

## Carla Hoekzema

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**From:** allison espiritu <alliespiritu@yahoo.com>  
**Sent:** Wednesday, February 6, 2019 6:22 PM  
**To:** Steve Szafran  
**Cc:** patricia\_hale\_1@msn.com; bkellsworth@comcast.net; justinsak555@gmail.com; john.mccoy@outlook.com; randolph380@gmail.com; wong.s.oscar@yahoo.com; Mark Rettmann; Paul Cohen  
**Subject:** [EXTERNAL] Re: Irons Brothers Construction Neighborhood Meeting Summary

**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.

**Note:** Please add to Feb. 7 Planning Commission for the Draft 2019 Comprehensive Plan Docket (Amendment #3 - NE 170th St Rezone).

Public comment to Comprehensive Plan Amendment and Rezone concerning properties:

1510 NE 170th St. and 1517 NE 170th St. in Shoreline, WA 98155

Justin and Allison Sakounthong

1546 NE 170th St. Shoreline, WA 98155

alliespiritu@gmail.com

February 5, 2019

We are writing to you with concerns for the proposed zoning change from Irons Brothers Construction.

We are aware that they've been in our neighborhood for the past 15 years, however with their proposal request we have learned that they have been in violation of the current zoning codes and are requesting a 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.

Unfortunately, the rezoning would only be beneficial to Irons Brothers and their business (since they'd FINALLY be operating their business legally on the street, if approved), however it DOES NOT benefit the neighboring families and homes around them.

Here are a few of our concerns that have come up since hearing about the rezone proposal:

- Higher traffic in both client and commercial vehicles on the streets poses a danger to children getting on and off the bus to and from school.

- Children would be in danger of the increase in business traffic walking to and from school, especially since there are no sidewalks along 170th street.
- If Irons Brothers decides to move or sell their business in the coming years, rezoning would leave the property available for a potential developer to build a big development that would take away the neighborhood feel and increase traffic if a multi-use building were to be built.
- Nothing is forever and that includes Irons Brothers, the only thing that is forever is if the rezoning is approved. A number of Google reviews clearly states multiple complaints and concerns about Irons Brothers drivers being distracted around school zones and in residential neighborhoods. With their plans to expand it will only invite more commercial vehicles coming in and out that will put families, children, and pedestrians generations in danger.
- Our street is not designed to accommodate high traffic commercial traffic
- If the Irons Brothers claim that they want to be neighborly, they need to keep their second property strictly as a single family home vs. rezoning it to mixed commercial use.
- We want to keep our neighborhood RESIDENTIAL for future generations to come.

We strongly oppose the rezoning and hope this gives you a better understanding of ours and a number of families concerns for the proposed rezoning and are more than happy to share additional concerns. We strongly encourage you to REJECT the proposed Comprehensive Plan Amendment Rezone.

Sincerely,  
Justin and Allison Sakounthong

Sent from my iPhone

On Feb 5, 2019, at 10:26 AM, Steve Szafran <[sszafran@shorelinewa.gov](mailto:sszafran@shorelinewa.gov)> wrote:

As an attendee of the neighborhood meeting conducted by Irons Brothers Construction, I'm sending you the Neighborhood Meeting Summary prepared by the applicant. I will forward this summary along with all public comment letters I have received to the Planning Commission so they can read all of the materials before their meeting on February 7.

As a reminder, the Planning Commission Meeting is this Thursday, February 7 at 7 pm in the Shoreline City Council Chambers. The Council will discuss the Comprehensive Plan Docket on March 18 and the Council will vote to establish the final docket on April 1.

<Neighborhood Meeting Summary.pdf>