

**CITY OF SHORELINE**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
**STAFF REPORT FOR HEARING EXAMINER**  
**AUGUST 15, 2018 PUBLIC HEARING**

**Project Name:** Wright Rezone Application

**Project File No.:** PLN18-0019

**REQUEST:** The applicant has requested to rezone two (2) parcels of land from Residential-48 units per acre (R-48) to Mixed Business (MB).

**GENERAL INFORMATION:**

Applicant: Robert Wright  
The Foundation Group  
2621 Eastlake Ave E  
Seattle, WA 98102

Property Owner: 14507-H, LLC  
6525 Crown Blvd #20428  
San Jose, CA 95160-0428

Property Information:

Parcel A– 14511 Stone Avenue N  
Parcel B– 14507 Stone Avenue N

King County Parcel No.: 182604-9092

*Note:* King County Assessor's has assigned a single parcel number.

These two parcels will be collectively referred to in this Staff Report as "The Property" and individually denoted by Parcel A or Parcel B.

Legal Description:

**PARCEL A:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET NORTH AND 341 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;  
THENCE NORTH 242 FEET;  
THENCE EAST 148 FEET;  
THENCE SOUTH 242 FEET;  
THENCE WEST 148 FEET TO THE POINT OF BEGINNING

EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 5761685.

**PARCEL B:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20 FEET NORTH AND 489 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;  
THENCE NORTH 252 FEET;  
THENCE EAST 148 FEET;  
THENCE SOUTH 252 FEET;  
THENCE WEST 148 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 5761685.

**PROJECT DESCRIPTION:**

The Applicant requests a rezone of two (2) parcels of land currently zoned Residential 48 units per acre (R-48) to Mixed Business (MB). The Applicant currently has no specific project contemplated as part of this rezone.

**PROPERTY DESCRIPTION:**

The Site Map and Plan (**Attachment 1**) shows an aerial view of the Property and a simplified site plan. The site is approximately 1.5 acres and the current use is the Linden II Apartments, which consists of three buildings (two apartment buildings, built in 1964, and a centralized building, built in 1984, that contains a pool). The apartment buildings contain a total of 57 units.

According to the Critical Areas Worksheets attached to the rezone application (**Attachment 8**), the steepest slopes found on Parcel A and along the front of both parcels is greater than 25 percent. The City's GIS topographic map confirms the

topography of the site (**Attachment 5**). There are no indications on any portion of the Property or on any adjacent properties of rockslides, earthflows, mudflows, landslides, or other slope failure.

With the exception of steep slopes, there are no mapped critical areas (wetlands, streams, or fish & wildlife habitat) on the Property or on neighboring properties.

There is no standing or running water on the surface of any of the properties or on any adjacent property at any time during the year. The Property does not contain ground water seepage or springs near the surface of the ground.

Parcel A is accessed from south via N 145<sup>th</sup> Street (also known as State Highway 523), which is classified as a Collector Arterial. Parcel B is accessed from the east via Stone Avenue NE, which is classified as a Local Secondary street. Just over 200 feet to the west is Aurora Avenue N (also known as State Highway 99).

#### **CURRENT ZONING AND LAND USE:**

The Property is located in the southwest corner of the Parkwood Neighborhood. The Westminster Triangle Neighborhood is to the west, across Aurora Avenue N. The City of Seattle's municipal boundary is to the south, commencing at the centerline of N 145<sup>th</sup> Street.

The City's Comprehensive Plan Land Use Designation Map (**Attachment 4**), shows the Property having a single land use designation of Mixed-Use 1, which is defined by Comprehensive Plan Land Use Policy 9 (LU-9) as follows:

*The Mixed-Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.*

As illustrated in the Zoning Map (**Attachment 3**), the Property is currently zoned R-48.

The surrounding area within the jurisdictional boundaries of Shoreline has a mix of zoning, including two single family zones - Residential 6 units per acre (R-6) and Residential 8 units per acre (R-8) - and the commercial zone of Mixed Business (MB). Within Seattle's jurisdictional boundaries, property is zoned Low Rise Multifamily 2 and 3 (LR2, LR3). The area contains a mix of dwelling units, including single-family; a Walgreens drug store on the property immediately adjacent to the west; a restaurant across N 145<sup>th</sup> Street in Seattle; and other businesses and multifamily housing along Aurora Avenue N.

### **PUBLIC NOTICE AND COMMENT:**

Staff analysis of the proposed rezone considered information gathered from a pre-application meeting on December 5, 2017; a neighborhood meeting on June 2, 2018 (**Attachment 6**, Invitation; **Attachment 7**, Summary, which was mailed to attendees on June 26, 2018); the Shoreline Comprehensive Plan; and the Shoreline Municipal Code, Title 20 Unified Development Code.

As required by SMC 20.30.120 and 20.30.180, public notice of the rezone application for the proposal was posted on site, mailed to all residents within 500 feet as well as those on the SEPA notification list. (**Attachment 10**). Notice was also advertised in the *Seattle Times* (**Attachment 11** contains the Affidavit of Publication and Declaration of Mailing), and posted on the City's website on July 2, 2018. Notice of the August 15, 2018 public hearing (**Attachment 14**) was posted on site, mailed to residents, advertised in the *Seattle Times*, and posted on the City's website on August 1, 2018. The address list for both mailings is included as **Attachment 15** and the signed Declaration of Mailing for the public hearing is **Attachment 16**. The Affidavit of Publication will be included as an Exhibit for the public hearing record as soon as the City receives it.

### **AGENCY COMMENT AND ENVIRONMENTAL REVIEW:**

The City of Shoreline is acting as Lead Agency for the SEPA review and environmental determination. The City utilized the Optional DNS process and issued a SEPA Determination of Nonsignificance (**Attachment 13**) was mailed to the notification list, including State Departments of Commerce and Ecology, neighboring jurisdictions, local organizations, and tribes, on July 19, 2018.

The City received one comment from the King County Historic Preservation Program (**Attachment 12**). **Attachment 18** is a Historical Report from the Applicant in response to the comment. The third page of the report contains an updated survey of The Property, which denotes the boundaries of Parcels A and B.

The Applicant has submitted Certificates of Water Availability for the Property from North City Water District. Staff from Ronald Wastewater District provided information to the Applicant regarding Sanitary Sewer requirements and General Facility Charges during the December 5, 2017 pre-application meeting. Information from the Water and Sewer Districts would be applicable to a potential future development project.

City staff also provided information about Drainage Requirements, Frontage Improvements, and other applicable codes and regulations at the December 5, 2017 pre-application meeting.

### **DEPARTMENT ANALYSIS:**

The Applicant requests the rezone of two parcels from R-48 to MB. SMC 20.40.040(C) states the purpose of the non-residential MB zone:

The purpose of the mixed business zone (MB) is to encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors.

In contrast, SMC 20.40.030(C) states the purpose of the R-48 zones:

The purpose of high density residential, R-18, R-24, R-36 and R-48 zones, is to provide for a mix of predominantly apartment and townhouse dwelling units and other compatible uses.

Rezoning is provided for in Shoreline Municipal Code (SMC) 20.30.320. The purpose of a rezoning is a mechanism to make changes to a zoning classification, conditions, or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.

SMC 20.30.060 classifies a rezoning as a Type C decision. Pursuant to Table 20.30.060, the City of Shoreline Hearing Examiner, after holding an open record public hearing and preparing findings and conclusions, makes a recommendation to the City Council. The City Council is the final decision-making authority on a rezoning.

#### Rezoning Applications – Legal Standard

Three general rules apply to rezoning applications:

1. there is no presumption of validity favoring a rezoning;
2. the rezoning proponent must demonstrate that circumstances have changed since the original zoning; and
3. the rezoning must have a substantial relationship to the public health, safety, morals, and general welfare.

*Phoenix Development Inc. v. City of Woodinville*, 171 Wn. 2d 820, 834 (2011) (citing *Citizens for Mount Vernon v. City of Mount Vernon*, 133 Wash. 2d 861, 947 P.2d 1208 [1997]).

However, as is the case for the present rezoning application, when a proposed rezoning implements the policies of a comprehensive plan, the rezoning proponent is not required to demonstrate changed circumstances. *Bjarnson v. Kitsap County*, 78 Wash. App. 840, 899 P.2d 1290 (1995).

The decision criteria set forth in SMC 20.30.320(B) address these general rules as well as other considerations the City has established for determining whether or not a rezoning should be granted.

#### Decision Criteria – SMC 20.30.320(B)

Decision criteria that the Hearing Examiner must examine for a rezoning are set forth in SMC 20.30.320(B). The Applicant provided responses (in **Attachment 9** and copied

below) to the following decision criteria and staff has analyzed each of the criteria below.

SMC 20.30.320(B) provides that an application for a rezone of property may be approved or approved with modifications if:

**1. The rezone is consistent with the Comprehensive Plan.**

Applicant's Response:

The property sits adjacent to Walgreens in an area that is "Mixed Use 1" under the City of Shoreline's Comprehensive Plan. The Walgreen parcel is zoned MB, Mixed Business, which is the usage most consistent with both the existing Walgreen's zoning and the "Mixed Use 1" designation of the Comprehensive Plan, and the usage for which we are asking. Another thing of note – the property is near the intersection of Aurora and 145<sup>th</sup>, a commercial and Rapid Transit corridor where one of Shoreline's light rail stations will be located, which in itself would warrant the high density zoning designation.

Staff Analysis:

The site location, directly off of N 145<sup>th</sup> Street and one parcel west of Aurora Avenue N, is near an important intersection of transit corridors. Aurora Avenue N contains Bus Rapid Transit lanes for the King County Metro E Line. N 145<sup>th</sup> Street will be the location of a future Lynnwood Link light rail station. The Comprehensive Plan Goals and Policies listed below articulate the need for additional housing choice and a mix of uses to support neighborhood serving businesses and transit service. Staff believes that an MB zoning designation would facilitate this use mix better than R-48.

Goal LU II: Establish land use patterns that promote walking, biking and using transit to access goods, services, education, employment, recreation.

