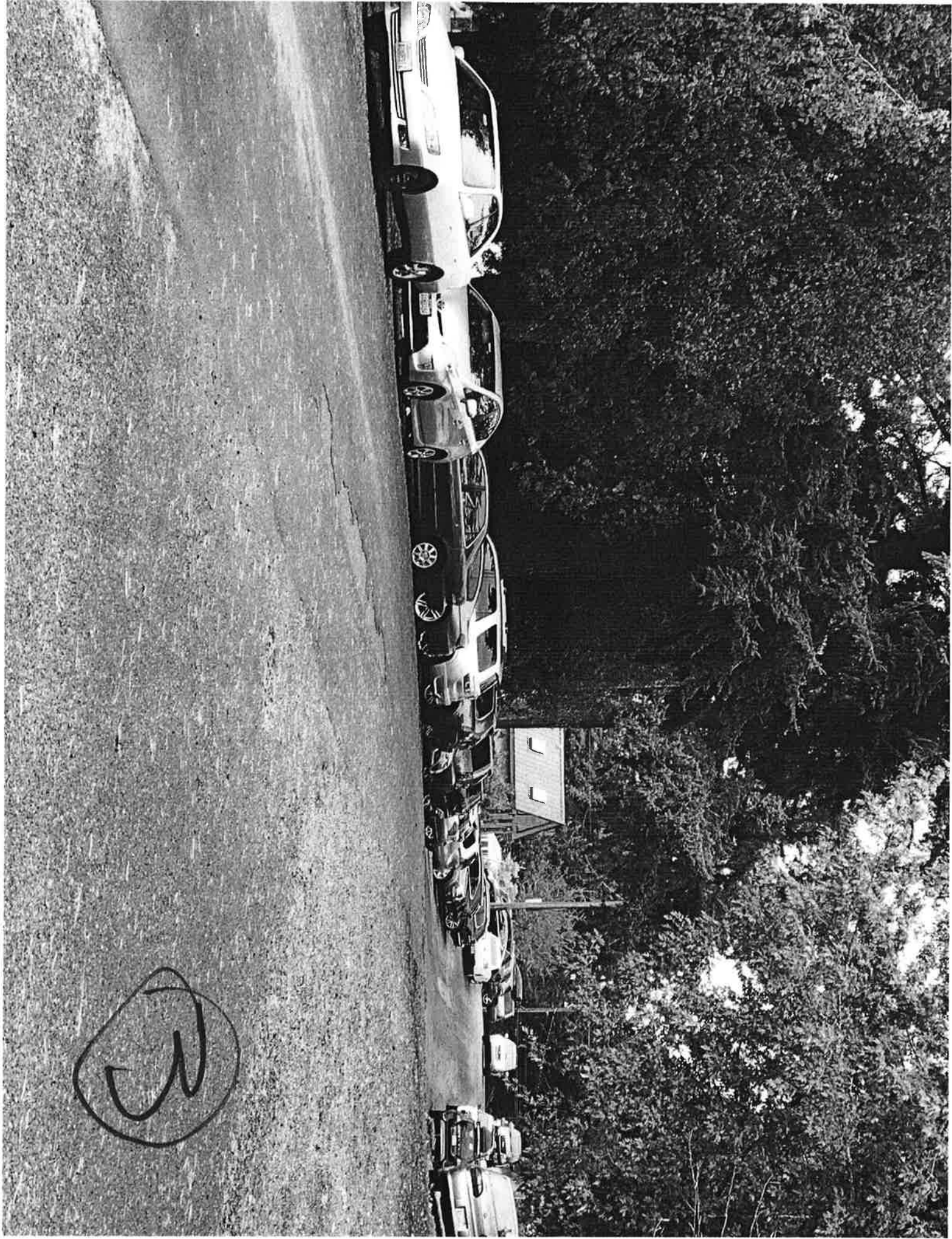






2





S



Attachment 5

N



# Neighborhood Traffic Safety Program



Submitted 9/15/17  
with 17 neighbor signatures  
from both Whitman + 167th



## Petition For Beginning the NTSP Process

I am your neighbor and I am contacting you to find out if you share my concerns about cut-through traffic and speeding in our neighborhood. Since our street is a local street, it is a candidate for Shoreline's Neighborhood Traffic Safety Program.

