



## Memorandum

**DATE:** August 2, 2024

**TO:** Briston Ellington, City Manager

**FROM:** Heather Maiefski, Associate Planner

**RE:** Notification of a Pending Quasi-Judicial Subdivision  
1702 N 185<sup>th</sup> Street; *City File #PLN22-0122*

**CC:** Pollie McCloskey, Executive Assistant (Council distribution)

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This memorandum is to notify you of an upcoming quasi-judicial subdivision that will be coming before the Shoreline Hearing Examiner for a recommendation and then to the City Council for a final decision. The information below provides a brief description of this quasi-judicial proposal.

**Proposed Project Description:** *Application for a Preliminary Formal Subdivision to subdivide two (2) residential parcels into twelve (12) unit lots for single-family attached residences (townhomes). In conjunction with this application, an application for Lot Merger was filed and assigned PLN22-0115. The Lot Merger has since been approved resulting in a single parcel subject to subdivision under PLN22-0122. This subdivision is being reviewed concurrently with the site development, right-of-way permit, wastewater permits and building permits under the Consolidated Subdivision process set forth in SMC 20.30.410(A)(3). There are four (4) significant trees and one (1) dead tree existing on the Site. Four (4) exempt trees and one (1) dead tree are proposed for removal. The dead tree does not qualify as a significant tree and the four (4) other trees qualify for removal through the exemption process; therefore, no trees are required to be retained.*

**Project Number:** PLN22-0122

**Property Location:** 1702 N 185<sup>th</sup> Street  
**Property Owners:** Surya Rao, 1702 Shoreline LLC  
**Applicant/Agent:** James Howton  
**Current Zoning:** Mixed-Use Residential 45' (MUR-45')  
**Date of Application:** August 2, 2022  
**Date of Public Hearing:** August 21, 2024 (scheduled with the Hearing Examiner)  
**Date of City Council Meeting:** September 23, 2024  
**Planner Contact:** Heather Maiefski

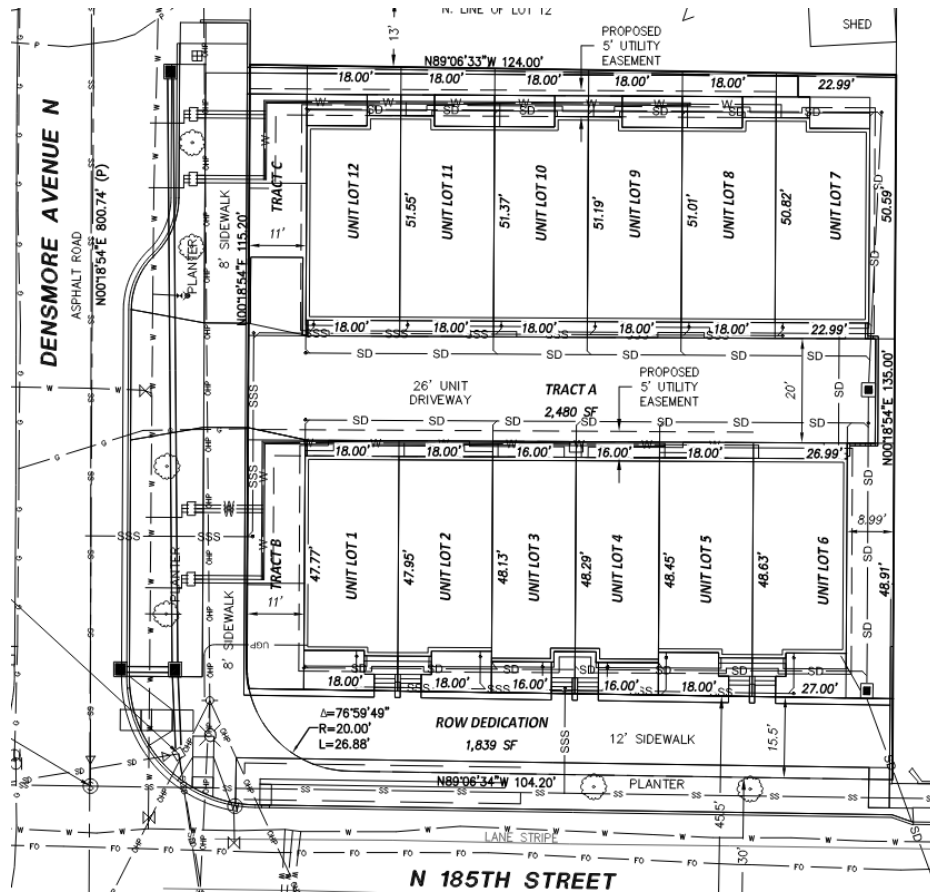
Attached is the notice of application and site map.

The notice date is August 6, 2024 for the August 21, 2024 hearing.