Goal CD I: Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.

Goal H I: Provide sufficient development capacity to accommodate the 20 year growth forecast and promote other goals, such as creating demand for transit and local businesses through increased residential density along arterials; and improved infrastructure, like sidewalks and stormwater treatment, through redevelopment.

H2: Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses.

H3: Encourage infill development on vacant or underutilized sites.

NE1. Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, ecological functions, and agricultural lands in the region.

Based on the noted Comprehensive Plan Goals and Policies and the MB zoning being more in alignment with the MU1 Land Use Designation, the proposed rezone satisfies SMC 20.30.320(B)(1).

**2. The rezone will not adversely affect the public health, safety or general welfare.**

Applicant's Response:

Conversely, the rezone will *enhance* public health, safety and the general welfare. In fitting with the recently adopted Comprehensive Plan, the site, once redeveloped, will be a piece of land and a building (or buildings) which will be attractive and will appeal to customers and tenants of sound economic and moral structure, and the surrounding sidewalks and streets will be made wider and safer. Examples abound in the Comprehensive Plan Policy Manual:

- i. Land Use Element
  1. Goal LU II: Establish land use patterns that promote walking biking and using transit to access goods, services, education, employment recreation.
  2. LU9: The Mixed-Use1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.
- ii. Housing Element
  1. Goal H1: Provide sufficient development capacity to accommodate the 20 year growth forecast and promote other goals, such as creating demand for transit and local businesses through increased residential density along arterials; and improved infrastructure, like sidewalks and stormwater treatment, through redevelopment.
  2. H2: Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses.
  3. H3: Encourage infill development on vacant or underutilized sites.
- iii. Transportation Element
  1. Goal TV1: Encourage alternative modes of transportation to reduce the number of automobiles on the road, promote a healthy city, and reduce carbon emissions.
  2. T33: Strengthen Aurora Avenue N as a high usage transit corridor that encourages cross-country, seamless service.

3. T49: Expand the city's pedestrian network. Prioritize projects shown on the Pedestrian System Plan included in the TMP using the following criteria:
  - Ability to be combined with other capital projects or leverage other funding;
  - Proximity to a school or park;
  - Located on an arterial;
  - Located in an activity center, such as Town Center, North City, Ballinger, or connects to Aurora Avenue N;
  - Connects to an existing walkway or the Interurban Trail;
  - Connects to transit; and/or
  - Links major destinations such as neighborhood businesses, high density housing, schools, and recreation facilities.

Staff Analysis:

The City is currently designing corridor improvements for N 145<sup>th</sup> Street to accommodate increased traffic and multimodal access for the future light rail station. The segment between Interstate 5 and Aurora Avenue N is further divided into three sections. Based on grant funding cycles and existing capital funding commitments within the city, improvements to the segment closest to Aurora (where The Property is located) are unlikely to be funded for at least the next decade. Redevelopment of The Property, which would trigger frontage improvements, could potentially be a way to realize updated sidewalk standards before the City is able to devote capital project resources to this area. Redevelopment would also trigger updated stormwater standards and more efficient building design (through adherence to updated Energy Code requirements) that would also contribute to improved public health, safety, and general welfare.

This proposed rezone satisfies SMC 20.30.320(B)(2).

**3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.**

Applicant's Response:

We're not asking for anything different than is the city's intent under the Comprehensive Plan. As it stands now, with the existing zoning of R-48 (48 units per acre), if a developer were to build on the parcel's existing 65,712sf, he or she would be limited to 72 units of residential only, whereas the city's vision for the future of Shoreline in that locale calls for a combination of residential and commercial. The Comprehensive Plan labels it as Mixed Use 1. All we're asking for is the same zoning that was given the adjacent parcel Walgreens in 2016 (MB), which was the intent of the city anyway, since both were given the designation of Mixed Use 1 in the Comprehensive Plan.

Staff Analysis:



The Comprehensive Plan land use designation that would be appropriate for the current R-48 zoning would be High Density Residential. The most common implementing zoning for MU1 is Mixed Business. Given the inconsistency between existing zoning and land use designations for The Property, the rezone is warranted in order to achieve consistency with the Comprehensive Plan.

This proposed rezone satisfies SMC 20.30.320(B)(3).

**4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.**

Applicant Response:

Again we refer to the specifics laid out in the Comprehensive Plan Manual for the requested zoning under the “Natural Environment Element:”

1. Goal NE V. Protect clean air and the climate for present and future generations through reduction of greenhouse gas emissions, and promotion of efficient and effective solutions for transportation, clean industries, and development.
2. NE1. Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, ecological functions, and agricultural lands in the region.

Staff Analysis:

Potential redevelopment of The Property would result in a more modern building, which would likely include an updated design aesthetic in addition to complying with current Building Code regulations that are more focused on energy efficiency and safety. The Property is located at the “gateway” to Shoreline for people coming from the south, whether to the 145<sup>th</sup> Street light rail station or heading north on Aurora Avenue. The City invested millions of dollars in revitalizing the Aurora Avenue Corridor and expects to see millions of dollars of improvements to the 145<sup>th</sup> Street Corridor from Shoreline, Sound Transit, WSDOT, and other regional entities. New housing development that includes frontage improvements would complement past and proposed investments, and would be unlikely to be materially detrimental to surrounding properties.

This proposed rezone satisfies SMC 20.30.320(B)(4).

**5. The rezone has merit and value for the community.**

Applicant’s Response:

At a point in the future when the property is developed under the guidelines of the requested zoning, the public will benefit not only by the aforementioned environmental element above, but economically as well. Once more we quote from the Comprehensive Plan, under the “Economic Development Element.”

1. ED9: Promote land use and urban design that allows for smart growth and dense nodes of transit-supportive commercial activity to promote a self-sustaining local economy.
2. ED12: Revitalize commercial business districts, and encourage high density mixed-use in these areas.
3. ED21: Support public/private partnerships to facilitate or fund infrastructure improvements that will result in increased economic opportunity.
4. ED27: Develop a vision and strategies for creating dense mixed-use nodes anchored by Aurora's retail centers, including how to complement, support, and connect them with mid-rise residential, office, and destination retail buildings.

Staff Analysis:

In addition to the reasons already stated, new residential development will require the payment of Transportation, Park, and Fire Impact Fees, which fund system-wide improvements to accommodate growth within the community.

This proposed rezone satisfies SMC 20.30.320(5).

**DEPARTMENT RECOMMENDATION:**

Based on the above applicant responses to the rezone criteria and the Planning Department's analysis, Planning recommends **APPROVAL** of the Rezone for PLN18-0019. The two parcels identified in this Staff Report should be rezoned to Mixed Business (MB).

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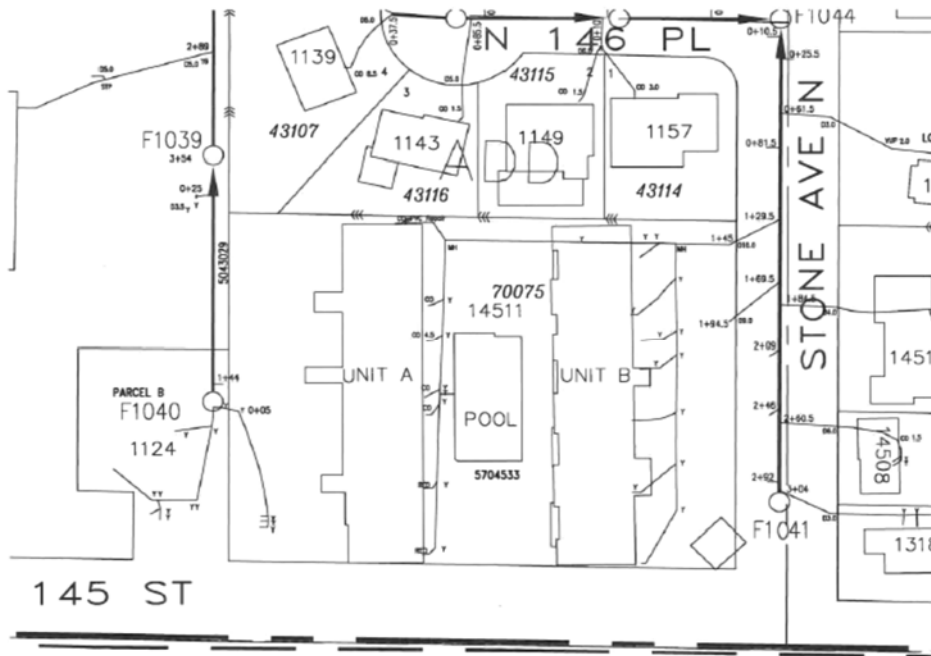
Miranda Redinger, AICP, Senior Planner  
August 1, 2018

**Attachments:**

1. Site Map and Plan
2. Vicinity Map
3. Zoning Map
4. Current Comprehensive Plan Map (adopted 2012)
5. Critical Areas Map
6. Neighborhood Meeting Invite
7. Neighborhood Meeting Summary
8. Application
9. Purpose Statement and Rezone Criteria
10. Notice of Application
11. Affidavit of Publication and Declaration of Mailing for NOA
12. SEPA Comment Received
13. SEPA Determination of Nonsignificance (DNS)
14. Notice of Public Hearing
15. Mailing List
16. Declaration of Mailing

