



## NOTICE OF APPLICATION WITH OPTIONAL DNS

### PROJECT INFORMATION

<b>PROPOSED ACTION:</b>	Rezone Application
<b>PROPOSED PROJECT DESCRIPTION:</b>	1. Change the zoning designation from R-48 (48du/ac) and Office (O) to RB (Regional Business) for future commercial uses.
<b>PROJECT NUMBERS:</b>	Application #201570
<b>PROPERTY OWNER/ APPLICANT/AGENT:</b>	Hanfax Properties, LLC
<b>LOCATION:</b>	18501 and 18511 Linden Avenue N, Shoreline, WA 98133
<b>CURRENT ZONING:</b>	R-48 (Residential 48 dwelling units/acre) and O (Office)
<b>CURRENT COMPREHENSIVE PLAN LAND USE DESIGNATION:</b>	Community Business and Mixed Use
<b>DATE OF APPLICATION:</b>	August 31 <sup>st</sup> , 2006
<b>DETERMINATION OF COMPLETENESS:</b>	September 14th, 2006
<b>EFFECTIVE DATE OF NOTICE:</b>	September 21 <sup>st</sup> , 2006
<b>END OF PUBLIC COMMENT PERIOD:</b>	<b>October 5<sup>th</sup>, 2006 @ 5:00 PM</b>
<b>OPEN RECORD HEARING DATE:</b>	Tentatively scheduled for November 16 <sup>th</sup> , 2006 @ 7:00 P.M. Shoreline Center, Mt. Rainier Room, 18560 1 <sup>ST</sup> AVE NE, Shoreline WA

### ENVIRONMENTAL REVIEW

The City of Shoreline Planning and Development Services has conducted an evaluation of the proposed project for probable significant adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposal.** Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by 5:00PM on October 5<sup>th</sup>, 2006.

### PROJECT REVIEW

The initial evaluation of the project proposal conducted by the Planning and Development Services Department has been done in accordance with procedures outlined in the Shoreline Municipal code. Information related to this application is available at the Planning and Development Services Department for review. Preliminary determination of the 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*, *Uniform Building Code*, *Uniform Fire Code*, and *King County Surface Water Design Manual*. Issuance of this Notice of Application and DNS does not constitute approval of this project proposal for construction. This project may require issuance of a building 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.

### PUBLIC COMMENT

You are encouraged to submit written comments on this proposal to the Planning and Development Services by the date noted above. Written comments become part of the public record and will be forwarded to the Planning Commission. The City's decision on this action may be appealed within 14 calendar days following the effective date of the notice of decision. If an appeal is filed, the City will schedule an open record public hearing to be conducted by the Hearing Examiner. Appeals, including applicable fee, must be filed in writing with the City Clerk's Office at 17544 Midvale Ave. N.

For questions or comments, contact the project manager, Steven Szafran, at 206.546.0786, or write to Planning and Development Services, City of Shoreline, 17544 Midvale Avenue N., Shoreline, WA 98133.



## Notice of Public Hearing of the Planning Commission And SEPA Determination

**Applicant, Application No. & Permit Requested:** Hanfax Properties, LLC. 201570. Rezone from Office and R-48 to Regional Business.

**Location & Description of Project:** 18501 and 18511 Linden Avenue N. A rezone for future commercial uses.

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 November 16<sup>th</sup>, 2006 at 7:00 PM in the Mt. Rainier Room at the Shoreline Conference Center, 18560 First Avenue NE, Shoreline, WA.

Any person requiring a disability accommodation should contact the City Clerk at 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.

### SEPA Threshold Determination

**Effective Date of Notice:** October 12<sup>th</sup>, 2006

**Threshold Determination:** The City of Shoreline has issued a Determination of Nonsignificance (DNS) under the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the project described above. After review of the environmental checklist and other information on file, the City has determined this proposal will not have a probable significant adverse impact on the environment.

