

Carla Hoekzema

From: Save Shoreline Neighborhoods <saveshorelineneighborhoods@gmail.com>
Sent: Wednesday, October 16, 2019 7:56 PM
To: Steve Szafran; Plancom
Subject: [EXTERNAL] Comments on Amendments 1 and 3 of 2019 Comp Plan (10/17 PlanComm Mtg)

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.

Dear Planning Commission,

On behalf of over 230 Shoreline residents and voters, and almost all residents that live on NE 170th St (that we were able to contact), we urge you to deny Amendment 1 and Amendment 3 of the 2019 Comprehensive Plan Amendment. Based on the last two Planning Commission discussions on this topic we understand that the Planning Commission will likely deny Amendment 1 and Amendment 3 and that the staff report also recommends denial of these two amendments.

Deny Comprehensive Plan Amendment 1 and Amendment 3 for the following reasons:

- For the general welfare and will of the Community. The number of Shoreline voters and residents on NE 170th St that have commented in opposition to this proposal make it clear that the Community does not want these residential lots permanently rezoned to business and don't want the business impacts to continue in the neighborhood. Hundreds of opposing oral and written comments have been given at City Planning Commission meetings, City Council meetings, and submitted to the City since January 2019.
- This proposal amounts to a "spot rezone" and will only benefit one company in direct contradiction to the will and general welfare of the Community. Under Washington State case law (as noted by the Washington State Office of the Attorney General) this proposal is likely illegal and will not hold up to a legal challenge.
- Approval would set a bad precedent for changing the rules for violators of City laws instead of enforcing existing rules.
- Approval would set a bad precedent for changing residential lots to business lots in Shoreline neighborhoods and would encourage encroachment of businesses into neighborhoods.
- Approval would permanently change the designation and zoning of these parcels that will impact the City and neighborhoods forever.
- If approved, this change will open up the use of these currently residential lots to any business use in the future after Irons Brothers leaves.
- If approved, this change will make the current illegal business impacts (on two parcels) legal, and the impacts remain unmitigated and therefore will permanently impact the neighborhood.
- If approved, this change will increase traffic, parking, and environmental impacts associated with whatever types of businesses move into this neighborhood in the future.
- This proposal is not consistent with the City's rezone criteria, Comprehensive Plan amendment criteria, or the Growth Management Act.
- This proposal does not follow generally accepted land use, zoning, and planning principles, is limited in scope, and will only benefit one company while impacting the general welfare of the community as a whole, especially the surrounding neighborhoods.

We thank you for your careful review of all the comments, criteria, the proposal/amendments, and your previous comments opposing Amendment 1 and 3. We urge you to vote as previously indicated, and deny Amendment 1 and 3 of the 2019 Comprehensive Plan Amendment.

Thanks in advance,

Ellsworth-Martinez, Curtis, Dudman, McCoy, Rettmann, Rodriguez, Saheki, and Sakounthong families and households for Save Shoreline Neighborhoods Group

(Citizen group of over 230 residents opposing this rezone. Signatures previously submitted)