- 17. Signed SEPA Checklist
- 18. Historical Report

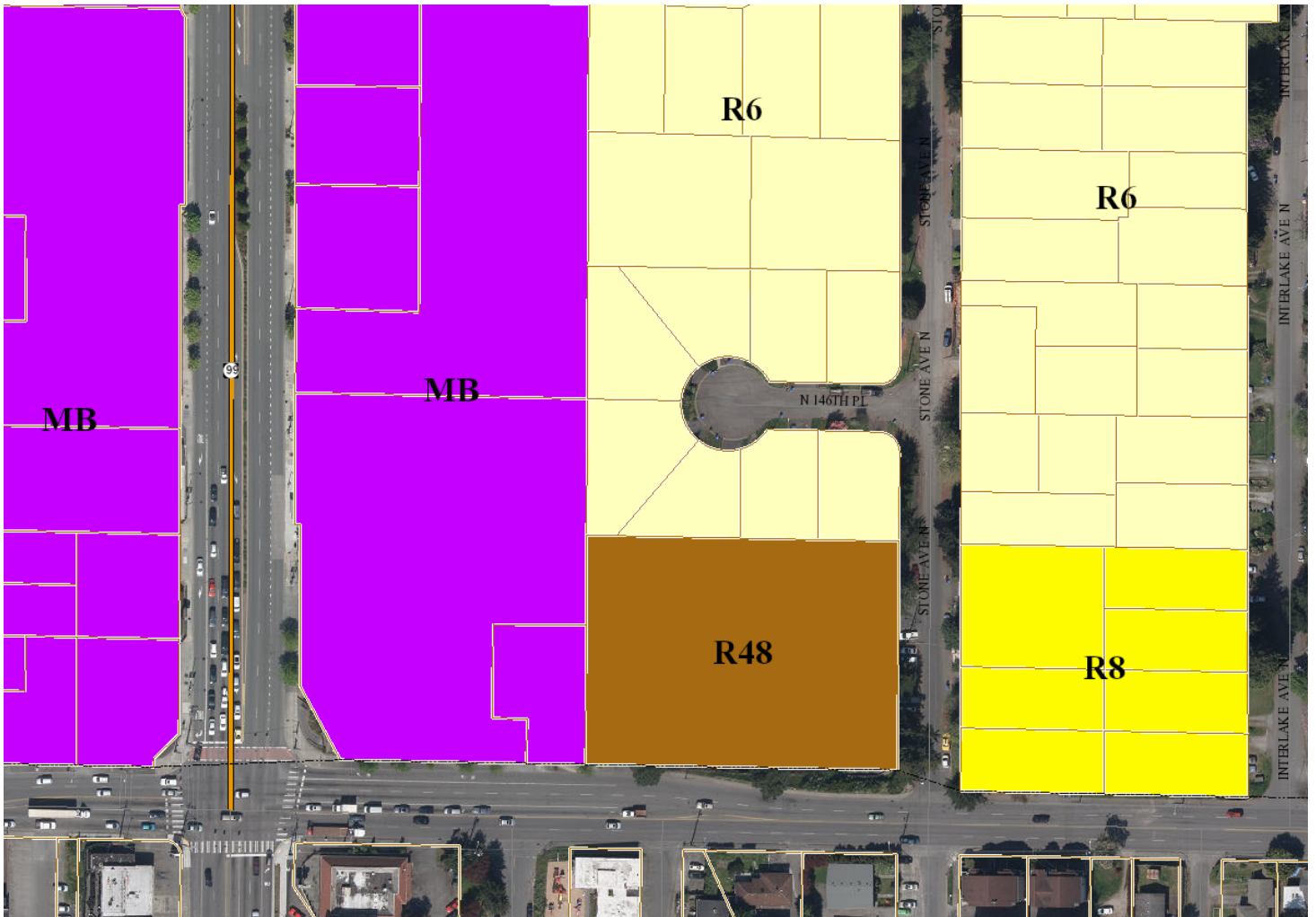
Attachment 1- Site Map and Plan



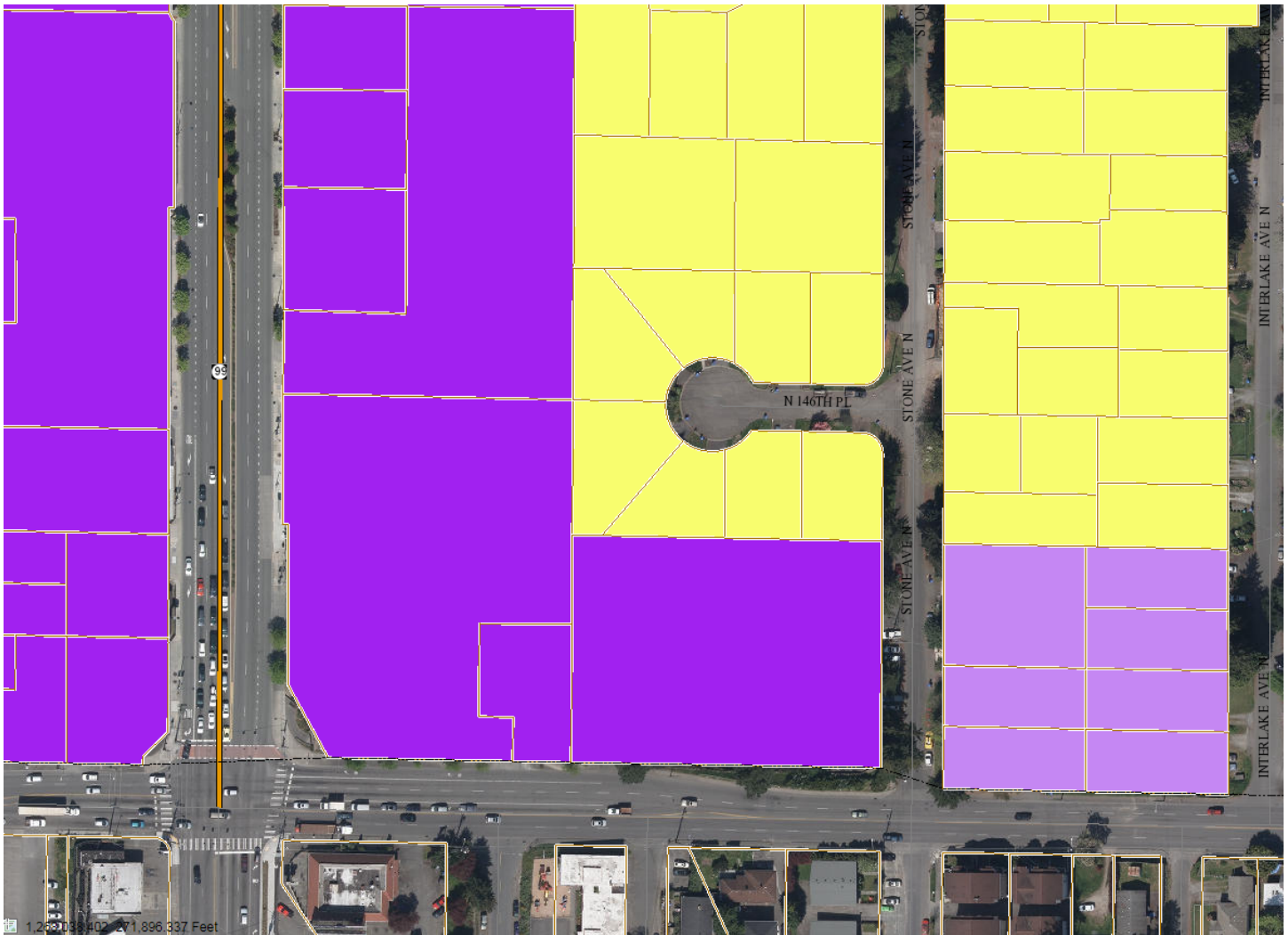
Attachment 2- Vicinity Map



Attachment 3 - Zoning Map

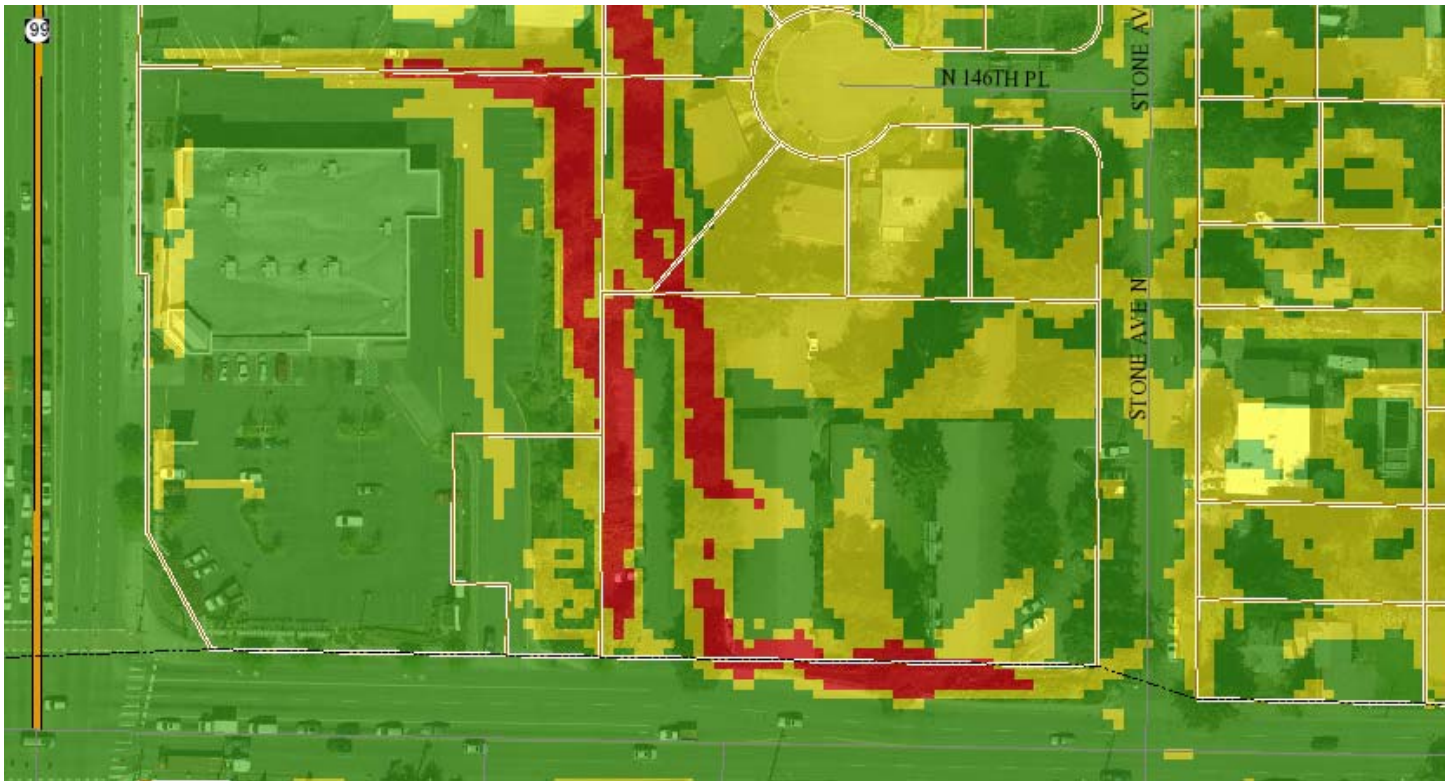


Attachment 4 - 2012 Comprehensive Plan Map



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institution/Campus
- Planned Area 3
- Mixed Use 2
- Mixed Use 1

