

## Carla Hoekzema

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**From:** Save Shoreline Neighborhoods <saveshorelineneighborhoods@gmail.com>  
**Sent:** Tuesday, February 5, 2019 7:10 PM  
**To:** Carla Hoekzema  
**Subject:** [EXTERNAL] Fwd: Comments from 53 Citizens on Proposed Comp Plan Amendment & Rezone on NE 170th St  
**Attachments:** Additional Comments for Feb.7th Agenda - NE 170th St Rezone.pdf

**CAUTION:** This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include all of our comments on the 2019 Draft Comprehensive Plan Docket (Amendment 3 - NE 170th St Rezone) in the review file and post online for the February 7th meeting agenda, including the email introductory comments and letter comments.

Attached is a PDF file for your convenience.

On Mon, Feb 4, 2019 at 3:08 PM Save Neighborhoods <saveshorelineneighborhoods@gmail.com> wrote:

>  
> Dear Shoreline Councilmembers, Planning Commission, and Staff,  
>  
> Attached is a comment letter from concerned Shoreline residents and  
> citizens providing comments on the Irons Brothers Construction  
> company's proposed Comprehensive Plan Amendment and Rezone (Proposal)  
> that would affect two parcels located at 1510 NE 170th St (parcel  
> 558930-0185) and 1517 NE 170th St (parcel 558990-0145) in Shoreline,  
> Washington. Both parcels are currently designated as Medium Density  
> Residential in the Comprehensive Plan and are currently zoned  
> Residential (R8). The Proposal seeks to change these parcels from  
> Land Use Designation Medium Density Residential to Mixed-Use 2 and  
> then rezone the property from Residential (R-8) to Community Business  
> (CB). This Proposal, if approved, would have significant adverse  
> impacts on the residential neighborhood and will result in uses that  
> generate unacceptable significant increases in light, glare, noise,  
> odor, traffic, air quality, visual/aesthetics, housing, soil and water  
> quality, environmental health, and social justice impacts. This  
> proposed Comprehensive Plan Amendment and Rezone must be rejected for  
> the reasons detailed in the attached comment letter.  
>  
> A meeting was held on January 23rd at the Irons Brothers Construction  
> office where a few City staff attended and numerous concerned citizens  
> that were notified of the meeting also attended. Substantial opposing  
> comments were provided and we are still awaiting the attendee list and  
> meeting summary to be emailed to us.

>

> Concerned citizens of the residential neighborhood have walked just a  
> small area of the neighborhood to educate the neighbors of this  
> Proposal. Numerous neighbors even within the required 500-ft notice  
> radii stated that they had not received any notice of the meeting or  
> this Proposal, which is concerning to us. Of the neighbors that we  
> were able to talk to, over 99% of them stated they opposed this  
> Proposal and have signed the attached comment letter.

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> We are sending this email to numerous Shoreline Council members,  
> Planning Commission, and staff members as the only notification letter  
> and meeting did not indicate how the public can comment on this  
> Proposal, and Irons Brothers was unwilling to provide neighbors with a  
> contact to send comments to when asked. We see that this is on the  
> Planning Commission's February 7th meeting agenda as Amendment #3 to  
> the Draft 2019 Comprehensive Plan Docket and that City staff have  
> recommended that the Planning Commission approve this even with the  
> substantial, almost 100% opposition provided at the neighborhood  
> meeting. We find it alarming that there is no public notification for  
> this Planning Commission meeting or to property owners within the  
> notification radii of the affected parcels, that the agenda was posted  
> online less than one week prior to the meeting, and that City staff  
> would recommend this action after receiving substantial comments  
> against it and as a solution a violation of Shoreline laws, codes, or  
> regulations.

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> Furthermore, we find it troublesome that a company that got caught  
> violating Shoreline laws, codes, and/or regulations by operating a  
> business illegally on residential parcels for years is allowed to just  
> change the rules instead of Shoreline enforcing the exiting laws,  
> codes, and regulations. They can not plead negligence as we assume  
> they are well versed in code and permitting requirements for the  
> construction jobs that they do unless they get away with not following  
> those laws, codes, and regulations as well.

>

> Concerned citizens have had to take time away from our family,  
> friends, and our lives in order to defend our residential neighborhood  
> because one company got caught violating the rules and now seeks to  
> change the rules, instead of complying with them. Please don't  
> further disrupt our lives; Reject this Proposal at the Planning  
> Commission meeting.

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> Please take the opinion of the residents into account when evaluating  
> this Proposal.

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> Concerned Neighbors and Shoreline Citizens