

I am Mark Rettmann; I live on NE 170th St, Shoreline.

I am speaking today on behalf of the Save Shoreline Neighborhoods group **defending** Shoreline residents from the proposed Rezone at 1510 & 1517 NE 170th St; which would permanently change two residential lots to commercial business lots.

Save Shoreline Neighborhoods is a group of 243 Shoreline **neighbors, and voters** – **opposed** to this **permanent** rezone of residential homes.

Save Shoreline Neighborhoods, enforce existing codes, don't study or approve rezones of residential properties to business properties as a fix for illegal uses and code violations.

As background, in 2014 the City issued a code violation for 1510 NE 170th St in response to a complaint of this business operating in a residential lot. At that time, for some reason, City staff stated, quote “We are not enforcing the zoning AT THIS TIME, BUT, if the site continues to be an issue, they (Irons Brothers) have been told that we (the City) **would proceed with enforcement action**”, end quote.

In 2018, the Shoreline Fire Department again brought the code violation to the City's attention regarding 1510 NE 170th St. City staff determined quote:

- “General Trade/Services, Professional Offices, and other uses that would describe how a portion of the property is currently being used are not allowed in R-8 zones. As it currently stands, **this property is in violation of city development code.**”
- “The bottom line is that the property is **currently in complete violation of home occupation standards.**” End quote.

Furthermore, home occupancy standards do not apply to construction companies, this size of a company, and for the fact that the owners don't even live on the property.

In December 2017, Irons Brothers bought a second residential lot at 1517 and in 2018 began operating a construction utility yard out of this lot after they were already told in 2014 that this was illegal. This change of use is a willful and blatant disregard for Shoreline code, laws, and authority and is a slap in the face to the City.

You would think the City would be upset by this and enforce existing residential code (at least on the second property). Through public records requests, there is still no code violations issued for the second property even though there have been numerous complaints about:

- The illegal business use
- Business license code violation
- Illegal unshielded light code violation
- Noise complaints for noise outside of code hours
- Maximum hardscape code violation (over 93% of the lot is now buildings and compacted gravel instead of lawns and gardens)

The City has a chance to do the right thing, enforce existing code as stated in 2014 on 1510. City needs to issue violations at 1517 and ENFORCE existing codes on the new violations.

In 2010, when the Water District tried to expand their LEGAL conditional use on NE 169th St to a new residential lot, without following the conditional use process, the City shut them down.

Irons Brothers is expanding an ILLEGAL use from one residential lot to another illegal use on a second residential lot, and the City looks the other way.

This arbitrary & capricious application of City laws (codes/zoning) is not fair to businesses operating legally, and it is not fair to the residential neighborhood.

Enforce existing laws and codes.

Don't rezone Residential lots to Business lots to fix violations.

Reject this Proposal and do not study it.

Keep Neighborhoods Residential,
and

Save Shoreline Neighborhoods