

ATTACHMENT J:

NOTICE OF PUBLIC HEARING



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Preliminary Formal Subdivision of Shoreline Townhomes

Date of Notice: February 28, 2006

PROJECT INFORMATION

PROJECT ACTION:	Preliminary Formal Subdivision
PROJECT DESCRIPTION:	18-unit attached townhome subdivision
APPLICANT/AUTHORIZED AGENT:	Prescott Homes, Inc. (Greg Kappers)
PROPERTY OWNER:	Frontier Investment Company, Inc. (Rob Hill)
APPLICATION FILE NUMBERS:	201478/108437
REQUIRED ACTIONS/PERMITS:	Preliminary Formal Subdivision approval/Site Development Permit
PROJECT LOCATION:	1160 N 198 th Street
PARCEL NUMBERS:	2227300070 & 2227300071
COMPREHENSIVE PLAN DESIGNATION:	High Density Residential
CURRENT ZONING:	R-48; Residential - 48 units/acre
APPLICATION DATE:	November 8, 2005
COMPLETE APPLICATION DATE:	November 17, 2005
DATE OF NOTICE OF APPLICATION:	December 1, 2005
DATE OF SEPA THRESHOLD MITIGATED DETERMINATION OF NONSIGNIFICANCE:	February 7, 2006
EFFECTIVE DATE OF NOTICE OF PUBLIC HEARING:	February 28, 2006
OPEN RECORD HEARING DATE:	March 16, 2006

PROJECT REVIEW

The Planning & Development Services Department has conducted an evaluation of the project proposal in accordance with the Shoreline Municipal Code. Issuance of this Notice of Public Hearing does not constitute approval of this project proposal for construction. The project will require issuance of a site development permit, right-of-way use permit, and ancillary permits. Additional conditions based on public comments and further staff review may be required for incorporation into the project proposal.

Information related to this application is available at the Planning & Development Services Department for review. Development regulations that will be used for project mitigation and consistency include, but are not limited to: the *Shoreline Municipal Code*, *City of Shoreline Comprehensive Plan*, *International Fire Code*, and *2005 King County Surface Water Design Manual*.

ENVIRONMENTAL REVIEW

Per **WAC 197-11-350** a Mitigated Determination of Nonsignificance is being utilized for this action. The City of Shoreline issued a MDNS for the proposal on Feb. 7, 2006, of which a copy may be obtained on request. The City of Shoreline has determined the proposal, as modified by the required mitigation measures and the requirements of the Shoreline Development Code, will not have a probable significant adverse impact on the environment and that an environmental impact statement is not required under RCW 43.21C.030(2)(c).

PUBLIC HEARING

The City of Shoreline Planning Commission will hold an open record Public Hearing **7:00 p.m. Thursday, March 16, 2006**, to consider public comments regarding the proposal and forward a recommendation to the City Council. The hearing will take place in the **Mt. Rainier Room, Shoreline Conference Center, 18560 First Avenue NE, Shoreline, Washington**. All interested persons are encouraged to attend this Public Hearing and provide written and oral comments.

Questions or More Information: Please contact Glen Pickus, Planner II, City of Shoreline Planning and Development Services at (206) 546-1249 or gpickus@ci.shoreline.wa.us.

Any person requiring a disability accommodation should contact the City Clerk at (206) 546-8919 in advance for more information. For TTY telephone service call 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.