

Summary from Neighborhood Meeting

Date: January 23, 2019

Time: 5:00 to 6:20pm, the meeting ran over the allotted 1-hour time planned by 20 or so minutes.

Meeting Summary:

Joseph and Melissa Irons opened the meeting to welcome the neighbors in attendance. There were approximately 12 total attendees from the surrounding neighborhood present, one neighbor designated herself as the Ridgecrest Neighborhood Assoc representative, and 2 City of Shoreline staff. (See the actual attendance list provided to Steve S. from the City.)

Joseph Irons and Melissa Irons were also present, along with their adviser, Craig Krueger who is attending all meetings regarding the rezone application process.

Joseph & Melissa began by introducing themselves, the properties and the application that has been submitted. They summarized their request for the City to approve 1510 & 1517 NE 170th St. to be re-designated from the current R-8 zone to Community Business through a Comprehensive Plan amendment and rezone application. They explained their business and personal history with the City of Shoreline for the past 20 years and their business operations since 2008 in the 1510 NE 170th St. property. They also discussed their reasoning for the request to rezone and a comprehensive plan change, which is to continue operating the business at their location of over 10 years.

At the meeting were 3 enlarged displays of the zoning map, property map, and comprehensive plan map. Joseph presented these maps and explained where our properties are located. He also discussed their current designations and those which have been applied for.

Joseph then asked neighbors to provide their input and feedback and ask any questions.

The main points of discussion from neighborhood members were as follows:

- Support was offered for this local business to continue to operate in the City of Shoreline.
- This business appears to be doing their best to be a good neighbor and improve the properties it currently has.
- The neighbors are unhappy with the removal of the tree at the corner of the 1517 lot at the intersection of 7-11 and the light from the 7-11 business is very bright.
 - Joseph Irons responded with reasoning for the tree removal from Seattle City Light as well as the approval provided by the City of Shoreline.
 - Discussion included possible options to add a 6' high fence at the property line and possibly shrubbery. These would be to help shield any lighting, customers, and cars using 7-11 from the residences nearby.
 - The City asked residents to contact the CRT to address their concerns about the light shielding.
- The neighbors seem to be seeing more activity from 7-11 customers filter onto the street since the tree removal at the corner of the 1517 lot.
 - The City asked residents to contact the CRT to address this concern about questionable activity.
 - Again, discussion included possible options to add a 6' high fence at the property line and possibly shrubbery. These would be to help shield any lighting, customers, and cars using 7-11 from the residences nearby.
- Some neighbors offered support for the business to continue operating business at 1510 NE 170th St. and 1517 NE 170th St. in a new zoning or comprehensive designation, if there would be some assurance that the Commercial Business zoning would not encroach upon our neighborhood.
- The neighbors are most concerned about keeping the neighborhood residential in nature and want to ensure that it remains this way both in appearance and feel.

- One neighbor offered that a local business at the West end of 170th St. seems appropriate as it is near the other commercial businesses, however, they fear after several years when the current ownership leaves or property is sold, that a large business would develop in these lots.
 - Joseph and Melissa responded that their intent is to continue the 1517 lot as a private residence with use for our company in parking and storage.
 - Joseph and Melissa also responded that their intent is to continue using the 1510 lot as it currently is being used as two residential rental units and as a business.
- The neighbors have seen cars parked in our street, and at times blocking parking in the neighborhood. They believe this is when events are hosted at Irons Brothers Construction. They would like to be notified of when these will occur for our own privacy and parking constraints.
 - Melissa & Joseph responded that there are quarterly events with approximately 12-15 guests in attendance and one annual event with 50-75 guests. They request that these guests park in front of the office in one of 6 tandem spots making 12 spaces. Overflow parking is directed to the Center for Human Services (CHS) lot with a sign in the IronsBC parking lot
 - CHS has agreed to assist with parking during IronsBC scheduled events.
 - Melissa mentioned to residents that IronsBC will make a more concerted effort to notify the neighbors of these events in advance.
 - Melissa also passed around her and Joseph's business cards to ensure that everyone had their direct contact information to connect with, in the event of any issue or matter that arises.
- The neighbors have been hearing more car alarms going off and their concerns are heightened by the security risks posed with this change.
 - Joseph and Melissa described not only their partnership with the other neighboring businesses in crime prevention, but also with the City.
 - There seems to have been a decrease in transient population at the 7-11 since the tree's removal and fewer abandoned cars. Additionally, there is now more visibility for police patrol in this area.
 - The Irons BC business at 1510 has a security and alarm system, this is a safety measure to ensure the business's security. It has cameras, lights, and sirens. In the event of a burglary it alerts authorities.
 - Joseph and Melissa suggested that they are good neighbors and any activity is immediately deterred, reported, and handled promptly. They shared that they live in the Parkwood neighborhood of Shoreline.
- In closing, Joseph described his company's contributions to the community of Shoreline and its residents. Given that approximately 75% of our employees are Shoreline & Lake Forest Park residents, we provide several families with employment in our local community. Additionally, approximately 75% of our company business in 2018 was performed in the City of Shoreline to homes of residents. IronsBC is a company operating in Shoreline with deep roots in the community.
- He also reiterated that in working with the City on this application process, Community Business zoning will not only allow us to continue operating in a location we have been doing so successfully for 10 years, but it will also allow our company/employee's vehicles to park onsite rather than neighborhood spots.
- At the end, Steve from the City told all in attendance about 2 upcoming meetings where this matter will be discussed. He encouraged them to attend and share further questions or concerns on:
 - February 7, 2019 at 7pm a Planning Commission Meeting
 - March 18, 2019 at 7pm a City Council Meeting
- Everyone was thanked for attending and voicing their concerns, questions, and being available for open dialog on this application.

Meeting summary respectfully submitted by Melissa Irons