### Resident Program Lead Contact Information

NAME

Candy Hamel & Dave Jackson

STREET ADDRESS

16723 Whitman Ave N, Shoreline, WA 98133

EMAIL

candyanddave@msn.com

PHONE NUMBER

(206) 533-8999

STREET TO BE STUDIED

Whitman Ave N include N 167th

FROM

N 167th, begin at Lynden

TO

N 170th & Whitman Ave N

The Neighborhood Traffic Safety Program is a two-phased approach to reducing traffic concerns on neighborhood streets. The first phase uses effective, but non-restrictive measures using education, enforcement, and minor physical device changes to alter driver behaviors. The second phase focuses on physical measures that may be employed only if the first phase is ineffective.

Seven (7) neighbor signatures, one per household, are required prior to beginning the process. If you agree that the issues stated above exist on our street, please sign below with your address, phone number, and email if available and return to me at the address above.

NAME

STREET ADDRESS

EMAIL

PHONE NUMBER

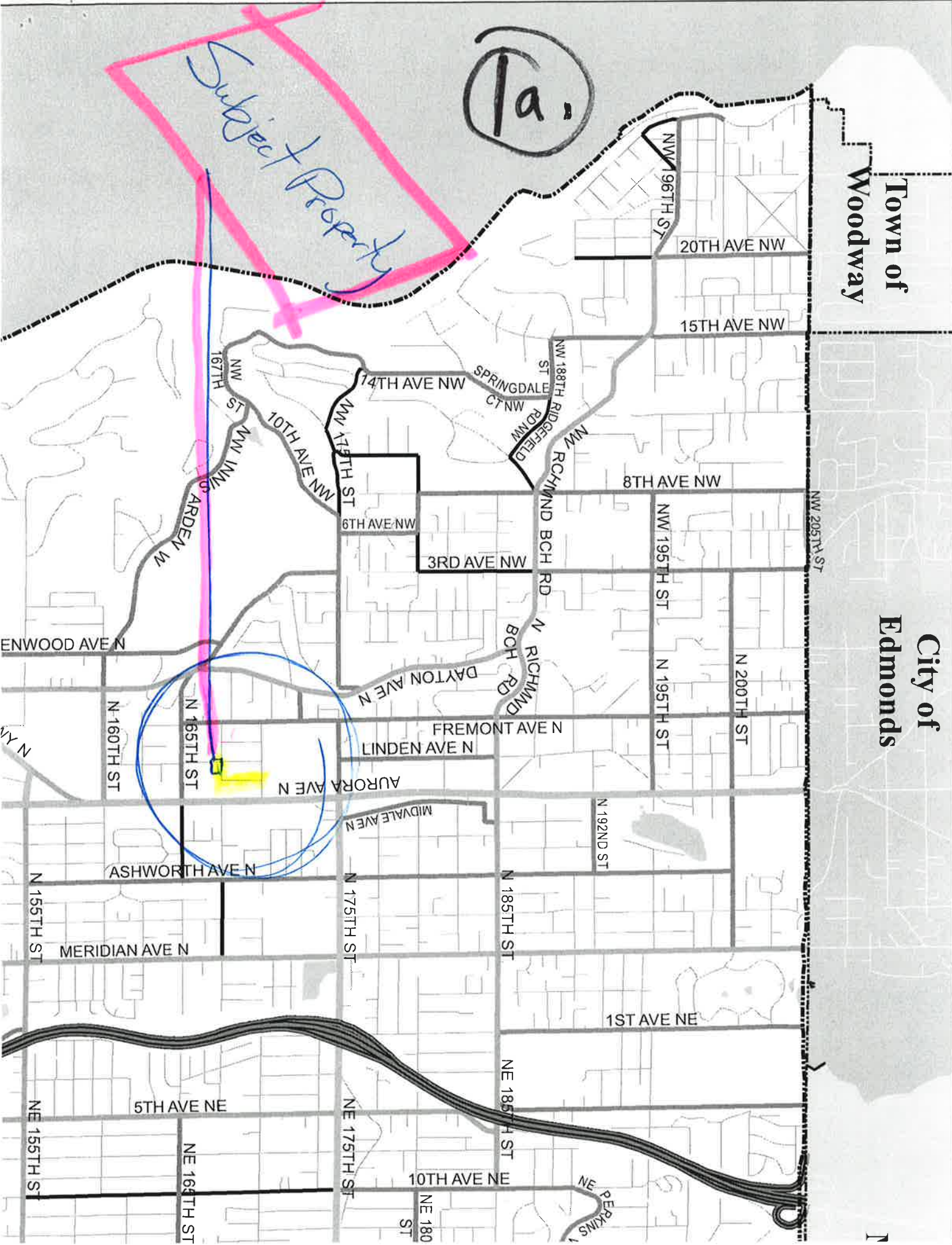