The optional process, as specified in WAC 197-11-355, was used. A notice of application that stated the City's intent to issue a DNS for this project was issued on September 21<sup>st</sup>, 2006 and the public comment period expired on October 5<sup>th</sup>, 2006. There is no additional public comment period for this Threshold Determination.

**Administrative Appeal:** Written appeals of the SEPA threshold determination prepared in accordance with SMC 20.30 must be received by the City Clerk's Office at 17544 Midvale Avenue North, Shoreline, WA 98133 on or before 5:00 p.m. on October 26<sup>th</sup>, 2006. A fee of \$390, payable to the City of Shoreline, must accompany the appeal. Appeal Hearings are required to be consolidated with the public hearing. Therefore, if an appeal is filed, the public hearing may be cancelled and rescheduled.

Copies of the notice of application, SEPA threshold determination, application materials, applicable codes and more specific information on submitting an administrative appeal are available for review at the City Hall Annex, 1110 N. 175<sup>th</sup> Street Suite #107.





## NOTICE OF PUBLIC HEARING AND SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

### REZONE APPLICATION

#### PROJECT INFORMATION

<b>PROPOSED ACTION:</b>	Rezone
<b>PROPOSED PROJECT DESCRIPTION:</b>	Change the zoning designation from R-48 (48du/ac) and Office (O) to RB (Regional Business) for future commercial uses.
<b>PROJECT NUMBERS:</b>	201570
<b>PROPERTY OWNER/ APPLICANT/AGENT:</b>	Hanfax Properties, LLC
<b>LOCATION:</b>	18501 and 18511 Linden Ave N, Shoreline, WA 98133
<b>CURRENT ZONING:</b>	R-48 (Residential 48 dwelling units/acre) and O (Office)
<b>CURRENT COMPREHENSIVE PLAN LAND USE DESIGNATION:</b>	Community Business and Mixed Use
<b>DATE OF APPLICATION:</b>	August 31 <sup>st</sup> , 2006
<b>DETERMINATION OF COMPLETENESS:</b>	September 14th, 2006
<b>EFFECTIVE DATE OF NOTICE:</b>	<u>October 12<sup>th</sup>, 2006</u>
<b>END OF APPEAL PERIOD:</b>	<b><u>October 26<sup>th</sup>, 2006 @ 5:00 P.M.</u></b>
<b>OPEN RECORD HEARING DATE:</b>	November 16 <sup>th</sup> , 2006. Shoreline Center, Mt. Rainer Room, 18560 1 <sup>ST</sup> AVE NE, Shoreline WA

#### PROJECT REVIEW

The Planning and Development Services Department has conducted an initial evaluation of the project proposal in accordance with procedures outlined in the Shoreline Municipal code. Issuance of this notice does not constitute approval of this project proposal for construction; the project will require issuance of a building permit, right-of-way use permit, and ancillary permits. Additional conditions based on further staff review may be required for incorporation into the project proposal.

Information related to this application is available at the Planning and Development Services Department for review. Preliminary determination of the 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 Building Code*, *International Fire Code*, and *King County Surface Water Design Manual*.

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

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340. The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment and that an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of the submitted SEPA Environmental Checklist, the rezone application, technical information reports and other information on file at the City of Shoreline. This information is available for public review upon request at no charge.

#### PUBLIC COMMENT AND APPEAL INFORMATION

There is no additional comment period for this DNS. The optional DNS process as specified in WAC 197-11-355 is being used. The Notice of Application issued on July 20<sup>th</sup>, 2006 stated the intent of the City of Shoreline to issue a DNS for this proposal using the optional process. Appeals of this DNS must comply with the Shoreline Municipal Code (SMC) general provisions for land use hearings and appeals and be received by the City of Shoreline on or before October 26<sup>th</sup>, 2006 at 5:00 p.m. The accompanying appeal fee is \$390.00. For questions, please contact Steven Szafran, Project Manager at 206-546-0786, or write to: *City of Shoreline Planning and Development Services, 17544 Midvale Avenue North, Shoreline, WA 98133*