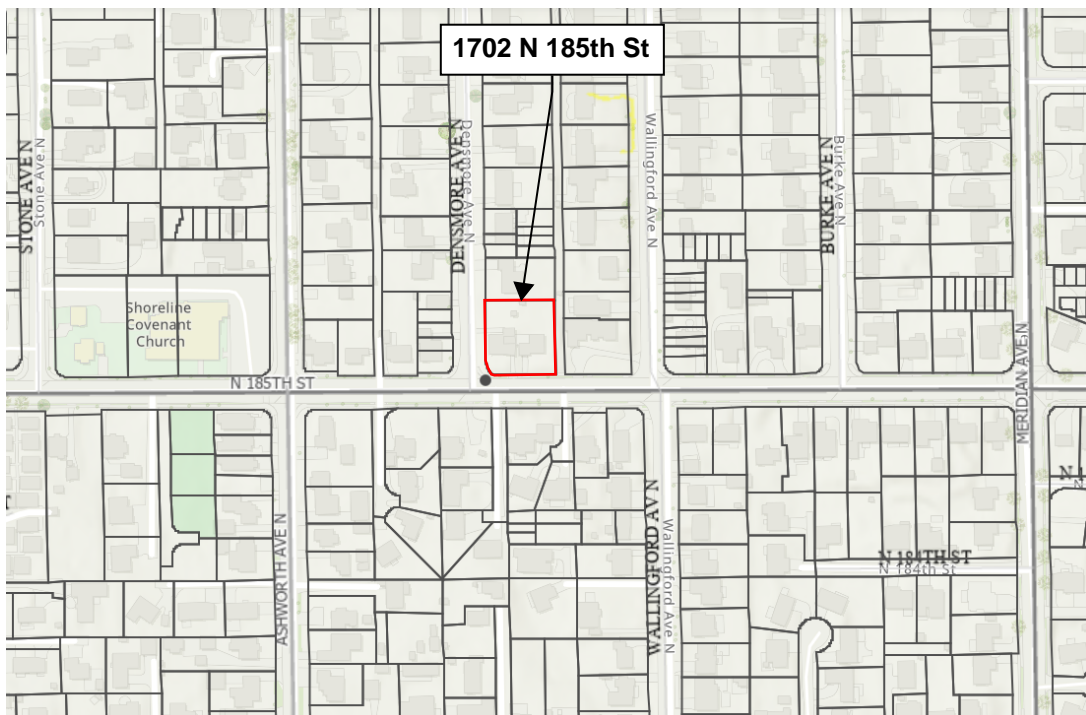
Because this is a quasi-judicial matter please do not discuss the proposal with the applicant, public or other councilmembers. If you have a personal or financial connection to the proposal, please contact the City Attorney to determine if you will need to make an appearance of fairness disclosure at the meeting.

# Site Plan

## 1702 N 185<sup>th</sup> ST



## Vicinity Map





## Notice of Permit Application

August 26, 2022

**Name of Applicant and Application Nos.:** James Howton - PLN22-0122

**Location:** 1702 & 1710 N 185<sup>th</sup> St Parcel Nos. 2807100055 & 2807100056

**Description of Project:** Proposal to subdivide the two properties into 12 unit-lot townhomes (two buildings with six townhomes each). This is a consolidated subdivision process; construction permits for the buildings are also under review.

**Application Submitted & Complete:** Submitted 8/2/2022; Complete 8/2/2022

**Project Manager Name & Contact:** Elise Keim, Senior Planner  
(206) 801-2553, [ekeim@shorelinewa.gov](mailto:ekeim@shorelinewa.gov)

**Project Information:** Total Lot Area: 16,655sf (.38 acres)      Height (Maximum): 45 feet  
Zone: MUR-45      Minimum Lot Size: N/A

**SEPA Planned Action Determination of Consistency:** The City believes this proposal will qualify as a Planned Action consistent with Ordinance No. 752 Planned Action for the 145<sup>th</sup> Street Station Subarea and will issue a Planned Action Determination of Consistency after further review.

**Public Comment:** The public comment period ends September 9, 2022, at 5:00 p.m. Interested persons are encouraged to mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn. Elise Keim, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to [ekeim@shorelinewa.gov](mailto:ekeim@shorelinewa.gov). You may also request a copy of the decision once it has been made.

**Open Record Public Hearing:** Interested parties are also encouraged to participate in a public hearing tentatively scheduled before the Hearing Examiner in April 2023 in the Council Chamber at City Hall, 17500 Midvale Avenue N, Shoreline, WA. A Notice of Public Hearing will be distributed no later than 15 days prior to the hearing.

**Other Required Permits:** Planned Action Determination of Consistency, Lot Merger, Building Permits, Site Development Permit, Right-of-Way Permits, Wastewater Permits, Demolition Permits

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

Current editions of Shoreline Municipal Code and Comprehensive Plan, Stormwater Manual, Engineering Development Manual, Transportation Master Plan, International Building Codes. Documents received include SEPA Checklist, Drainage Report, Geotechnical Report, Arborist Report. All documents are available for review by emailing Elise Keim at [ekeim@shorelinewa.gov](mailto:ekeim@shorelinewa.gov), a limited number of documents are available on the City's website: <https://www.shorelinewa.gov/government/departments/planning-community-development/records-notices-and-maps/land-use-action-and-planning-notices>.

### **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.

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