

# Notice of Land Use Action

## Notice of Application

Planning & Community Development  
17500 Midvale Ave N  
Shoreline, WA 98133  
206-801-2500  
pcd@shorelinewa.gov



**Project Number** PSS24-0105

**Project Type** Preliminary Short Plat

**Property Address(es)** 20311 and 20313 14<sup>th</sup> Ave NE (Tax Parcel #397170-0145)

**Project Details** 8-lot and 1-tract short subdivision for townhomes. Total lot area is 14,575 square feet. R-24 zone district. Maximum height 35-40'.

**City Project Manager** Alicia Halberg, [ahalberg@shorelinewa.gov](mailto:ahalberg@shorelinewa.gov), 206-801-2552

**Applicant** Amoreena Miller (Strata Architects PLLC)

**Other Required Permits** Demolition, Site Development, Building (x2), Right-of-Way, Wastewater (Cap-off, New Connection x2)

**Notice Date** September 13, 2024

**Initial Application Date** August 27, 2024

**Application Completeness Date** August 29, 2024

**Public Comment** The comment period ends on September 27, 2024 at 5 p.m. Interested persons are encouraged to email comments to [ahalberg@shorelinewa.gov](mailto:ahalberg@shorelinewa.gov). Comments may also be mailed or delivered to City of Shoreline at 17500 Midvale Avenue N, Shoreline, WA 98133. You may also request a copy of the decision once it has been made.

**Environmental Documents Submitted** Arborist Report, Geotechnical Report, Critical Areas Report. All documents are available for review at City Hall (17500 Midvale Ave N) or by emailing the staff contact, a limited number of documents are available on the City's website (follow QR code).

**Regulations and Codes** This project will be reviewed for consistency with the City's adopted codes and comprehensive plan. Documents associated with this proposal are considered a part of the public record and can be requested by emailing the project manager or submitting a public records request to the City Clerk.

**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.*

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**Q: What is a “Preliminary Short Plat”?**

A: “Platting” is the process used to subdivide land. Subdivisions are a two-part process, starting with a preliminary plat and finishing with a formal plat. There are two types of subdivisions, short (nine lots and fewer), and formal/long (ten lots and more).

**Q: Why am I receiving this notice?**

A: Short subdivisions (less than nine lots) are a Type B application, a project involving administrative decision making on land use, per the City’s code. Type B applications require public notice when the City receives an application (“Notice of Application” or NOA) and again when the Director of Planning & Community Development makes a decision about the project (“Notice of Decision” or NOD). When deciding, they’ll look at public comments and the criteria in Shoreline Municipal Code, such as potential impacts and compliance with zoning standards. An NOA informs you that you can provide comments, while an NOD informs you that a decision has been made.

Find more FAQs on the City’s website: [shorelinewa.gov/planning/FAQs](http://shorelinewa.gov/planning/FAQs).

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

Shoreline Resident or Property Owner  
<ADDRESS MERGE FIELD 1>  
<ADDRESS MERGE FIELD 2>



Access documents associated with the proposal online by using the QR code or visiting [shorelinewa.gov/landuse](http://shorelinewa.gov/landuse).

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