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EXHIBIT 25 DATE 7/20/09
PROJECT NAME
PC Recommended Draft SMP
FILE NO 206-088

RE : City of Tukwila Shoreline Master Program Update.

NOTE : Dear Mayor & City Council members,

Thank you for giving me the opportunity to speak with you this evening. We are writing you this letter because we are deeply dissatisfied with the City of Tukwila Planning Departments attempt to quickly pass an updated Shoreline Master Program (SMP) without any input from the residents, businesses, property owners or other constituents residing in Tukwila. Without the important input of these vital parts of this City, the Planning Department cannot plan, design and implement a new SMP that accurately takes into account the needs of this greater community you work for.

We have several issues with this proposal. This 2008 proposal does not take into account the meaningful impact it would have on the residents living within the shoreline area. It does not take into account the affect on businesses that are located within the shoreline area, and it does not take into account the meaningful economic impact on property owners in the shoreline area. From the planning Departments actions and others in the City of Tukwila, it is clear that they do not want to include the community in designing such a plan that would benefit all of its residents. These City employees seem motivated to quickly pass this SMP so that the City of Tukwila can capitalize on many of the unfair proposed requirements that clearly benefit the City of Tukwila, but are an economic and unjust loss to the residents, businesses and property owners this very proposal negatively effects. Although the planning Department would like us to believe that this proposal needs to be completed in the next few months, they have until December 2009 to make adjustments and come up with a real plan that takes into consideration the ideas and needs of this community. Community members have not had enough time to review the SMP and determine the full impact it may have on them. In addition, the Planning Department has not taken into account the full legal and financial ramifications passing an ill-fated proposal that has no public input, would have on the finances of this City at this poor economic time.

At this time, we are requesting you to focus on slowing down this process and include the community in the planning, design and implementation of a new SMP for the City of Tukwila. We recommend that the Planning Department and the City of Tukwila not only have open houses and workshops where they show us their plans, but open up the SMP to meaningful conversation, where the concerns and ideas of the public are taken into consideration, and compromise and changes are made on those issues deeply affecting the residents, business owners, and property owners in the City of Tukwila.

Just as I told the commissioners, you are the voices of these residents, businesses, and property owners this very plan affects. We are informing you that we are unhappy and dissatisfied with this proposal. We are hoping that you will stand up for the citizens of Tukwila at this time of need. That you will express our concerns to the Planning Department and inform them that this proposal in its current form is not flawless. It does not take into consideration the opinions, knowledge and insight of a vast number of Tukwila citizens. Please do what's right in this situation and demand that the City of Tukwila, which you represent, works with its citizens.

Additional comments about specific concerns of the proposed SMP are attached.

Thank you,

Louie Sanft
Al & Ruth Sanft.

PROBLEMS WITH THE PROPOSED SMP

1. The Proposed SMP treats all properties the same.
 - * Even though the river affects each property differently.
 - * Even though some properties have levees, no levees, high banks
low banks, vegetation & trees, minor vegetation

ANSWER : Each Property should be reviewed separately depending on its location and its attributes. No "one mold" fits all.

2. Increasing the Setback to Much.
 - * Current setbacks are 40 feet. These setbacks have worked well over many years with no bad affects to the environment.
 - * By increasing the setback from 40' to 100', it's a 250% increase
By increasing the setback from 40' to 125' is a 312.5% increase.

ANSWER : Either a more reasonable increase from 40' to 50', which would be 125% of the current setback, or status quo.
If it works, don't try to fix it.

3. Non-Conformance of Existing properties which are currently in conformance.
 - * The proposed SMP does not properly protect the current properties that are in conformance. Increasing the setback should not affect these properties which have been approved by the City of Tukwila.
 - * By placing these properties in non-conformance, it will negatively affect the values of these properties. It will now make the sale of these properties almost impossible because future buyers could not receive financing. Also refinancing of these properties would be nearly impossible.
 - * The proposed SMP does not allow for rebuilding your property if 50% or more is damage by fire or other catastrophe. This would be devastating to an owner of an existing building.
 - * The proposed SMP also does not allow remodeling or rebuilding of your property if the value of the remodel exceeds 50%. This negatively affects a property owner wanting to update or remodel.

ANSWER : Current properties that are in conformance should remain in conformance. Updating the SMP should not negatively affect property owners in this manner (including financing).
There should be no limit on the amount of a building that can be rebuilt in the aftermath of fire or other catastrophe, unless a known danger exist and can be justified. There also should be no limit on the amount a person can spend on on remodeling or rebuilding as long as the proposed building is the same configuration as the existing building and it meet all city codes.

4. Lack of Public Participation in drafting the proposed SMP.

- * There has been no public participation in helping draft the proposed SMP. The planning department has made no changes based on discussions with citizens at workshops or open houses.

ANSWER : Open up discussion with the residents, businesses and property owners and take their input and implement their ideas in drafting an SMP that is favorable to all.

5. Landscape in the proposed setback areas.

- * The proposed SMP is asking for unrealistic means of maintaining the riverbank and setback area. For example, removing sticker bushes by hand and planting "native" plants, and continual removal of sticker bush by hand (no herbicides).

ANSWER : In areas with no levee, leave the river bank area alone. Do not remove or disturb the current plants that have been growing for hundreds of years. Leave the bank natural, in its current form. If its not broken, don't fix it.

6. Proposed SMP allows for public access across private properties near the river.

- * The proposed SMP allows for public access across private properties that are near the river. This creates a situation where it would be impossible to stop theft, vandalism and mischief, because you cannot stop the public from entering your property. It also opens up the legal ramifications if the public is injured on private property.

ANSWER : Public access should be limited and such access should be specified to areas that need to be open to the public, which generally does not include private property. For example, near parks or public trails.

7. Proposed SMP does not take into account the economic impact.

- * The proposed SMP does not take into account the economic impact on residents, businesses or property owners, and how to mitigate such impact. The proposed SMP affects every property owner along the river, and such economic effect has not been studied. The affects include loss of land, loss of use of property, loss of developing properties, loss of business, loss of purchasing and selling of property, to name a few. The list goes on.

ANSWER : The City of Tukwila should complete an economic impact study of the affects the proposed SMP would have on the community. From the results of such study, the City of Tukwila could determine if the proposed SMP is worth the economic impact it would have on its citizens.

8. Proposed SMP does not take into consideration compensation.

- * The proposed SMP does not take into consideration compensation to residents, businesses and property owners that are negatively affected by such SMP. Residents, businesses and property owners can show the financial affect the proposed SMP will have on them, but the City has not offered or made any plans to compensate them for such loss.

ANSWER : The City of Tukwila needs to have such losses professionally appraised so that the City can determine how much, and how to properly reimburse residents, businesses and property owners for such loss.

9. Proposed SMP does not take into consideration the legal cost.

- * If major changes and compromise are not made on the proposed SMP, the City of Tukwila has not made it open how it plans on funding the huge legal battle that looms ahead. At a time when there are cutbacks in city, county and state budgets, how would the cost of such a legal battle be paid for, and what if the City of Tukwila were to loose such a case. Would the City be expected to reimburse all of the residents, businesses and property owners this proposed SMP negatively affects ?

ANSWER : No answer. More of a question.