Attachment 5 - Critical Areas Map



**Percent Slope**

Percent Slope, 2001

- 0 - 15
- 15.1 - 40
- > 40



Attachment 6 - Neighborhood Meeting Invite

Dear Neighbor: A second "Neighborhood Meeting" will be held on Saturday, 6/2/2018 at 3:30pm to explain the proposed rezone of the property at 14511 Stone Ave. N. (The Linden II Apartments), from it's present zoning of R-48 (48 units per acre) to MB, Mixed-Use Business, which is more in line with the city's plan for the future of Shoreline to better accommodate the transit corridor of 145th. If you attended the neighborhood meeting of December 7th, 2017, no new information will be presented. This meeting is being held for procedural reasons only.



**When:** Saturday, 6/2/2018

**Where:** Shoreline Public Library, 345 NE 175th

**Time:** 3:30pm

**Purpose:** To answer questions about the upcoming rezone of the Linden II Apartments at 14511 Stone Ave N. The rezone being proposed is from the present R-48 to MB (Mixed Business). While no construction is currently being planned, the zoning will allow for apartments having a height limit of 70 feet with retail on the ground floor. Examples might be, in addition to professional office space, bookstores, restaurants, amusement arcades, maybe coffee shops and deli's. Sidewalks would also be widened and improved.

## Attachment 7 - Neighborhood Meeting Summary

Kathy Gold was told her property is R-48 too, though it didn't seem so from the map, and would like a clarification. She would like to have hers rezoned as well, wanted to know if hers fell within the MB Comp Plan portion. Wanted to know if she could somehow become involved with our process.

Ragen & Mitch think it's a good thing, would like the cars and trash that sometimes litters the city portion along Stone. I told her Linden II's manager would start doing that along the strip that runs adjacent to Linden II. Ragen laughed and said she would be especially supportive of a rezone if a PCC went in.

Barna Musci thinks it's a good thing, thinks it will enhance values all along 145<sup>th</sup> and North along Stone.

Michelle and Sebastian moved to Richmond Beach but are renting their house in the area. She was on the planning commission and had strong thoughts about what should happen with the area. If developed she would like a portion of the property developed – in conjunction with the construction – into a “pocket park” for the kids, and a pass-through down at the end of Stone to access Interlake Ave N. “Have you ever tried pushing a stroller up Stone and then down 145<sup>th</sup> to Aurora, with kids jumping every which way?” Sidewalk along 145<sup>th</sup> needs to be widened with a setback requirement for the building. Maybe install a bike lane?

Trang Fly was less vocal, but also thought it was a “thing that needed to happen.”

All seemed disappointed that no construction was imminent.

Attachment 8 - Application

DocuSign Envelope ID: 1898F734-6A84-41D2-907D-50808ECCEF3B



**City of Shoreline**  
**Planning & Community Development**  
17500 Midvale Avenue North Shoreline, WA 98133-4905  
Phone: (206) 801-2500 Fax: (206) 801-2788  
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

Print Form

**PERMIT APPLICATION**

**PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)**

Project Address 14511 Stone Ave N, Shoreline, WA "The Linden II Apartments"  
(Leave blank if address is not assigned)  
Parcel Number (Property Tax Account Number) 182604092  
Legal Description See Attached  
Attach separate sheet for long Legal Description

**PROPERTY OWNER INFORMATION**

Name 14507-H, LLC, Martin O. Halfhill, its managing member Email lin2tr3@prodigy.net  
Address 6525 Crown Blvd #20428 City San Jose State CA Zip 95160-0428  
Phone 408-268-0871 Phone Cell 408-476-6399

**Owner's Authorized Agent**

Name Robert Wright, The Foundation Group Email robertwright@tfgre.com  
Address 2621 Eastlake Ave E City Seattle State WA Zip 98102  
Phone 206-224-1213 Phone Cell 206-619-3274

**PROJECT INFORMATION**

Type of Application:  Single Family  Multi-Family  Non-Residential  Legislative  
Building/Construction:  New Construction  Change of Use  Mechanical  Fire Sprinkler  
 Addition/Remodel  Demolition  Plumbing  Fire Alarm  
 Clearing & Grading  Site Development  Other  
Land Use:  Subdivision  Zoning Variance  Use - Home Occupation  Conditional Use  
 Short Plat  Engineering Deviation  Use - Bed & Breakfast  Code Interpretation  
 Use - Temporary Use  Rezone  Administrative Design Review

**PROJECT DESCRIPTION**

We are asking for a rezone from the present R-48 to MB (Mixed Business) to meet the recently adopted Comprehensive Plan of Mixed Use 1. There is no construction being planned. The owner is requesting the rezone because it fits with the city's vision for the future of the area and because he's hopeful it will enhance the property's value for when he passes it on to his children.

Construction Value \_\_\_\_\_

**CONTRACTOR INFORMATION**

Company Name N/A. There is no construction being planned. Email \_\_\_\_\_  
Contact Person \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Contractor's Registration # \_\_\_\_\_ Expiration Date \_\_\_\_\_

I am the property owner or authorized agent of the property owner. I certify that to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit application for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permits.

DocuSigned by:  
Marty Halfhill  
Signature of **PROPERTY OWNER**

\_\_\_\_\_  
Signature of **AUTHORIZED AGENT** Date 6/5/2018 5:34:12 P

DocuSign Envelope ID: 1898F734-6A84-41D2-907D-50808ECCECF3B

### CRITICAL AREAS WORKSHEET

- Yes  No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes  No Does the site have steep slopes with little to no vegetation?
- Yes  No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes  No Does the site contain high percentages of silt and/or very fine sand?
- Yes  No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
- Yes  No Does the site contain ground water seepage or springs near the surface of the ground?
- Yes  No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?

Please indicate which line best represents the steepest slope found on your property.  0%-5%  5%-10%  10%-15%  15%-20%  20%-25%  25%+

Please describe the site conditions for any "yes" answer:

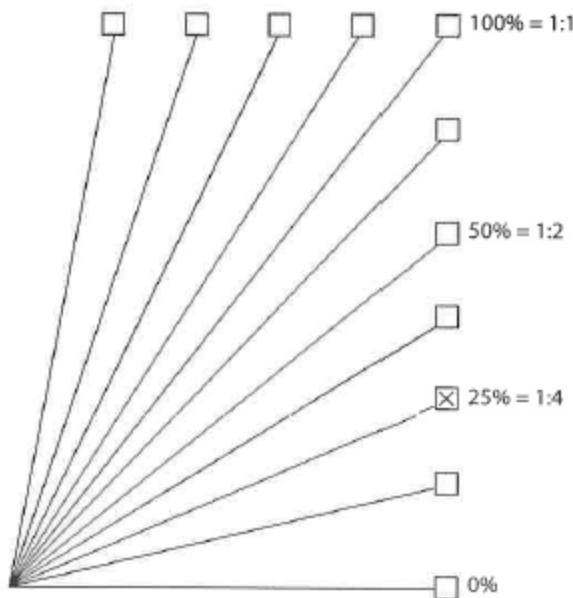
Most of the property is fairly flat and level, 0-5%. There is a small portion parallel to 145th that slopes (25%) to a rockery that then drops four or five feet to the barbeque area. Then there's a portion to the west where there is a retaining wall and a rockery. See the attached land survey and areal photo.

Who prepared this information? Robert Wright

### How to Determine the Slope of a Hillside

The slope is considered the vertical measure as it relates to the horizontal measure. For example if a slope has a rise of one foot over a four foot horizontal distance the slope would be 1:4 or a 25% slope.

**(Check appropriate slope percentage box and mark correct box on diagram below.)**



## Attachment 9 - Purpose Statement and Rezone Criteria

- 1) **Purpose:** The purpose of rezoning the Linden II parcel is twofold – to be consistent with the recently adopted comprehensive plan and thereby work to enhance the livability and beauty of the area and to enhance the value of the asset for the owner and the owner’s children. There currently is no planned redevelopment of the parcel. The owner only wants to pass along to his children an asset which will be safe and will grow in value. Someday it will be developed though, either by the owner’s children or through a sale to a developer, and when that happens, it would be to everyone’s benefit that it be done through the eyes of what the city planners and the citizens of Shoreline have envisioned for the area.
- 2) **Decision Criteria:**
  - a. **The rezone is consistent with the Comprehensive Plan;** the property sits adjacent to Walgreens in an area that is “Mixed Use 1” under the City of Shoreline’s Comprehensive Plan. The Walgreen parcel is zoned MB, Mixed Business, which is the usage most consistent with both the existing Walgreen’s zoning and the “Mixed Use 1” designation of the Comprehensive Plan, and the usage for which we are asking. Another thing of note – the property is near the intersection of Aurora and 145<sup>th</sup>, a commercial and Rapid Transit corridor where one of Shoreline’s light rail stations will be located, which in itself would warrant the high density zoning designation.
  - b. **The rezone will not adversely affect the public health safety, or general welfare.** Conversely, the rezone will *enhance* public health, safety and the general welfare. In fitting with the recently adopted Comprehensive Plan, the site, once redeveloped, will be a piece of land and a building (or buildings) which will be attractive and will appeal to customers and tenants of sound economic and moral structure, and the surrounding sidewalks and streets will be made wider and safer. Examples abound in the Comprehensive Plan Policy Manual:
    - i. Land Use Element
      1. Goal LU II: Establish land use patterns that promote walking biking and using transit to access goods, services, education, employment recreation.
      2. LU9: The Mised-Use1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.
    - ii. Housing Element

