

Master Land Use Application

Staff Use Only:

Project Name: **Angle Lake Apartments**

SPR22-0004, SHR22-0004, SEP22-0007

Master Project #:

Sub-Projects #:

Pre-Application #/Date:

Check all specific Land Use Actions you are applying for in the boxes provided:

<input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Code Interpretation <input type="checkbox"/> *Comprehensive Plan Amendment <input type="checkbox"/> *Conditional Use – Minor <input type="checkbox"/> *Conditional Use – Major <input type="checkbox"/> *Development Agreement <input type="checkbox"/> *Development Regulations Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> *Planned Unit Development <input checked="" type="checkbox"/> *Preliminary Site Plan Review	<input type="checkbox"/> *Public Utility Exception <input type="checkbox"/> *Reasonable Use Exception <input checked="" type="checkbox"/> SEPA <input type="checkbox"/> Separate Lot Status Determination <input checked="" type="checkbox"/> Shoreline Exemption <input type="checkbox"/> *Shoreline Substantial Development <input type="checkbox"/> *Short Plat – Preliminary <input type="checkbox"/> *Short Plat – Final <input type="checkbox"/> *Subdivision – Preliminary <input type="checkbox"/> *Subdivision – Final	<input type="checkbox"/> Sign Special Event or Grand Opening <input type="checkbox"/> *Sign Variance <input type="checkbox"/> *Special Home Occupation (SHOP) <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> *Variance <input type="checkbox"/> Wireless Communication Facility (WCF) <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> *Zone Reclassification (Rezone)
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This Master Land Use Application **and** specific Land Use Action(s) Checklist must be completed, with all required supplemental documents provided for an application to be considered complete and accepted through the Permit Center.

Failure to submit all requested items (in legible form) may delay processing of your application. Additional information may be required after review of your proposal.

In an effort to reduce paper and transition to digital review, electronic plan submittal is preferred via files on a USB/Thumb drive instead of hard copies.

Please note that any land use action above marked with an asterisk (*) will require a pre-application meeting prior to an intake appointment when ready to submit. Please see the “Application Requirements” section below for more information.

Application Requirements:

- ☐ Schedule pre-application meeting, if applicable (click [here](#) for request form);
- ☒ Master Land Use Application completed;
- ☒ Specific Land Use Action submittal checklist(s) completed (please see the [Permits & Land Use Applications Page](#));
- ☒ Multimodal Transportation Concurrency Application completed (click [here](#) to view);
- ☒ Schedule intake appointment, if applicable (click [here](#) to view intake appointment FAQ);
- ☐ Payment of applicable fees via Check or Card (Visa + MasterCard limit of \$2,500).

SITE/PROPERTY INFORMATIONSite Address: 19518 Pacific Hwy SParcel #: 04220449123

Property's Existing Zoning:

☐ UL ☐ UM ☐ UH ☐ UH-UCR ☐ T ☐ MHP ☐ NB ☐ O/C/MU ☐ O/CM ☐ ABC ☐ CB ☐ CB-C ☐ BP ☐ I

☐ P ☐ AVC ☐ AVO

APPLICANT/OWNER INFORMATION

Applicant's Information:

Name: Edi Linardic☐ Owner ☐ Authorized Agent ☐ PurchaserMailing Address: 6525 15th Ave NW suite 220, Seattle, WA 98117Phone: 206 283 4764 ext 1Email: ed@ldgarchitects.com

Property Owners Information:

*(If an LLC, please provide documentation
of being an authorized signer)*Name: LKG LLC purchaserMailing Address: 5157 Lakemont Blvd SE, suite 200, Bellevue, WA 98006Phone: 253 653 4227Email: manoj@rpmmgroup.com

Designated Contact Person:

*(Who will receive and disseminate all
correspondence from the City)*

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

(Contact 1)

PROFESSIONAL CONTACT INFORMATION

Architect:

