

Summary of Neighborhood Meeting by Attendees

Meeting Date: January 23, 2019

Meeting Time: 5:00 to 6:20pm (scheduled 5:00 pm to 6:00 pm)

Summary Date: February 6, 2019

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A group of attendees of the above referenced meeting are providing this summary based on our account of the meeting as the Applicant provided meeting summary inaccurately or outright omits comments and concerns stated at the meeting. The outline of this summary is based on the specific requirements (bold & italics) for the meeting and the meeting summary as outlined in Shoreline Municipal Code (SMC) 20.30.090 (Neighborhood Meeting).

B. The neighborhood meeting shall meet the following requirements:

1. Notice of the neighborhood meeting shall be provided by the applicant and shall include the date, time and location of the neighborhood meeting and a description of the project, zoning of the property, site and vicinity maps and the land use applications that would be required.

A notice was mailed to some neighbors and postmarked approximately 10 days prior to the neighborhood meeting. The notice did not meet the notice requirements of SMC 20.30.090 as it did not include site and vicinity maps.

2. The notice shall be provided at a minimum to property owners located within 500 feet (1,000 feet for master development plan permits) of the proposal, the neighborhood chair as identified by the Shoreline Office of Neighborhoods (note: if a proposed development is within 500 feet of adjacent neighborhoods, those chairs shall also be notified), and to the Department.

Apparently not all property owners within 500 feet of the proposal received notifications based on discussions with owners within that area.

3. The notice shall be postmarked 10 to 14 days prior to the neighborhood meeting.

Requirement satisfied.

4. The neighborhood meeting shall be held within the City limits of Shoreline.

Requirement satisfied.

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5. The neighborhood meeting shall be held anytime between the hours of 5:30 p.m. and 9:30 p.m. on weekdays or anytime between the hours of 9:00 a.m. and 9:00 p.m. on weekends.

This requirement did not comply with SMC 20.30.090. The meeting started at 5:00 pm which made it very difficult or impossible for some neighbors to attend with 9am – 5pm jobs.

6. The neighborhood meeting agenda shall cover the following items:

a. Introduction of neighborhood meeting organizer (i.e., developer, property owner, etc.);

The Applicant, Irons Brothers, introduced themselves, but no other representatives of Irons Brothers were introduced.

b. Description of proposed project;

The Applicant described the proposal to the group. They summarized their request for the City to approve 1510 & 1517 NE 170th St. to be re-designated from the current R-8 zone to Community Business through a Comprehensive Plan amendment and rezone application. They explained their history and their business operations at the residential parcel at 1510 NE 170th St. property. They also discussed their reasoning for the request to rezone and a comprehensive plan change, which is to start operating the business legally where they've been operating historically and to legally expand their operations to the newer property at 1517 NE 170th St where they've begun business operations since they purchased it in 2017.

They presented 3 enlarged graphic displays of the zoning map, property map, and comprehensive plan map, explained where their properties are located, and discussed their current designations and proposed changes.

c. Listing of permits that are anticipated for the project;

The proposal was explained as a Comprehensive Plan Amendment and Rezone. No other permits were discussed.

d. Description of how comments made at the neighborhood meeting are used;

City staff indicated that the Applicant would summarize the meeting. Attendees requested a copy of the summary and the attendance sign-up sheet.

e. Provide meeting attendees with the City's contact information;

No City contact information was provided by the Applicant. Following the meeting, at least one attendee's email request for the City contact information was ignored by the Applicant.

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f. Provide a sign-up sheet for attendees.

Requirement satisfied. The sign-up sheet was finally provided to attendees on February 6, 2019 after several requests for it.

C. The applicant shall provide to the City a written summary or checklist of the neighborhood meeting. The summary shall include the following:

1. A copy of the mailed notice of the neighborhood meeting with a mailing list of residents who were notified.

Unknown if this requirement has been satisfied. Attendees requested a copy of the mailing list on February 6, 2019 and are currently awaiting receipt of the list.

2. Who attended the meeting (list of persons and their addresses).

Requirement satisfied.

3. A summary of concerns, issues, and problems expressed during the meeting.

The Applicant provided meeting summary inaccurately and outright omitted comments and concerns stated at the meeting and instead focused on their opinions of themselves, their opinion of the neighborhood's view of their company and actions, and they focused on complaints expressed over their existing business and development impacts.