1. Goal H1: Provide sufficient development capacity to accommodate the 20 year growth forecast and promote other goals, such as creating demand for transit and local businesses through increased residential density along arterials; and improved infrastructure, like sidewalks and stormwater treatment, through redevelopment.
2. H2: Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses.
3. H3: Encourage infill development on vacant or underutilized sites.

iii. Transportation Element

1. Goal TV1: Encourage alternative modes of transportation to reduce the number of automobiles on the road, promote a healthy city, and reduce carbon emissions.
2. T33: Strengthen Aurora Avenue N as a high usage transit corridor that encourages cross-country, seamless service.
3. T49: Expand the city's pedestrian network. Prioritize projects shown on the Pedestrian System Plan included in the TMP using the following criteria:
  - o Ability to be combined with other capital projects or leverage other funding;
  - o Proximity to a school or park;
  - o Located on an arterial;
  - o Located in an activity center, such as Town Center, North City, Ballinger, or connects to Aurora Avenue N;
  - o Connects to an existing walkway or the Interurban Trail;
  - o Connects to transit; and/or
  - o Links major destinations such as neighborhood businesses, high density housing, schools, and recreation facilities.

- c. **The rezone is warranted in order to achieve consistency with the Comprehensive Plan;** we're not asking for anything different than is the city's intent under the Comprehensive Plan. As it stands now, with the existing zoning of R-48 (48 units per acre), if a developer were to build on the parcel's existing 65,712sf, he or she would be limited to 72 units of residential only, whereas the city's vision for the future of Shoreline in that locale calls for a combination of residential and commercial. The Comprehensive Plan labels it as Mixed Use 1. All we're asking for is the same zoning that was given the

adjacent parcel Walgreens in 2016 (MB), which was the intent of the city anyway, since both were given the designation of Mixed Use 1 in the Comprehensive Plan.

- d. **The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone;** Again we refer to the specifics laid out in the Comprehensive Plan Manual for the requested zoning under the “Natural Environment Element:”
1. Goal NE V. Protect clean air and the climate for present and future generations through reduction of greenhouse gas emissions, and promotion of efficient and effective solutions for transportation, clean industries, and development.
  2. NE1. Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, ecological functions, and agricultural lands in the region.
- e. **The rezone has merit and value for the community;** at a point in the future when the property is developed under the guidelines of the requested zoning, the public will benefit not only by the afore mentioned environmental element above, but economically as well. Once more we quote from the Comprehensive Plan, under the “Economic Development Element.”
1. ED9: Promote land use and urban design that allows for smart growth and dense nodes of transit-supportive commercial activity to promote a self-sustaining local economy.
  2. ED12: Revitalize commercial business districts, and encourage high density mixed-use in these areas.
  3. ED21: Support public/private partnerships to facilitate or fund infrastructure improvements that will result in increased economic opportunity.
  4. ED27: Develop a vision and strategies for creating dense mixed-use nodes anchored by Aurora’s retail centers, including how to complement, support, and connect them with mid-rise residential, office, and destination retail buildings.

Attachment 10 - Notice of Application



**Notice of Rezone Application  
and Optional SEPA DNS Process**

**Posting Date:** July 2, 2018

**Name of Applicant and Application No.:** Wright, PLN18-0019

**Location & Description of Project:** 14511 and 14507 Stone Avenue N, Shoreline, WA 98133. The applicant has requested to rezone two parcels, totaling approximately 1.5 acres, from Residential-48 units per acre (R-48) to Mixed Business (MB). No development project is proposed as part of this application.

**Application Submitted & Complete:** June 25, 2018.

**Project Manager Name & Phone #:** Miranda Redinger, AICP. 206-801-2513.

**Project Information:** Total Lot Area: 65,404 square feet  
Proposed Zone MB (Mixed Business)                      Maximum Height: 70 ft  
Minimum Lot Size: N/A

**Environmental Review:** The proposed project has been reviewed for probable adverse impacts and the City expects to issue a SEPA Determination of Nonsignificance (DNS) on this project as provided in WAC 197-11-355. **The SEPA comment period may be the only opportunity to comment on the environmental impacts of the proposed project.** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

**Public Comment:** The SEPA public comment period ends Friday, July 16, 2018 at 5:00 p.m.

Written comments can be submitted by the following methods:

**Mail:** City of Shoreline, Attn: Miranda Redinger  
17500 Midvale Avenue N, Shoreline, WA 98133

**Fax:** (206) 801-2788

**Email:** mredinger@shorelinewa.gov

You may also request a copy of the decision on the application once it has been made.

**Development Regulations Used and Environmental Documents submitted:**

Current editions of Shoreline Municipal Code and Comprehensive Plan, Stormwater Manual, Engineering Development Manual, and Transportation Master Plan are available on the City's website at [www.shorelinewa.gov](http://www.shorelinewa.gov) or from the Permit Center at City Hall, 17500 Midvale Avenue N., Shoreline, WA 98133. The full application and all associated documents, including the Environmental Checklist, are also available for review at the Permit Center.

**NOTICE OF DISCLOSURE**

The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.

17500 Midvale Avenue N, Shoreline, Washington 98133-4905  
Telephone (206) 801-2500, Fax (206) 801-2788 [pcd@shorelinewa.gov](mailto:pcd@shorelinewa.gov)



Attachment 11 - Affidavit of Publication and Declaration of Mailing for NOA

# The Seattle Times

RECEIVED  
JUL 05 2018  
PCD

City of Shoreline Planning & Comm D  
Accounts Payable  
17500 Midvale Ave N

Shoreline, WA 98133-4905

Re: Advertiser Account # 100164

Agency Account #: 0

Ad #: 823410

Agency Name:

## Affidavit of Publication

STATE OF WASHINGTON  
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper and Publication Date(s)	
Seattle Times	07/02/18

Agent Ayan Abshir Signature Ayan Abshir

Subscribed and sworn to before me on JULY 2, 2018  
DATE

Debbie Collantes **Debbie Collantes**  
(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

DEBBIE COLLANTES  
Notary Public  
State of Washington  
My Appointment Expires  
Feb 15, 2022

# The Seattle Times

Re: Advertiser Account # 100164

Agency Account #: 0

Ad #: 823410

Agency Name:

RECEIVED  
JUL 05 2018

PCD

## AD TEXT

The City of Shoreline Notice of Rezone Application and Optional SEPA DNS Process

Application No: PLN18-0019

**Project Description:** Rezone of two (2) parcels of land, totalling approximately 1.5 acres, from Residential-48 units per acre (R-48) to Mixed Business (M8). No development project is proposed in conjunction with this rezoning.

**Project Location:** 14507 Stone Avenue N, 14511 Stone Ave N, Shoreline, WA

**Applicant:** Robert Wright

The proposed project has been reviewed for probable adverse impacts and the City expects to issue a SEPA Determination of Nonsignificance (DNS) for this project as provided in WAC 197-11-355. The SEPA comment period may be the only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

The SEPA public comment period ends Friday, July 16, 2018 at 5:00 p.m.

Written comments can be submitted by the following methods:

**Mail:** City of Shoreline,  
Attn: Miranda Redinger  
17500 Midvale Avenue N  
Shoreline, WA 98133

**Fax:** (206) 801-2788

**Email:** mredinger@shoreline.wa.gov

Copies of the full application and all associated documents, including SEPA documents, and applicable codes are available for review at the Permit Center at City Hall, 17500 Midvale Avenue N., Shoreline, WA.

Date of Issuance of Notice: July 2, 2018

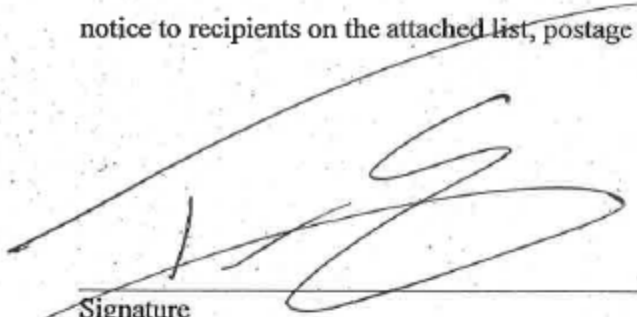


17000 Midvale Avenue North  
Shoreline, WA 98133-4905  
(206) 801-2500

**DECLARATION OF MAILING**

I, Trevor Elliott, declare the following:

I am over the age of 18, a resident of Washington State and have no interest in the proposal described in the attached notice. I certify that I mailed a true and correct copy of the attached notice to recipients on the attached list, postage prepaid, on July 2nd, 2018

  
\_\_\_\_\_  
Signature

Dated this 2nd day of July, 2018 at Shoreline, Washington.

Project #: PLN 18-0019

Attachment 12 - SEPA Comment Received July 12, 2018

Good afternoon Ms. Redinger,

As the historic preservation service provider for the City of Shoreline, our office is made aware of all SEPA related projects in the city. I recently reviewed the SEPA checklist for this project, the rezoning of 14511 and 14507 Stone Avenue N, from R-48 to MB. In our opinion, the preparer of the SEPA Environmental Checklist erred in their answer to B.13.a when they suggested there were no buildings on the site that are over 45 years old and eligible for listing in national, state, or local preservation registers. In our opinion, the Linden II Apartments, constructed in 1964, are an intact, representative example of a mid-century low-rise apartment building and may be eligible for listing as a City of Shoreline landmark.

