

Exhibit 11 - Notice of Public Hearing

Planning & Community Development

17500 Midvale Ave N

Shoreline, WA 98133

206-801-2500

pcd@shorelinewa.gov



Notice of Land Use Action

Notice of Public Hearing

Project Number PLN22-0122

Project Type Preliminary Formal Plat

Property Address(es) 1702 N 185th Street (Tax Parcel #280710-0055)

Project Details Proposal to subdivide the property into 12 unit-lot townhomes (two buildings with six townhomes each).

City Project Manager Heather Maiefski, hmaiefski@shorelinewa.gov, 206-801-2556 **Applicant** James Howton

The public hearing is scheduled for Wednesday, August 21, 2024 at 3:30 p.m. at City Hall in the council chambers.

City Hall is located at 17500 Midvale Ave N, Shoreline, WA 98133. Interested parties may also attend the hearing online using Zoom (<https://us02web.zoom.us/j/86719042273>) or calling in to 253-215-8782 and entering Webinar ID #867 1904 2273.

Public comment is encouraged and is accepted by submitting written comment or attending or calling into the public hearing to provide oral testimony:

- **Written Comments.** Email the Hearing Examiner Clerk at hearingex@shorelinewa.gov or mail the comments to the Clerk at City's address shown below. All comments must be received by the Hearing Examiner prior to the close of the public hearing.
- **Provide Oral Testimony.** Email the Hearing Examiner Clerk at hearingex@shorelinewa.gov at least 30 minutes prior to the start of the hearing to sign-up to provide oral testimony. At the Hearing Examiner's discretion, public comment may be allowed at the end of the hearing for those that did not sign-up in advance.

Any questions or comments prior to the hearing date should be addressed to the Hearing Examiner Clerk at hearingex@shorelinewa.gov. Any person requiring a disability accommodation should contact the Hearing Examiner Clerk at hearingex@shorelinewa.gov 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.

All documents, including copies of notices, application materials, and applicable codes are available by contacting the City project manager Heather Maiefski (hmaiefski@shorelinewa.gov / 206-801-2556).

Materials are available for review on the Hearing Examiner's website: shorelinewa.gov/hearingexaminer.

Exhibit 11 - Notice of Public Hearing

A Planned Action Determination of Consistency was made for this application on August 25, 2023.

Disclosure Notice Comments 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.

Q: Why am I receiving this notice?

A: This permit or project is considered a Type C application, a project involving quasi-judicial decision making on land use, per the City's code. Type C applications require public notice when the City receives an application ("Notice of Application"), again when the project is set for hearings ("Notice of Hearing"), and ("Notice of Decision") following City Council decision. A Notice of Hearing is to inform you of the opportunity to attend a public hearing.

Q: How can I provide effective comments?

A: Effective comments are detailed and generally relate to the decision criteria for this permit or project type.

Find more FAQs on the City's website: shorelinewa.gov/planning/FAQs.



Access documents associated with the proposal online by using the QR code or visiting shorelinewa.gov/landuse.

NOTICE OF LAND USE ACTION

Shoreline Resident or Property Owner

<ADDRESS MERGE FIELD 1>

<ADDRESS MERGE FIELD 2>

City of Shoreline
17500 Midvale Ave N, Shoreline, WA 98133



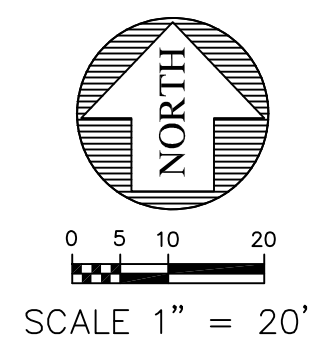
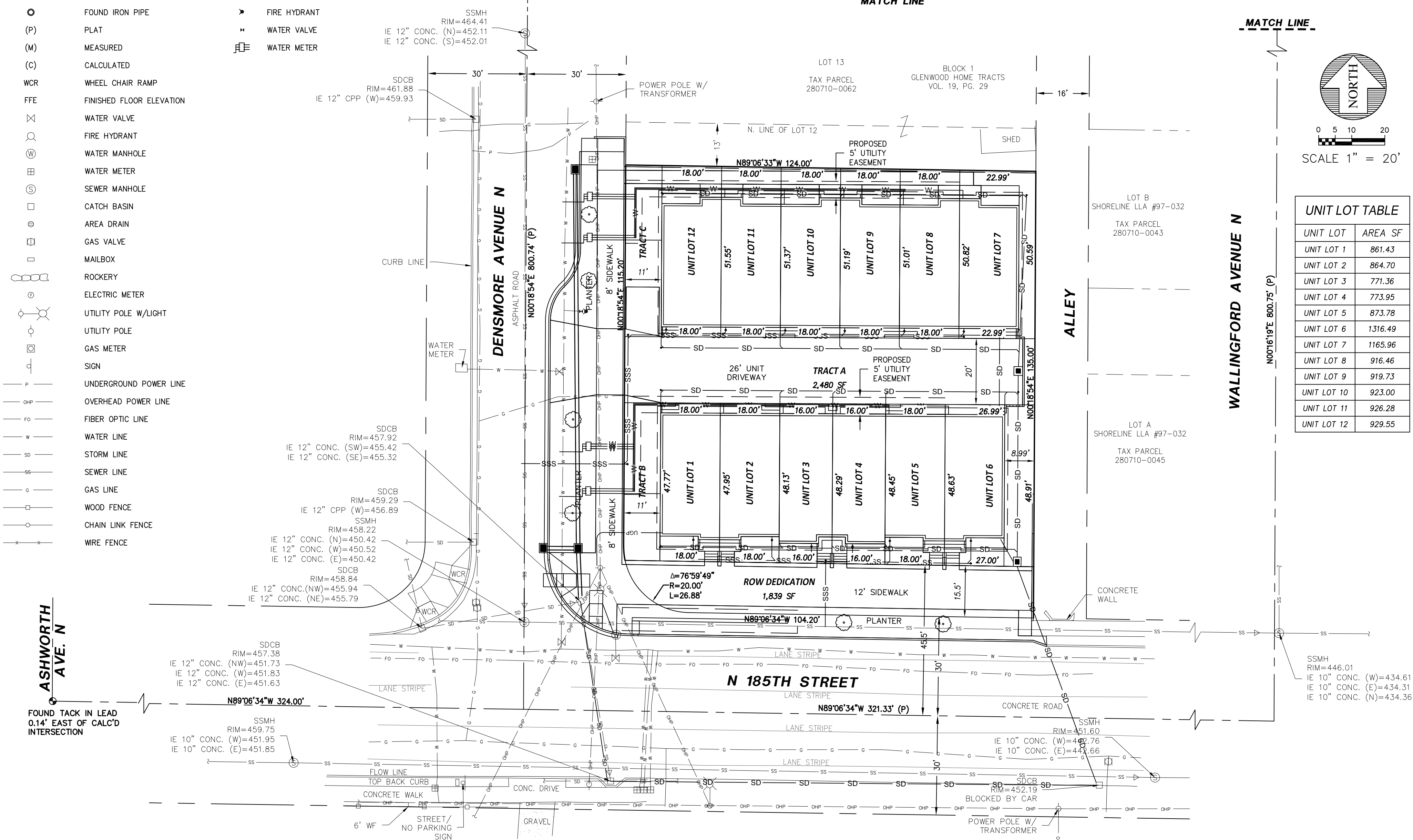
SHORT PLAT NO.
SHSP-PLN22-0122
CITY OF SHORELINE,
WASHINGTON