SIGNATURE

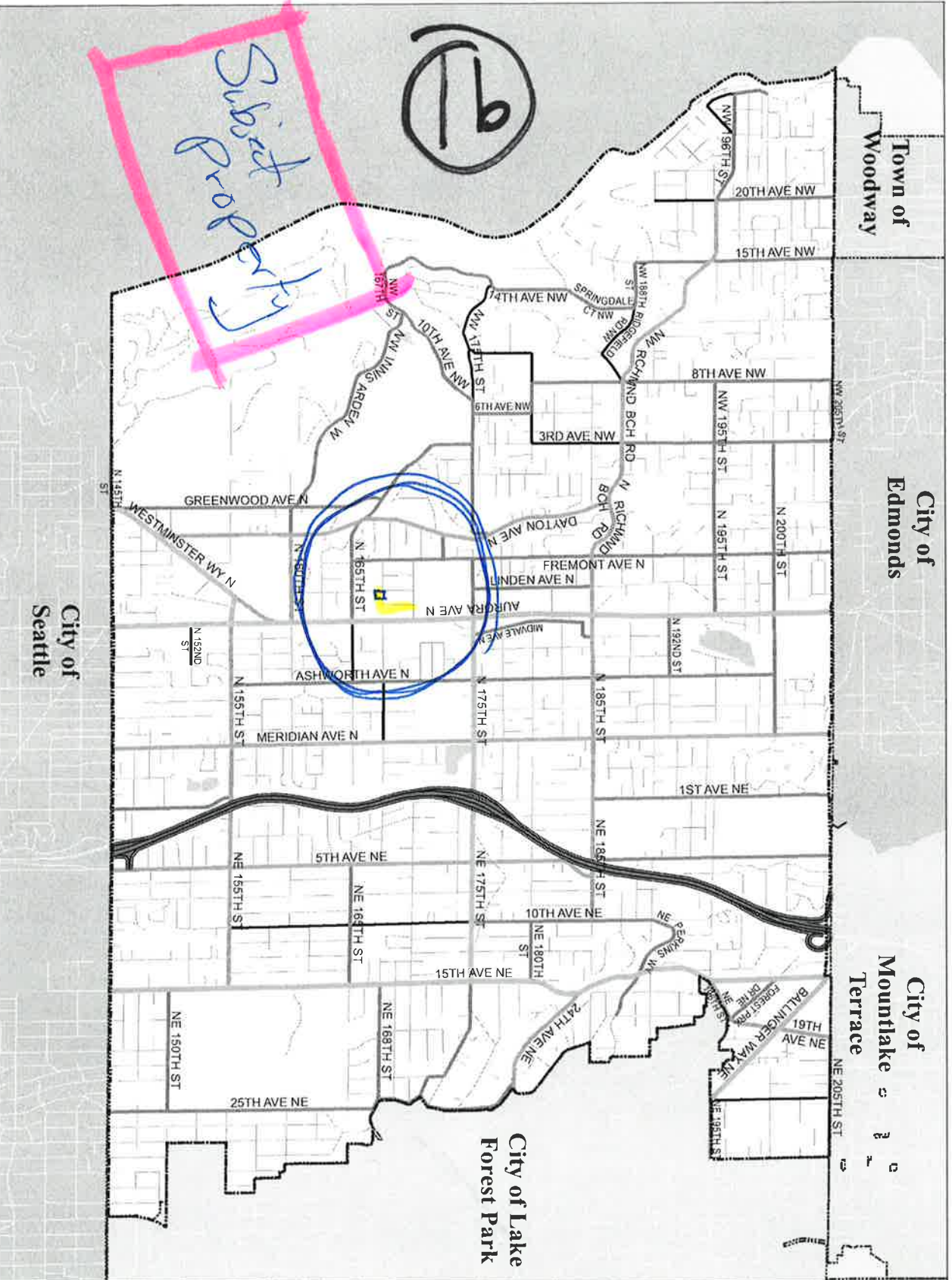
Town of  
Woodway

City of  
Edmonds

1a,

Subject Property





Town of Woodway

City of Edmonds

City of Mountlake Terrace

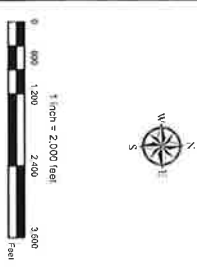
City of Lake Forest Park

City of Seattle



**Street Classification**  
City of Shoreline  
Transportation Master Plan  
with Amendments

- Interstate
- Arterial Streets:
  - Principal Arterial
  - Minor Arterial
- Collector Arterial
- Non-Arterial Streets:
  - Local Primary Street
  - Local Secondary Street
- City Limits



# Traffic Count Data

Kendra Dedinsky <kdedinsky@shorelinewa.gov>

Tue 11/14/2017 9:44 AM

Inbox

To:candyanddave@msn.com <candyanddave@msn.com>;

Cc:Quang Nguyen <qnguyen@shorelinewa.gov>; Steve Szafran <sszafran@shorelinewa.gov>;

2 attachments (37 KB)

NTSP - N 167th St w-o Whitman Ave N - VOL EB-WB 10-8-2017.pdf; NTSP - Whitman Ave N s-o N 170th St - VOL NB-SB 10-8-2017.pdf;

Hi Candy,

I was told you stopped by again seeking information on the status of the NTSP effort. Both of my staff are out sick today. I'm attaching the raw data if Quang has not sent it to you yet.

Traffic counts for both streets show less than 500 vehicles per weekday, which is relatively low and too low to warrant physical device installation. As you may have seen in the NTSP guidelines (<http://www.shorelinewa.gov/home/showdocument?id=25435>), physical devices are considered for streets with over 700 vehicles per day on average.

Please understand that we are a small staff and that there are many active NTSP efforts happening right now, as well as other standard work. The full process can take more than a year to work through.

Thanks,

**Kendra Dedinsky, PE, PTOE | City Traffic Engineer**

Public Works | City of Shoreline | 206-801-2431

*Supporting a sustainable and vibrant community through stewardship of our public infrastructure and natural environment.*



Location : Whitman Ave N  
S-0 : N 170th St

**Whitman**

City of Shoreline  
Public Works - Traffic Services  
17500 Midvale Ave N, Shoreline, WA 98133