We realize this rezone doesn't entail demolition of this potentially historic property, at present, but the rezone would make the current use non-conforming, and the likelihood of the apartments being replaced in the near future with larger, more commercial buildings is very high. We would encourage your office to consider the possibility of a mitigated DNS in order to have the applicant prepare some documentation on the history of the building, in order to determine whether it would be locally eligible for landmark designation.

Thank you for this consideration, and don't hesitate to contact me if you have further questions.

Sincerely,

**J. Todd Scott, AIA**

**Preservation Planner/Architect**

King County Historic Preservation Program | 201 S. Jackson Suite 700 | Seattle, WA 98104  
206.477.4545 | [todd.scott@kingcounty.gov](mailto:todd.scott@kingcounty.gov) | [www.kingcounty.gov/landmarks](http://www.kingcounty.gov/landmarks)

*Like us on Facebook – King County Historic Preservation*

Attachment 13 - SEPA DNS



*Planning & Community Development*

17500 Midvale Avenue North  
Shoreline, WA 98133-4905  
(206) 801-2500 ♦ Fax (206) 801-2788

**SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

**PROJECT INFORMATION**

DATE OF ISSUANCE:	July 19, 2018
PROPONENT:	Robert Wright
APPLICATION NO.:	PLN18-0019
LOCATION OF PROPOSAL:	14507 Stone Avenue N; 14511 Stone Ave N, Shoreline, WA 98133
DESCRIPTION OF PROPOSAL:	The applicant has requested to rezone two parcels, totally approximately 1.5 acres, from Residential-48 units per acre (R-48) to Mixed Business (MB).
LEAD AGENCY:	Approval of this application requires a public hearing before the City Hearing Examiner and final approval by the Shoreline City Council.
PUBLIC HEARING:	Wednesday, August 8, 2018

**SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

The City of Shoreline, as lead agency for this proposal, has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the completed environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. The City will not act on this proposal for 15 days from the date below.

RESPONSIBLE OFFICIAL: **Rachael Markle, AICP**  
**Planning & Community Development, Director and SEPA Responsible Official**

ADDRESS: **17500 Midvale Avenue North** PHONE: **206-801-2531**  
**Shoreline, WA 98133-4905**

DATE: 7/17/18 SIGNATURE: *Rachael E. Markle*

**PUBLIC COMMENT, APPEAL, AND PROJECT INFORMATION**

This DNS may be appealed by any aggrieved person or agency to the City of Shoreline Hearing Examiner as provided in SMC 20.30 Subchapter 4 and SMC 20.30.680 no later than fourteen (14) calendar days after the date of issuance. Appeals must be submitted in writing to the City Clerk with the appropriate filing fee and received not later than 5:00 pm on the last day of the appeal period. The written appeal must contain specific factual objections related to the environmental impacts of the project. An appeal hearing on the DNS will be consolidated with the open record hearing on the project application.

The file and copy of the Rezone Application and all related documents, including this SEPA Determination of Nonsignificance, are available for review at the Shoreline City Hall, 17500 Midvale Ave N., 3<sup>rd</sup> floor – Planning & Community Development; or by contacting Miranda Redinger, AICP, Senior Planner at [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov) or by calling 206-801-2513.

Attachment 14 - Notice of Public Hearing



**Notice of Public Hearing of the Hearing Examiner**

Applicant, Application No. and Permit Requested: Wright, PLN18-0019 Rezone

Location & Description of Project: 14507 and 14511 Stone Avenue N, Shoreline, WA 98133. The applicant has requested to rezone two parcels from Residential-48 units per acre (R-48) to Mixed Business (MB).

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. **The hearing is scheduled for Wednesday, August 15, 2018 at 6:00 pm in the Council Chamber at City Hall (17500 Midvale Avenue N, Shoreline, WA).**

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

**NOTICE OF DISCLOSURE**

The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.

17500 Midvale Avenue N, Shoreline, Washington 98133-4905  
Telephone (206) 801-2500 Fax (206) 801-2788 [pcd@shorelinewa.gov](mailto:pcd@shorelinewa.gov)

Attachment 15 - Mailing List

KIM YOUNG KYUN 4116 216th Pl SE Bothell, WA 98021-7294	WALGREEN CO PO Box 1159 Deerfield, IL 60015-6002	SHELL US TAX ORG PO Box 4369 Houston, TX 77210-4369
GOOD KIMBERLY S (TRUSTEE) 15600 37th Ave NE Lake Forest Park, WA 98155-6629	14507 H LLC PO Box 20428 San Jose, CA 95160-0428	BARTANEN DAVID A+JANICE C 13214 Frazier Pl NW Seattle, WA 98177-4133
CONNER & RUBIN LLC 8043 Wallingford Ave N Seattle, WA 98103-4535	JEN CON LLP 1300 N Northlake Way # 400 Seattle, WA 98103-8987	JOHANSON EINAR & A M 7112 35th Ave NW Seattle, WA 98117-4726
KAIRALLA KATHERINE 597 N 81ST ST SEATTLE, WA 98103	LEUNG CHEE-MING PO Box 77231 Seattle, WA 98177-0231	MITHOUG C E PO Box 33991 Seattle, WA 98133-0991
PHILLIPS MARK I+KAREN PO Box 77382 Seattle, WA 98177-0382	Shoreline Resident 14530 Interlake Ave N Shoreline, WA 98133-6240	Shoreline Resident 14561 Interlake Ave N Shoreline, WA 98133-6239
Shoreline Resident 14540 STONE AVE N SHORELINE, WA 98133	Shoreline Resident PO Box 77767 Shoreline, WA 98177-0767	Shoreline Resident 1217 N 148th Pl Shoreline, WA 98133-6210
Shoreline Resident 14801 Interlake Ave N Shoreline, WA 98133-6241	Shoreline Resident 14544 Stone Ave N Shoreline, WA 98133-6218	Shoreline Resident 14808 Stone Ave N Shoreline, WA 98133-6220
Shoreline Resident 14525 Interlake Ave N Shoreline, WA 98133-6239	Shoreline Resident 14550 Stone Ave N Shoreline, WA 98133-6218	Shoreline Resident 14508 Stone Ave N Shoreline, WA 98133-6218
Shoreline Resident 1322 N 145th St Shoreline, WA 98133-6204	Shoreline Resident 1318 N 145th St Shoreline, WA 98133-6204	Shoreline Resident 1149 N 146th Pl Shoreline, WA 98133-6207
Shoreline Resident 14555 Stone Ave N Shoreline, WA 98133-6217	Shoreline Resident 14807 Stone Ave N Shoreline, WA 98133-6219	Shoreline Resident 14700 Aurora Ave N Shoreline, WA 98133-6546

Shoreline Resident  
14544 Interlake Ave N  
Shoreline, WA 98133-6240

Shoreline Resident  
14807 Interlake Ave N  
Shoreline, WA 98133-6241

Shoreline Resident  
14802 Stone Ave N  
Shoreline, WA 98133-6220

Shoreline Resident  
14545 Interlake Ave N  
Shoreline, WA 98133-6239

Shoreline Resident  
14520 Interlake Ave N  
Shoreline, WA 98133-6240

Shoreline Resident  
14517 Interlake Ave N  
Shoreline, WA 98133-6239

Shoreline Resident  
14546 STONE AVE N  
SHORELINE, WA 98133

Shoreline Resident  
1154 N 146th Pl  
Shoreline, WA 98133-6208

Shoreline Resident  
14538 Interlake Ave N  
Shoreline, WA 98133-6240

Shoreline Resident  
14514 Stone Ave N  
Shoreline, WA 98133-6218

Shoreline Resident  
14533 Interlake Ave N  
Shoreline, WA 98133-6239

Shoreline Resident  
14539 Interlake Ave N  
Shoreline, WA 98133-6239

Shoreline Resident  
1139 N 146th Pl  
Shoreline, WA 98133-6207

Shoreline Resident  
1146 N 146th Pl  
Shoreline, WA 98133-6208

Shoreline Resident  
14526 Interlake Ave N  
Shoreline, WA 98133-6240

Shoreline Resident  
14556 Interlake Ave N  
Shoreline, WA 98133-6240

Shoreline Resident  
14557 Interlake Ave N  
Shoreline, WA 98133-6239

Shoreline Resident  
14559 Stone Ave N  
Shoreline, WA 98133-6217

Shoreline Resident  
14556 Stone Ave N  
Shoreline, WA 98133-6218

Shoreline Resident  
19519 22nd Ave NW  
Shoreline, WA 98177-2319

Shoreline Resident  
14550 Interlake Ave N  
Shoreline, WA 98133-6240

Shoreline Resident  
1140 N 146th Pl  
Shoreline, WA 98133-6208

CURD KEVIN  
PO Box 110  
Snoqualmie Pass, WA 98068-0110

ZAHNOW BROTHERS  
25226 S Queen Palm Dr  
Sun Lakes, AZ 85248-7951



Attachment 16 - Declaration of Mailing



17000 Midvale Avenue North  
Shoreline, WA 98133-4905  
(206) 801-2500

**DECLARATION OF MAILING**

I, Trevor Elliott, declare the following:

I am over the age of 18, a resident of Washington State and have no interest in the proposal described in the attached notice. I certify that I mailed a true and correct copy of the attached notice to recipients on the attached list, postage prepaid, on Aug 1<sup>st</sup> 2018.

  
Signature

Dated this 1<sup>st</sup> day of August, 2018 at Shoreline, Washington.

Project #: PLN18-0019

## SEPA ENVIRONMENTAL CHECKLIST

### *Purpose of checklist:*

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### *Instructions for applicants:* [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### *Instructions for Lead Agencies:*

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### *Use of checklist for nonproject proposals:* [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

#### A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help] THERE IS NO PROJECT PLANNED
2. Name of applicant: [help] MARTIN HALFHILL
3. Address and phone number of applicant and contact person: [help] 6525 CROWN BLVD #20408  
SAN JOSE CA 95160  
408-268-0871
4. Date checklist prepared: [help] 6/12/2018
5. Agency requesting checklist: [help] THERE IS NO AGENCY INVOLVED.
6. Proposed timing or schedule (including phasing, if applicable): [help] THERE IS NO CONSTRUCTION  
BEING PLANNED.