LAUREL GABLES UNIT LOT SUBDIVISION
PROPOSED LAYOUT

RECORDING NO. _____ VOL./PAGE _____
 PORTION OF
 SE 1/4 OF SE 1/4 OF SEC. 6, TWP. 26 N., RNG. 4 E., W.M.

- EXISTING LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND IRON PIPE
 - (P) PLAT
 - (M) MEASURED
 - (C) CALCULATED
 - WCR WHEEL CHAIR RAMP
 - FFE FINISHED FLOOR ELEVATION
 - ⊗ WATER VALVE
 - ⊗ FIRE HYDRANT
 - ⊗ WATER MANHOLE
 - ⊗ WATER METER
 - ⊗ SEWER MANHOLE
 - ⊗ CATCH BASIN
 - ⊗ AREA DRAIN
 - ⊗ GAS VALVE
 - ⊗ MAILBOX
 - ⊗ ROCKERY
 - ⊗ ELECTRIC METER
 - ⊗ UTILITY POLE W/LIGHT
 - ⊗ UTILITY POLE
 - ⊗ GAS METER
 - ⊗ SIGN
 - P — UNDERGROUND POWER LINE
 - OHP — OVERHEAD POWER LINE
 - FO — FIBER OPTIC LINE
 - W — WATER LINE
 - SD — STORM LINE
 - SS — SEWER LINE
 - G — GAS LINE
 - □ — WOOD FENCE
 - ○ — CHAIN LINK FENCE
 - X — WIRE FENCE

- PROPOSED LEGEND**
- CATCH BASIN
 - FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊗ WATER METER

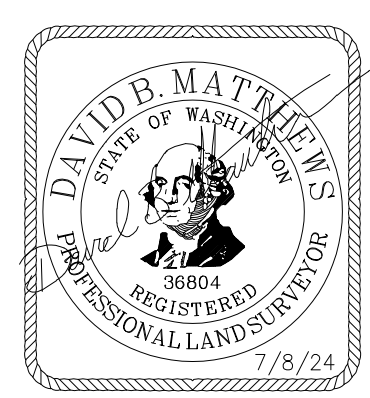


UNIT LOT TABLE

UNIT LOT	AREA SF
UNIT LOT 1	861.43
UNIT LOT 2	864.70
UNIT LOT 3	771.36
UNIT LOT 4	773.95
UNIT LOT 5	873.78
UNIT LOT 6	1316.49
UNIT LOT 7	1165.96
UNIT LOT 8	916.46
UNIT LOT 9	919.73
UNIT LOT 10	923.00
UNIT LOT 11	926.28
UNIT LOT 12	929.55

TRACT TABLE

TRACT	DESCRIPTION	AREA SF	AREA AC
ROW DEDICATION	ROW DEDICATION	1838.82	0.04
TRACT A	ACCESS	2479.87	0.06
TRACT B	OPEN SPACE	524.15	0.01
TRACT C	OPEN SPACE TRASH ENCLOSURE	569.67	0.01



Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-1055
 Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY SUBDIVISION MAP
 PREPARED FOR
1702 SHORELINE LLC
 CITY OF SHORELINE, KING COUNTY, WASHINGTON

DWN BY DBM	DATE 7/8/24	JOB NO. 21582
CHKD BY DBM	SCALE 1"=20'	SHEET 4 OF 4