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CITY OF LYNNWOOD  
PERMIT CENTER

October 9, 2024

From: Ted Hikel ( Theodore R. Hikel, Jr.)  
3820 191<sup>st</sup> Place S.W.  
Lynnwood, WA 98036



To: Development and Business Services  
20816 44<sup>th</sup> Ave W. Suite 230  
Lynnwood, WA 98036

As an aggrieved person I wish to protest the Determination of Non- Significance issuance since the document, “The City of Lynnwood Comprehensive Plan 2024 Periodic Update (SEPA-24-0006)”, has not been available to the public or the City Council in a finished form as far as I have been able to determine. At a September meeting the Council requested changes to the document presented to them at that time. I have not seen an update as requested by the Council. I hereby appeal the threshold determination.

I am aggrieved by the facts that my property rights will not be protected by the changes in the proposed Comprehensive Plan 2024 Update. I will lose the right to expect the properties to the east and west of my home and across the street will be developed or redeveloped with the same regulations with which our homes were constructed. We have side, rear and side setbacks, lot coverage requirements, off street parking regulations which are proposed to be changed on any single-family property now zoned RS-8 or RS-7. I note that these proposed changes denigrate the value of my property and impact the rights of all single-family homes throughout the city. It would be laughable to imply that the changes proposed have “Non-Significance” to my personal and financial wellbeing as a single-family homeowner in the City for the past 52 years. It would be laughable if it wasn’t for the degrading of neighborhoods like ours and the loss of our well-established property rights.

We single-family homeowners have and will continue to pay property taxes while the Council, on the recommendation of the DBS, have given millions of dollars in tax forgiveness to large corporations who have built huge multi-family buildings. All we are asking for is the protection of our property rights that have been guaranteed to single-family homeowners for the past 65 years in the City of Lynnwood.