

Carla Hoekzema

From: Steve Szafran
Sent: Monday, March 18, 2019 10:48 AM
To: Carla Hoekzema
Subject: FW: Agenda Comments: Jeff Dairiki - Comment on amendment #3 to Draft 2019 Comprehensive Plan Docket

Did you get this one? If not, let's post it!

From: City Council
Sent: Monday, March 18, 2019 10:38 AM
To: Betsy Robertson <broberson@shorelinewa.gov>; Chris Roberts <croberts@shorelinewa.gov>; Debbie Tarry <dtarry@shorelinewa.gov>; Doris McConnell <dmcconnell@shorelinewa.gov>; John Norris <jnorris@shorelinewa.gov>; Keith McGlashan <kmcglashan@shorelinewa.gov>; Keith Scully <kscully@shorelinewa.gov>; Susan Chang <schang@shorelinewa.gov>; Will Hall <whall@shorelinewa.gov>
Cc: Rachael Markle <rmarkle@shorelinewa.gov>; Paul Cohen <pcohen@shorelinewa.gov>; Steve Szafran <sszafran@shorelinewa.gov>
Subject: Agenda Comments: Jeff Dairiki - Comment on amendment #3 to Draft 2019 Comprehensive Plan Docket

Public comment for tonight

Heidi C.

From: Jeff Dairiki <dairiki@dairiki.org>
Sent: Monday, March 18, 2019 10:26 AM
To: City Council <Council@shorelinewa.gov>
Subject: [EXTERNAL] Comment on amendment #3 to Draft 2019 Comprehensive Plan Docket

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Dear Council-members,

I am writing to urge you to oppose amendment #3 of the Draft 2019 Comprehensive Plan Docket, regarding the land use designation for two properties owned by Irons Brothers construction on NE 170th Street.

I am a Shoreline resident and voter. I live on NE 170th St.

Some points:

This is not a "neighborhood-building" sort of business

The construction lot Irons has put in at 1517 NE 170th St has no place in a residential neighborhood. It contributes nothing to the neighborhood. Rather it brings increased noise, and heavy traffic.

It makes our neighborhood less rather than more walk-able.

"Spot Zoning" should be avoided

Retroactively zoning to commercial specific lots purchased (mistakenly or on purpose) for commercial use in residential-zoned areas should not be done lightly.

It sets a bad precedent. If this rezone is approved, why should any other business let City zoning influence where they choose to set up their business.

It looks bad. Yes, Irons is, in many ways, a good "citizen" of Shoreline. Does this mean that land-use restrictions don't really apply to them? A rezone gives the appearance that the City is rewarding Irons.

This process is essentially: "Guy gets caught speeding and retroactively petitions for a change to the speed limit." If you were in charge, would you change the speed limit? (Things would look so much better if the petition for the change was filed before the violation was cited.)

To add to the look of impropriety, a rezone would, I believe, increase the resale value of Irons' properties. Again, this would have the appearance of rewarding undesired behavior.

A rezone is forever

Even if one believes that Irons should be allowed to continue operations at their present location, a rezone of the property, would likely be forever. Irons could (and will at some point) sell the property to another owner, who would then be free to use it in any way allowed by the new zoning designation.

This is a permanent (and likely detrimental) change to the neighborhood and should not be done for the benefit of a single entity.

"Lack of commercial property"

An argument put forward in favor of rezoning is that there is currently not enough commercial property available in Shoreline. I heard from one source that the vacancy rate for commercial property is something like 3%. If so, that does justify converting some residential properties to commercial.

However, there are now large areas of Shoreline where the

Comprehensive Plan calls for high-density and/or mixed-use. New commercial use should go in those areas, not in low-density residential areas.

"Ignorance not an excuse"

Irons, at various times has claimed ignorance or confusion in their understanding of the zoning of the 170th st properties. These claims seem disingenuous.

First, being in the construction business, they should be fairly familiar with zoning regulations, and certainly should know who/where to ask should they have questions.

Furthermore, Irons was formally notified by the City of Shoreline that their office was in violation of zoning regulations at least as far back as 2014. This was well before their 2017 purchase of the property across the street (1517 NE 170th). Any claim that they were unaware of the zoning regulations at that point should be treated with great skepticism.

Thank you for your time.

Regards,
Geoffrey Dairiki Shoreline, WA