The main comments, concerns, issues, and problems expressed by the attendees during the meeting, based on attendee's observations and written talking points prepared for the meeting, include the following:

- A neighbor provided a history of Shoreline incorporation (1995), the initial Comprehensive Plan adoption (1998), purpose of the Comprehensive Plan and Zoning, and the history of the business illegally operating at 1510 NE 170th St for over 14 years.
- Numerous neighbors stated repeatedly:
 - Don't change zoning of residential parcels and neighborhoods to community business (CB)
 - Keep residential neighborhoods residential
 - There is a reason why there is residential zoning, and that's to keep a neighborhood atmosphere and keep businesses congregated in business-zoned areas
 - Shoreline & Seattle area already has a housing shortage, don't exacerbate the problem by rezoning residential neighborhoods to business.

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- A change from Residential to Business zoning will negatively impact Shoreline residents, neighborhoods, property owners, and citizens.
- The majority of attendees stated that they are most concerned about keeping the neighborhood residential in nature and want to ensure that it remains this way both in appearance and feel, and therefore adamantly oppose the amendment and rezone.
- A neighbor stated, and the majority of the attendees agreed, that this zoning change will have a significant permanent impact to the neighborhood by opening the door to a multitude of future uses and businesses that are incompatible with residential neighborhoods, including, but not limited to, the following:
 - Hotel/motel
 - Automotive rental
 - Automotive repair service
 - Book & video store/rental
 - Brewpub, brewery, distillery
 - Eating & drinking establishments
 - Funeral home
 - Fuel & service stations
 - Retail trade & services, including construction companies
 - Trucking & courier service
 - Office buildings
 - Trucking & Courier service
 - Self-storage facilities
 - Nightclubs
 - Utility facilities, yards, and offices
 - Retail MARIJUANA operations
- The majority of attendees stated that this proposal is a permanent change that will impact the neighborhood indefinitely, and that a Comprehensive Plan Amendment and Rezone is not appropriate. City staff asked the Applicant to re-state and re-explain their current plan/proposal trying to focus on the present, short term change. Attendees stated that they understand the proposal clearly and that this is a permanent change that allows any allowable business to operate at these locations. Attendees pointed out that the Applicant could retire at any time, go out of business, sell their business, or get bought out by a larger developer or business.
- Attendees pointed out that this change would create a large CB area with the North City Water District moving, a small realty office, 7-Eleven, and the Center for Human Services buildings. This large CB area would be very enticing to a developer (of a large mixed use apartment building, offices, gas station, or other business) to buy out the area and create even more impacts on the residential neighborhood. The majority of attendees were adamant that a Comprehensive Plan Amendment and Rezone is not appropriate.

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- Several attendees pointed out that the Applicant has been illegally operating in their initial location (1510) and have expanded onto a second residential property (1517). They pointed out that the neighborhood should not be impacted by the Comprehensive Plan Amendment and Rezone that is being proposed only to fix the violation that the Applicant received for operating their business on a residential property(s). An attendee pointed out even a home office is not allowed unless they lived at the property.
- One household that recently moved to the area mentioned that they would like more businesses in Shoreline like Seattle has. Other attendees agreed that more businesses in the current designated and zoned business areas would be great, but not in our residential neighborhoods. It was pointed out that Shoreline and North City already has plenty of CB zoned parcels, and more CB was created for the light rail project, and that North City has a history of having a hard time keep businesses in the already CB-zoned areas.
- The Applicant that also initially stated that the 1517 lot would be a private residence with no company operations and later in the meeting stated that they would be parking all of their equipment, trucks, and employee parking in this lot. One attendee pointed out that these statements were contradictory to each other and asked what are they really going to do after the rezone. The majority of attendees were concerned that once the amendment and rezone is approved that they could change their minds, and/or any future owner could do any allowable business.
- Regarding construction, the Applicant first stated that they were only going to replace the roof on the current residence at the 1517 lot; later they stated that they were going to replace that structure with a three-story building with construction parking/storage/operations, and two stories of living space.
- The Applicant stated that the business is trying to be a good neighbor and improve the properties it currently has; however, the attendees did not agree with this statement and provided complaints and comments on their existing business and development activity impacts, notwithstanding any future impacts or concerns.
 - The majority of attendees stated that they are unhappy with the Applicant's removal of a large cedar tree at the corner of the 1517 lot & City ROW near 7-Eleven. They stated this created more noise, light, and people wandering over from 7-Eleven and 15th Ave NE by removing this tree. The Applicant stated that the tree had to be removed to run a power line to their Accessory Dwelling Unit (ADU) (however, attendees noticed after the meeting that the power line is run from 7-Eleven to the ADU not in conflict with the tree, and not from NE 170th St [through the previous tree location] to the ADU). Neighbors requested a tall fence and/or vegetation to replace the tree (screen) that was removed. City staff

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suggested residents contact the CRT to address their concerns about light shielding at 7-Eleven.