Attachment 17 - SEPA Checklist

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] THE SITE CONTAINS EXISTING ROCKERY WALLS.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help] NONE

10. List any government approvals or permits that will be needed for your proposal, if known. [help] NONE. NO PROJECT PLANNED

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

N/A. THE OWNER SIMPLY WANTS THE ZONING CHANGE TO FIT WITH THE CITY'S COMP PLAN, TO ADD VALUE TO THE PROPERTY

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

14511 STONE AVENUE, THE LINDEN II APARTMENTS

**B. ENVIRONMENTAL ELEMENTS** [help]

**1. Earth**

a. General description of the site [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous,

other THE PROPERTY IS MOSTLY FLAT WITH SOME STEEP SLOPE AND ROCKERY WALLS. SEE ATTACHED SURVEY

b. What is the steepest slope on the site (approximate percent slope)? [help] 25%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help] ?

Attachment 17 - SEPA Checklist

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help] N/A No PROJECT PLANNED
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] No. NO PROJECT OR CONSTRUCTION PLANNED.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] N/A
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] N/A  
N/A

**2. Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] N/A
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] N/A
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help] N/A

**3. Water**

- a. Surface Water: [help]
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]  
No
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]  
N/A
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]  
N/A
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]  
N/A

Attachment 17 - SEPA Checklist

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

[help] No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

NO THERE IS NO WELL.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

NONE

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

FRENCH DRAINS DIRECT WATER INTO COLLECTION AREAS.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

THERE IS NOT A WATER PROBLEM AND NO CONSTRUCTION IS BEING PLANNED.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

Attachment 17 - SEPA Checklist

b. What kind and amount of vegetation will be removed or altered? [help]

NONE

c. List threatened and endangered species known to be on or near the site. [help]

NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

N/A NO CONSTRUCTION IS PLANNED.

e. List all noxious weeds and invasive species known to be on or near the site.

NONE

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other CROWS

b. List any threatened and endangered species known to be on or near the site. [help]

NONE

c. Is the site part of a migration route? If so, explain. [help]

NO

d. Proposed measures to preserve or enhance wildlife, if any: [help]

NONE

e. List any invasive animal species known to be on or near the site.

NONE

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

NO PROJECT IS PLANNED

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

NONE BECAUSE NO PROJECT IS BEING PLANNED HOWEVER THE EXISTING BUILDINGS HAVE DOUBLE PANE WINDOWS AND SOLAR POWERED VENTS IN THE ATTICS.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

NO

Attachment 17 - SEPA Checklist

- 1) Describe any known or possible contamination at the site from present or past uses.  
NONE KNOWN
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.  
N/A
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.  
N/A
- 4) Describe special emergency services that might be required.  
NONE - NO PROJECT PLANNED.
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
N/A

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)  
N/A, SINCE THERE IS NO PROJECT
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)  
N/A
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)  
N/A

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#) MULT-FAMILY (LINDIAN II APTS); WALGREENS TO THE WEST; LAS MARGARITAS TO SOUTH; SINGLE FAMILY TO NORTH AND EAST.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) No
  - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:  
No
- c. Describe any structures on the site. [\[help\]](#)  
THREE APARTMENT BUILDINGS HOUSING 57 UNITS
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
No
- e. What is the current zoning classification of the site? [\[help\]](#)  
R-4B
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
MIXED USE 1
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
N/A

Attachment 17 - SEPA Checklist

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] SMALL PARTS HAVE BEEN IDENTIFIED AS STEEP SLOPES; SEE ATTACHED MAP AND SURVEY.
- i. Approximately how many people would reside or work in the completed project? [help] N/A
- j. Approximately how many people would the completed project displace? [help] N/A
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help] N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] THE PROPOSED ZONING IS COMPATIBLE WITH EXISTING COMPREHENSIVE PLAN ADOPTED BY THE CITY
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: N/A

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] N/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] NO UNITS ELIMINATED
- c. Proposed measures to reduce or control housing impacts, if any: [help] N/A

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help] N/A
- b. What views in the immediate vicinity would be altered or obstructed? [help] N/A
- c. Proposed measures to reduce or control aesthetic impacts, if any: [help] N/A

11. **Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] NO - NO CONSTRUCTION PROJECT IS PLANNED
- c. What existing off-site sources of light or glare may affect your proposal? [help] NONE
- d. Proposed measures to reduce or control light and glare impacts, if any: [help] N/A

12. **Recreation**



Attachment 17 - SEPA Checklist

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]  
SHOREVIEW OFF-LEASH PARK & BOELING CREEK PARK  
ARE WITHIN A FIVE-MINUTE DRIVE

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]  
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]  
No, BECAUSE NO PROJECT IS BEING PLANNED

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]  
No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]  
No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help] N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.  
NONE - NO CONSTRUCTION PLANNED

14. Transportation

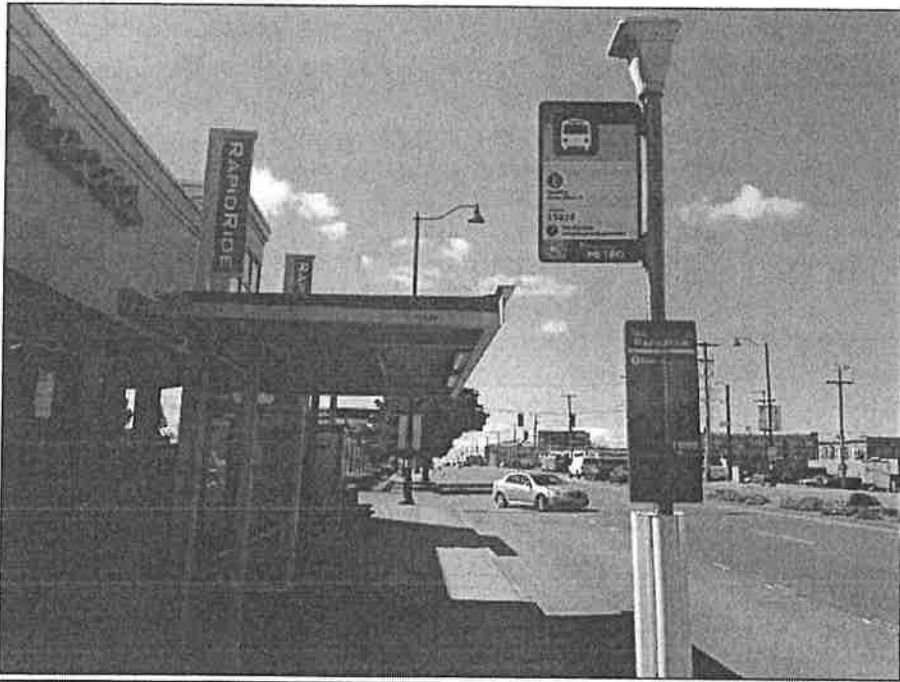
a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]  
N. 145<sup>TH</sup> & AURORA; ACCESS IS OFF OF 145<sup>TH</sup> & STONE AVE N

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]  
YES, LOOMING LIGHT RAIL AND EXISTING BUS STOPS, SEE SUPPLEMENT 14

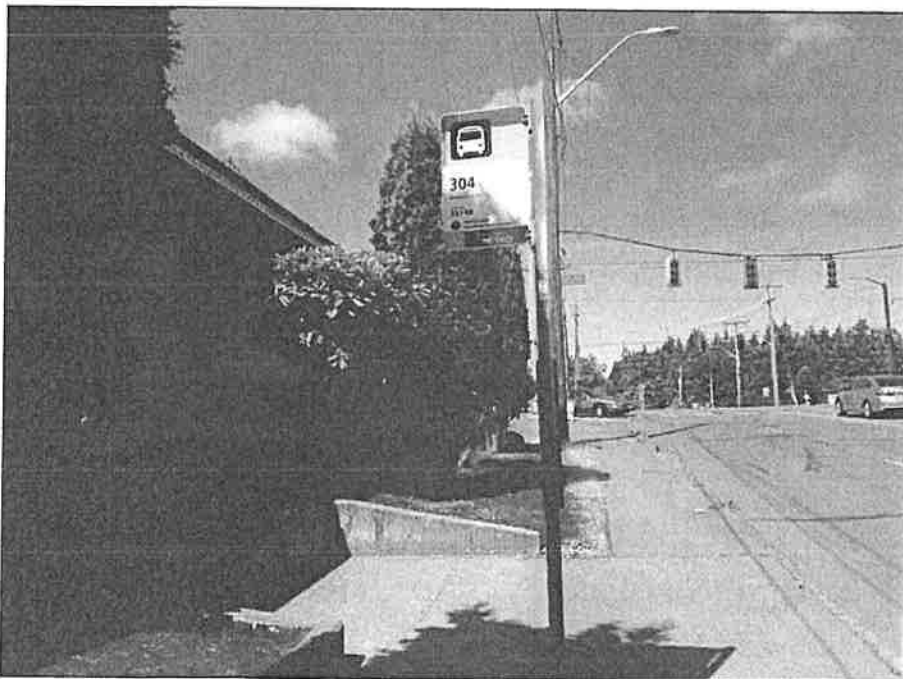
c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]  
N/A

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]  
N/A

**Supplement to SEP & EIR Checklist #14 (b) Transportation  
(Bus Access for Linden II Apartments—14511 Stone Ave N)**



King County "Rapid Ride" is one block to the west at 145th and Aurora. The line runs both north and south. With Rapid Ride the bus comes so often there is no schedule. You just show up and in a few minutes one comes. The northbound stop is on the northeast corner in front of Walgreens. The southbound stop is on the southeast corner by Hertz Rent-a-Car.



King County Metro Route 304 runs east and west along N 145th with four stops in the morning and four stops in the afternoon, serving Downton Seattle. There are stops all along 145th, the closest one to Linden II being the eastbound bus stop right across the street in front of the Las Margaritas parking lot (pictured above). The westbound bus-stop is one half block to the east of Linden II between Stone N and Interlaken N.

