

## Carla Hoekzema

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**From:** webmaster@shorelinewa.gov  
**Sent:** Thursday, August 1, 2019 4:17 PM  
**To:** Plancom; Carla Hoekzema  
**Subject:** [EXTERNAL] Contact the Planning Commission

A new entry to a form/survey has been submitted.

**Form Name:** Contact the Planning Commission  
**Date & Time:** 08/01/2019 4:16 pm  
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### Survey Details: Answers Only

#### Page 1

1.  North City
2.  Email
3. Kristi Rettmann
4. 1523 NE 170th St.
5. 425-444-1424
6. kristir73@yahoo.com
7. 8-1-2019
8. Amendment #1 Rezone of 1510 and 1517 NE 170th St.
9. 8-1-2019

Hello,

My name is Kristi Rettmann. I represent myself and my family that lives immediately adjacent to 1517 NE 170th St. I am also a member of the Save Shoreline Neighborhoods community group that represents over 215 Shoreline residents (and counting). All of us have provided signatures, submitted written comments and/or made verbal comments at Planning Commission and City Council meetings strongly opposing the proposed rezone of Amendment #1. The 215+ Shoreline residents include mostly those that live near or adjacent to the parcels in this Amendment, and will be directly affected by this Amendment. Several of us in our group have read the staff report, and noticed a number of biases clearly aimed at supporting Amendment #1. We strongly encourage staff and the Planning Commission to rectify those biases and remain impartial when researching this. (Specifically, the attachments include verbatim words from various communications/documents submitted by the Irons Brothers' and this verbiage is being used to support the rezone and shed a positive light on the rezone.) Please stick to the facts and the letter of the law, and please make appropriate comparisons (only CB-zoned parcels near R-8 and not CB-zoned parcels near R-6). Simply because there are fewer instances of CB parcels adjacent to R-8 should not prompt the City staff or Planning Commission to look for more comparisons that would specifically lend support for the applicant (Irons Brother) Amendment #1.

The fact that this is a community business is not the issue here. The issue is both legal and ethical in nature. The issue

is that they operated at 1510 NE 170th since 2008 completely out of compliance with land use requirements of Shoreline Municipal Code, they continued to disregard the code and expanded a business at the residential lot of 1517 NE 170th. Rather than move to a lot already appropriately zoned for a business, the investing several \$100,000 into continuing their code-violation history at 1517 NE 170th St. They appear to want to use taxpayer money for city staff, PC and city council members to review this over the course of a year in order to obtain a very biased solution to a problem they created. Approval of Amendment #1 would hold the needs of a single business over the needs of the entire neighborhood they asking to expand upon.

Our neighborhood and adjacent neighborhoods are concerned about the level of redevelopment that could occur on the two parcels beyond the current uses, in the event that the property be rezoned to Community Business. The parcels in question are a few blocks south of the area included in the North City Subarea Plan, but they are not part of that Plan and that Plan should remain out of this discussion. Therefore, we feel it is inappropriate to single out these two parcels for comparison to a very developed area.

Also, just because a current use has been implemented on a parcel for years doesn't make it right or lawful or ethical, and it does not excuse it and should not simply pave the way to continue the use. The precedent set by allowing Amendment #1 to be approved is that a business can do what they want, and after the fact, request the Comprehensive Plan be changed for the entire City to meet the needs of a single business. It sends the message that the Comprehensive Plan and Code are simply words without merit.

We hope the City can be on the side of what is right, and what is just. We need the City to prevent the short and long term impacts of this rezone on our neighborhood. We trust that the Planning Commission will understand that the needs of the many residents that would be impacted by this rezone should outweigh the needs of a single business. We need an unbiased and impartial message sent to the other code-abiding business owners and residents of Shoreline. This rezone and any rezone proposed now or in the future for these two R-8 lots is not compatible with the neighborhood or several policies of the Comprehensive Plan and Growth Management Act.

Best Regards,  
Kristi Rettmann  
Shoreline resident

Thank you,  
**City of Shoreline**

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