- The majority of attendees stated that they did not support the Comprehensive Plan Amendment or Rezone for this purpose, but some did offer support for the business to operate elsewhere in Shoreline CB or as a temporary/special conditional use just for their current business at 1510 NE 170th ST. Attendees voiced concern that this change will open the door for a ripple effect of residential to business conversion throughout our neighborhood and all of Shoreline.
- The majority of attendees stated that the applicant's employees, construction vehicles, and visitor cars park on the street, and at times blocking parking in the neighborhood; a large number of cars congest parking especially when events are hosted at Irons Brothers Construction. The applicant responded that there are quarterly events with approximately 12-15 guests in attendance and one annual event with 50-75 guests. They request that these guests park in front of the office in one of 6 tandem spots making 12 spaces. Overflow parking is directed to the Center for Human Services (CHS) lot with a sign in the business's parking lot. The City stated that even in CB zoning all company parking must be off of the street.
- The Applicant mentioned to residents that they will make a more concerted effort to notify the neighbors of these events in advance. – However, on at the meeting on 1/23 they failed to mention to the attendees that they were having an event the very next day on 1/24 which was not in the spirit of what they stated they would do.
- The neighbors stated that they have been hearing very loud car alarms and building alarms going off frequently at all hours. The Applicant mentioned that there are sometimes faulty alarms and described not only their partnership with the other neighboring businesses in crime prevention, but also with the City. The Applicant stated that the 1510 building has a security and alarm system, this is a safety measure to ensure the business's security. It has cameras, lights, and sirens. In the event of a burglary it alerts authorities.
- The Applicant passed around their business cards to ensure that everyone had their direct contact information to connect with, in the event of any issue or matter that arises but did not provide City contact information.
- The Applicant described the company's contributions to the community of Shoreline and its residents and stated that many employees are Shoreline & Lake Forest Park residents and that a lot of their business is conducted in the City of Shoreline.

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- The Applicant reiterated that they are doing this at the City’s request to begin operating legally where they have been doing so. City staff pointed out that they did not request this application but rather, as part of the code violation that the Applicant received, they were told their legal options to move forward would include to move to an appropriately zoned (CB) area, apply for a Comprehensive Plan Amendment and Rezone, or potentially some other options (conditional/special use) that they did not explain. City staff stated that the City has not yet approved this Proposal and that it is subject to the Planning Commission and Council approval.
- One attendee, Patty Hale, identified herself as representing the Ridgecrest Neighborhood Association, said that she likes businesses in the community and asked the group to focus on the current proposal (not long term) and if there would be a workable solution. She also stated that she had previously hired the Applicant to do work on her house. The majority of attendees said that they like businesses in the appropriately zoned (CB) areas of Shoreline as well, that we need to look at the long term permanent impact of this proposal in addition to the short-term impact, and that the neighbors may be open to supporting a temporary solution tied only to the current business/owner on the original property.
- Support was offered by some attendees for the Applicant to continue to operate in the City of Shoreline within appropriate designated areas of the Comprehensive Plan and on appropriate zoned parcels (i.e., Community Business). Neighbors were open to the possibility of Shoreline issuing some sort of temporary permit/conditional use/special use, etc. that applies only to the Applicant while they own the business where they were originally located (1510 NE 170th St) before expanding onto the second residential parcel (1517 NE 170th St).
- To close the meeting, City staff told all in attendance about the two upcoming meetings where this matter will be discussed. He encouraged them to attend the meetings and share further questions or concerns with the City staff or at the following meetings:
 - February 7, 2019 at 7pm – Planning Commission Meeting
 - March 18, 2019 at 7pm – City Council Meeting

4. A summary of concerns, issues, and problems the applicant is unwilling or unable to address and why.

Requirement not met. The Applicant did not state in the meeting summary whether or not they are unwilling or unable to address the concerns, issues, and problems expressed at the meeting.

5. A summary of proposed modifications, or site plan revisions, addressing concerns expressed at the meeting.

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The Applicant did not propose in the meeting summary any modifications to the proposal to address the concerns, issues, and problems expressed at the meeting.

Staff will mail the summary of the neighborhood meeting to all persons who attended the neighborhood meeting, signed in and provided a legible address. (Ord. 695 § 1 (Exh. A), 2014; Ord. 669 § 1 (Exh. A), 2013; Ord. 406 § 1, 2006; Ord. 299 § 1, 2002; Ord. 238 Ch. III § 4(b), 2000).

As of February 6, 2019 City staff has emailed the meeting summary to the attendees.