Attachment 17 - SEPA Checklist

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help] *NO PROJECT PLANNED, BUT LIGHT RAIL IS COMING AND EXISTING TRANSIT RUNS ADJACENT ON 145!*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]  
*N/A*
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.  
*N/A*
- h. Proposed measures to reduce or control transportation impacts, if any: [help]  
*N/A*

15. **Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]  
*N/A*
- b. Proposed measures to reduce or control direct impacts on public services, if any. [help]  
*N/A*

16. **Utilities**

- a. Circle utilities currently available at the site: [help]  
*electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_*
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]  
*N/A*

C. **SIGNATURE [HELP]**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signer: ROBERT S. WRIGHT

Position and Agency/Organization: THE FOUNDATION GROUP

Date Submitted: 6/15/2018

Attachment 17 - SEPA Checklist

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A QUESTIONS IN THIS SECTION DO NOT APPLY, SINCE NO PROJECT IS PLANNED

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

N/A

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

Attachment 17 - SEPA Checklist

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

# THE FOUNDATION

• G R O U P  
INVESTMENT REAL ESTATE SOLUTIONS

PLN18-0019 Rezone Application - Wright  
August 15, 2018 Hearing Examiner Public Hearing

Miranda Redinger  
17531 12<sup>th</sup> Avenue NE  
Shoreline, WA 98155  
Miranda Redinger [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov)

Attachment 18 - Historical Significance Report

RE: Historical Report  
The Linden II Apartments  
14511 Stone Ave N  
Shoreline, WA

Dear Miranda:

We are submitting this report at the request of Todd Scott of the King County Historic Preservation Program in Seattle, who reminded us that as a part of any rezone process by the City of Shoreline a report must be presented to the city on the possible historical significance of any property that might be torn down in the future. Todd's concern, as he expressed it to me, was that someone in the future might want to know what a 1960's building looked like.

The Linden II Apartments was built in two stages. Stage one was built in 1964, and as such falls under the guidelines of a possible historical site, being over 45 years old. The second stage, "C" building, was constructed in 1984 following the properties acquisition by its present owner, and as such does not fall under the historical preservation guidelines.

In our research we could not find any significant historical event that was attached to the two 1964 buildings, nor could we identify any historical person of note that may have lived in either building. These two buildings do represent an example of a typical apartment building of the 60's era, and that was part of Todd's concern. Metroscan, King County's data base for apartment buildings, shows that there were 88,435 such buildings constructed between 1960 and 1969, of which 4,949 were built in 1964, Linden II among them. There is nothing materially different about Linden II, that stands out among the other 4,949. Even though demolition is not a part of the planned rezone, it's certainly possible that these buildings will be replaced in the future, but with over thousands of other buildings of similar style and configuration in existence, the loss of one sixties building doesn't seem to be much of a concern, especially when the replacement will result in enhanced safety, since pedestrian walkways, bicycle paths, and traffic signals will be a part of any building permit issued.

Photographs and an aerial view are provided on page 2. On page 3 you will find a sized down version of the recent survey. A full size copy is of course in your files.

Sincerely,

Robert Wright  
206-224-1213



**Linden II Apartments Aerial View**

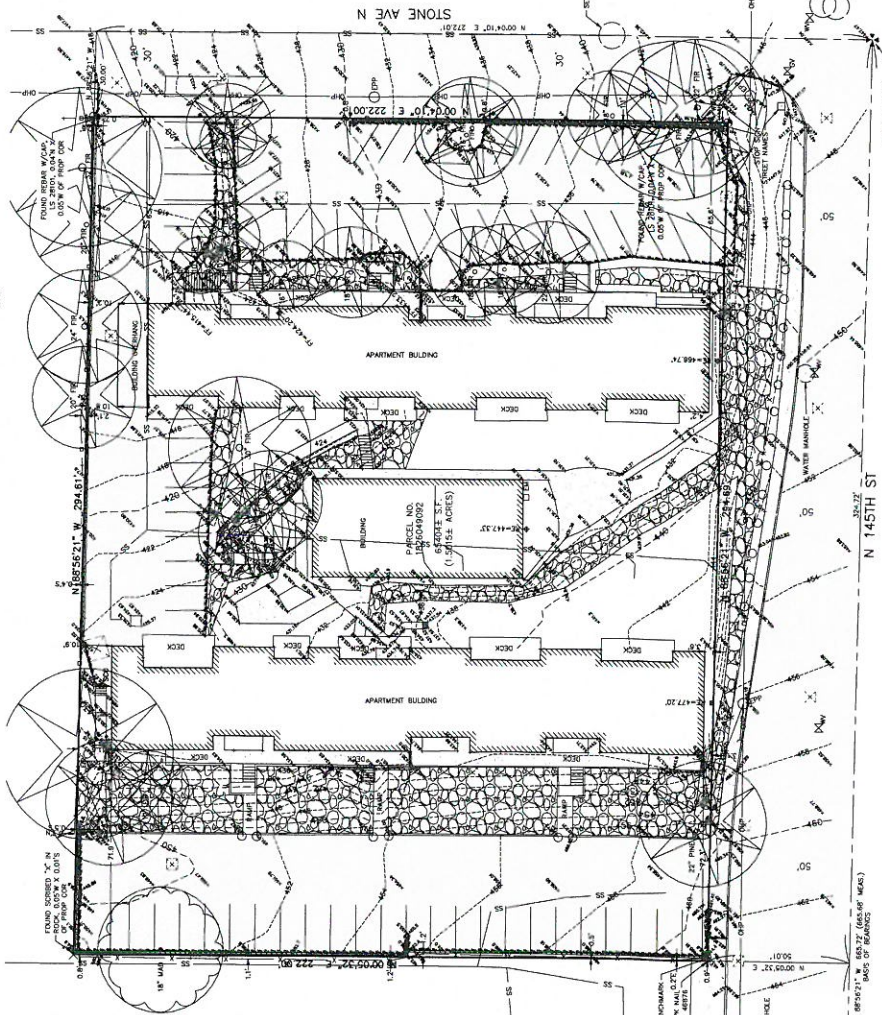
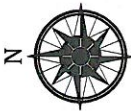
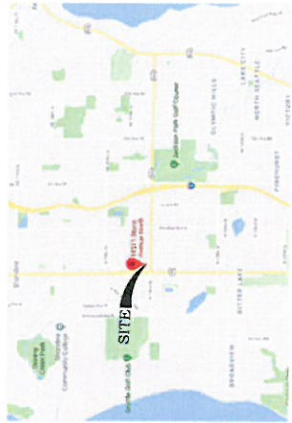


The Linden II Apartments consists of three separate buildings—"A" Building on the west, "B" Building on the east, both constructed in 1964, and "C" Building in the middle, added in 1984.

DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	



Attachment 18 - Historical Significance Report



LEGEND

- FOUND MONUMENT IN CASE
- FOUND BENCHMARK
- FOUND BENCH AND CAP
- SET P.K. IN L.S. W/ANGLER, L.S. 48876
- GROUND BENCH INLET
- WATER METER
- SEWER MANHOLE
- MANHOLE
- ELECTRIC POWER POLE
- GAS VALVE
- ELECTRIC METER
- SON
- REBAR
- OUT ANCHOR
- TELEPHONE LINE (UNDERGROUND)
- APPROX. LOC. SANITARY SEWER LINE PER CITY RECORDS
- OVERHEAD POWER
- WOOD FENCE
- CHAIN LINK FENCE
- BUILDING LINE
- CONCRETE RETAINING WALL
- ASPHALT SURFACE
- CONCRETE SURFACE
- ROCKERY

LEGAL DESCRIPTION

PARCELS:  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH AND RANGE 4 EAST, W.M., IN BUSH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT 50 FEET NORTH AND 20 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN BUSH COUNTY, WASHINGTON, THENCE NORTH 14.57 DEGREES WEST 144 FEET TO THE POINT OF BEGINNING;  
 THENCE WEST 144 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 20 FEET THEREOF CONTINUED TO THE POINT OF BEGINNING BY BEING RECORDED UNDER RECORD NO. 3791685.  
 PARCELS:  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN BUSH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT 50 FEET NORTH AND 20 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN BUSH COUNTY, WASHINGTON, THENCE NORTH 14.57 DEGREES WEST 144 FEET TO THE POINT OF BEGINNING;  
 THENCE WEST 144 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 20 FEET THEREOF CONTINUED TO THE POINT OF BEGINNING BY BEING RECORDED UNDER RECORD NO. 3791685.

BASIS OF BEARINGS

AS ACCEPTED THE BEARING OF A BENCH MARK FOR THE CORNER OF A 1/4 SECTION, BASED ON FOUND BENCHMARKS, FOR REFERENCE NO. 1.

REFERENCES

1. RECORD OF SERVICE VOL. 100, P. 144, RECORD OF BUSH COUNTY, WASHINGTON

GENERAL NOTES

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING PRACTICES AND STANDARDS OF THE PROFESSION AS SET FORTH IN THE WASHINGTON SURVEYING ACT AND OTHER REGULATIONS THAT APPLY TO THIS SURVEY.
2. PROPERTY THAT IS NOT SHOWN HEREON IS NOT PART OF THIS SURVEY.
3. THE TOTAL AREA OF THIS SURVEY IS 1.25 ACRES, BEING 54,000 SQ. FT. (AS SHOWN ON THE PLAN).
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AVAILABLE RECORDS AND FIELD SURVEYING. THE LOCATION OF UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BY OTHER MEANS PRIOR TO CONSTRUCTION.
5. ALL UTILITIES WERE LOCATED DURING THIS SURVEY.

VERTICAL DATUM

NO DATA - ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM THE SURVEYING DATUM OF THE SURVEYING INSTRUMENTS USED FOR THIS SURVEY.

PROJECT INFORMATION

TAX MAP NUMBER: 18300000  
 PROJECT NUMBER: 18300000  
 ZONING: R4H  
 JURISDICTION: SHORELINE  
 MAP SCALE: AS SHOWN ON THE PLAN