Site: NTSP

Seven Day Volume

Interval Start	Sun 10/8/2017		Mon 10/9/2017		Tue 10/10/2017		Wed 10/11/2017		Thu 10/12/2017		Fri 10/13/2017		Sat 10/14/2017		Mon - Fri Average		7 Day Average	
	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB
12:00 AM	4	2	2	0	1	1	0	0	1	0	1	0	2	0	1.0	0.2	1.6	0.4
1:00 AM	1	0	0	0	0	0	3	0	0	0	1	1	0	0	0.8	0.2	0.7	0.1
2:00 AM	0	0	1	0	1	1	0	0	0	0	1	0	1	0	0.6	0.2	0.6	0.1
3:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0.2	0.0	0.1	0.0
4:00 AM	1	0	1	0	0	0	1	0	1	0	3	1	0	0	1.2	0.2	1.0	0.1
5:00 AM	0	0	16	0	0	0	18	0	19	0	22	2	9	9	18.4	0.6	14.4	0.6
6:00 AM	0	0	33	6	32	32	31	5	37	8	28	2	19	28	32.2	7.4	25.7	5.6
7:00 AM	1	2	37	11	43	43	37	11	46	9	41	8	22	28	40.8	9.2	33.3	7.0
8:00 AM	2	1	44	17	51	51	52	17	55	7	42	16	22	34	48.8	13.0	38.3	10.3
9:00 AM	2	1	31	7	30	30	33	8	40	9	35	10	34	38	33.8	8.4	29.3	7.4
10:00 AM	5	3	40	15	40	40	29	6	35	22	34	12	38	14	35.6	13.2	31.6	11.9
11:00 AM	2	2	31	15	24	24	24	12	25	14	34	7	24	14	27.6	12.2	23.4	11.0
12:00 PM	6	5	16	11	16	16	14	10	13	4	18	13	20	13	15.4	11.0	14.7	10.4
1:00 PM	2	5	11	11	11	11	10	7	3	5	7	10	10	10	8.4	8.0	14.7	7.9
2:00 PM	7	5	5	9	11	11	11	9	6	12	6	9	2	2	7.8	10.8	6.9	8.6
3:00 PM	7	2	5	5	8	8	5	3	5	10	3	5	8	8	5.2	6.8	5.6	5.9
4:00 PM	5	2	5	4	4	4	4	7	4	8	8	8	7	7	9.2	6.2	8.3	6.0
5:00 PM	3	0	4	4	7	7	10	4	4	4	10	4	8	7	6.0	5.2	6.1	5.0
6:00 PM	6	4	5	6	6	6	8	10	8	8	6	4	8	8	7.4	6.0	7.6	5.6
7:00 PM	8	3	6	6	6	6	5	5	8	8	5	4	7	7	6.0	3.4	6.3	3.9
8:00 PM	7	1	6	2	2	2	5	2	9	8	5	4	6	6	5.2	1.6	4.7	2.3
9:00 PM	1	1	4	3	3	3	5	2	8	1	5	1	4	4	4.4	1.0	4.1	1.3
10:00 PM	3	3	4	0	4	4	4	1	2	2	5	1	4	4	3.0	1.2	3.1	1.1
11:00 PM	1	0	2	2	2	2	2	0	2	2	4	0	0	0	2.4	0.8	1.9	0.6
Totals	68	40	306	131	325	325	308	116	347	132	321	130	264	117	321.4	126.8	277.0	113.0
Combined	108	37.0	437	30.0	450	450	424	116	479	132	451	130	381	117	448.2	126.8	390.0	113.0
Split (%)	63.0	37.0	70.0	30.0	72.2	27.8	72.6	27.4	72.4	27.6	71.2	28.8	69.3	30.7	71.7	28.3	71.0	29.0

Peak Hours

12:00 AM - 12:00 PM	10:00 AM - 10:00 AM	8:00 AM - 8:00 AM	8:00 AM - 11:00 AM	8:00 AM - 8:00 AM	8:00 AM - 8:00 AM	8:00 AM - 10:00 AM	10:00 AM - 10:00 AM	10:00 AM - 10:00 AM
Volume	5	3	44	17	51	13	38	14
12:00 PM - 12:00 PM	6:00 PM - 12:00 PM	12:00 PM - 12:00 PM	12:00 PM - 12:00 PM	12:00 PM - 12:00 PM	12:00 PM - 12:00 PM	12:00 PM - 12:00 PM	12:00 PM - 12:00 PM	12:00 PM - 12:00 PM
Volume	8	5	16	11	16	15	14	12

*Peak Hours*

**39a**

Whitman  
167th  
390.00+  
303.10+  
693.10\*

Location: N 167th St  
 W-O: Whitman Ave N

**City of Shoreline**  
 Public Works - Traffic Services  
 17500 Midvale Ave N, Shoreline, WA 98133

Site: NTSF

167th

Seven Day Volume

Interval	Sun 10/8/2017		Mon 10/9/2017		Tue 10/10/2017		Wed 10/11/2017		Thu 10/12/2017		Fri 10/13/2017		Sat 10/14/2017		Mon - Fri Average		7 Day Average		
	Start	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB
12:00 AM - 1:00 AM	1	1	2	1	0	0	0	0	0	0	0	1	0	1	0	0.4	0.0	0.6	0.4
1:00 AM - 2:00 AM	1	1	1	1	0	0	0	3	0	0	0	0	0	0	0	1.0	0.2	0.9	0.3
2:00 AM - 3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.2	0.2	0.3	0.1	0.1
3:00 AM - 4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.2	0.0	0.3	0.0	0.0
4:00 AM - 5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	2.0	0.1	1.6	1.6
5:00 AM - 6:00 AM	0	0	0	2	2	2	5	4	2	2	2	2	0	2	2.6	3.2	1.9	2.6	2.6
6:00 AM - 7:00 AM	0	0	0	4	7	6	4	4	4	8	6	1	1	1	4.8	10.0	3.6	8.4	8.4
7:00 AM - 8:00 AM	3	1	1	14	14	21	13	18	19	10	19	8	2	9	17.2	12.2	13.0	10.1	10.1
8:00 AM - 9:00 AM	1	0	0	13	21	18	20	22	28	28	17	27	12	7	19.2	24.2	15.6	18.4	18.4
9:00 AM - 10:00 AM	1	0	0	23	14	15	11	16	16	13	19	13	7	7	17.8	14.0	13.9	11.0	11.0
10:00 AM - 11:00 AM	7	1	1	14	13	22	11	13	26	22	11	11	21	12	17.2	13.0	16.3	11.1	11.1
11:00 AM - 12:00 PM	4	1	1	17	7	13	9	10	14	11	14	6	19	16	13.6	9.2	13.0	9.0	9.0
12:00 PM - 1:00 PM	8	6	6	16	16	14	6	16	10	5	12	9	14	10	13.4	7.6	12.7	7.7	7.7
1:00 PM - 2:00 PM	2	3	3	12	15	10	10	10	11	16	8	14	22	7	12.0	15.0	12.0	12.1	12.1
2:00 PM - 3:00 PM	7	2	2	12	7	10	8	8	4	4	8	8	5	4	8.4	7.4	7.7	6.1	6.1
3:00 PM - 4:00 PM	1	1	1	8	13	15	6	6	6	9	11	12	7	7	9.2	9.6	7.7	7.1	7.1
4:00 PM - 5:00 PM	4	1	1	10	8	7	17	18	16	7	12	4	8	1	12.4	6.8	10.6	5.9	5.9
5:00 PM - 6:00 PM	5	3	3	20	7	22	2	17	4	4	12	4	8	6	20.6	5.0	17.6	5.1	5.1
6:00 PM - 7:00 PM	8	4	4	17	1	14	5	18	19	9	11	2	11	6	13.8	2.6	12.6	3.3	3.3
7:00 PM - 8:00 PM	4	3	3	6	2	3	4	4	4	4	7	2	6	5	4.8	3.2	4.9	3.4	3.4
8:00 PM - 9:00 PM	0	0	0	1	1	2	2	3	2	2	2	0	2	3	2.4	1.6	2.6	2.0	2.0
9:00 PM - 10:00 PM	2	1	1	6	1	2	0	0	4	3	4	1	4	4	2.6	2.2	2.7	1.9	1.9
10:00 PM - 11:00 PM	2	0	0	2	1	0	2	0	0	0	2	2	1	1	2.0	1.0	3.0	0.9	0.9
11:00 PM - 12:00 AM	0	0	0	0	0	1	0	0	1	1	0	2	0	0	0.8	0.8	0.6	0.6	0.6
<b>Totals</b>	<b>63</b>	<b>33</b>	<b>199</b>	<b>146</b>	<b>201</b>	<b>157</b>	<b>186</b>	<b>153</b>	<b>201</b>	<b>157</b>	<b>196</b>	<b>142</b>	<b>171</b>	<b>117</b>	<b>196.6</b>	<b>151.0</b>	<b>173.9</b>	<b>129.3</b>	<b>129.3</b>
<b>Combined</b>	<b>96</b>	<b>34.4</b>	<b>345</b>	<b>42.3</b>	<b>358</b>	<b>43.9</b>	<b>339</b>	<b>153</b>	<b>358</b>	<b>43.9</b>	<b>338</b>	<b>42.0</b>	<b>288</b>	<b>40.6</b>	<b>347.6</b>	<b>43.4</b>	<b>303.1</b>	<b>173.9</b>	<b>129.3</b>
<b>Split (%)</b>	<b>65.6</b>	<b>34.4</b>	<b>57.7</b>	<b>42.3</b>	<b>56.1</b>	<b>43.9</b>	<b>54.9</b>	<b>45.1</b>	<b>56.1</b>	<b>43.9</b>	<b>58.0</b>	<b>42.0</b>	<b>59.4</b>	<b>40.6</b>	<b>56.6</b>	<b>43.4</b>	<b>57.4</b>	<b>42.6</b>	<b>42.6</b>

Peak Hours

12:00 AM - 12:00 AM	Volume	7	2	23	21	22	23	20	22	28	28	19	27	21	16	19.2	24.2	16.3	18.4
12:00 PM - 12:00 PM	Volume	8	6	20	15	22	15	18	15	19	16	24	14	22	10	20.6	15.0	17.6	12.1

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