Name: LDG architects

Mailing Address: 6525 15th Ave NW suite 220, Seattle, WA 98117

Phone: 206 283 4764

Email: ed@ldgarchitects.com

Engineer:

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Surveyor:

Name: Hansen Surveying

Mailing Address: 17420 116th Ave SE, Renton, WA 98058

Phone: 425 235 8440

Email: _____

Designer/Landscape Architect/etc.:

Name: Main street design

Mailing Address: 9402 Tidal Court, Bainbridge Is, WA 98110


Phone: 206 842 7886

Email: main_street@earthlink.net

ACKNOWLEDGEMENTS

1. *By signing this application, I authorize employees/agents of the City of SeaTac to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.*
2. *I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such application. I will comply with all provisions of the law and ordinance governing this type of application. If the scope of work requires a licensed contractor to perform the work, the information will be provided prior to permit issuance.*
3. *I CERTIFY THAT THE INFORMATION FURNISHED BY ME AS PART OF THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.*

I am the: ☐ Owner ☒ Authorized Agent

Applicant Signature:  _____

Date: 9/21/2022

Printed Name: Edi Linardic

Preliminary Site Plan Review Submittal Checklist

Staff Use Only:

SPR #: Project Name: **Angle Lake Apartments**

DEFINITION AND PURPOSE

Preliminary Site Plan Review provides an administrative process by which a development project is reviewed to ensure conformance with applicable policies, codes and development standards. The process is separate from and precedes initial building or engineering permit review and issuance.

AUTHORITY AND APPLICATION

- 1. Projects That Require SEPA.** At a minimum, Preliminary Site Plan Review is required for all projects subject to SEPA review per Chapter 16A.23 SMC; provided, that no other land use approval is required. SEPA review shall occur concurrently with the Preliminary Site Plan Review process.
- 2. Projects That Do Not Require SEPA.** The Director may establish administrative standards for projects to be subject to Preliminary Site Plan Review versus those more minor projects that can be approved through standard permit review/issuance.

The following project types shall be required to submit for Preliminary Site Plan Review prior to submittal of construction permits (if applicable):

- Townhouse projects.
- Multi-family housing projects.
- All projects within Overlay Districts and Zones (see SMC Title 15, Division III), except for single-family residences.

Please Note: Any project that is subject to a Conditional Use Permit or Shoreline Substantial Development Permit may be exempt from a Preliminary Site Plan Review application; however regulations shall still apply and be reviewed.

REVIEW PROCESS AND PROCEDURES

All projects subject to Preliminary Site Plan Review shall be considered in accordance with SMC 15.115.055 and be processed as Type II Permits per SMC Title 16A.

1. A submittal will NOT be accepted for intake if the project has not had the required Pre-Application meeting. To schedule the required meeting, you must complete the required Pre-Application meeting request found here: <https://www.seatacwa.gov/government/city-departments/community-and-economic-development/permits-land-use-applications> and submit it to the Permit Center.
2. A Determination of Completeness (DOC) will be made within twenty-eight (28) days of the application submittal stating whether the application is complete or if additional information is required.
3. A Notice of Application (NOA) will be published and sent to adjacent property owners. The NOA will be issued within fourteen (14) days after a DOC is made.

- a. A notice board is required to be posted on said property on or before the publish date of the NOA. An Affidavit of Installation shall be submitted to the City that the notice board has been installed on the property.
4. Once a DOC is issued, the City has one hundred twenty (120) days to make a decision regarding the application. A Notice of Decision (NOD) will be sent to the applicant/property owner and to all parties of record.
5. The decision on a Preliminary Site Plan Review may be appealed to the Hearing Examiner by submitting an appeal form and fee to the City Clerk within fourteen (14) days of the issuance of such decision.
6. A Preliminary Site Plan Review approval shall become null and void if a complete application for a building permit, or engineering permit when no building permit is required, is not filed within one (1) year of the date of approval.
7. Upon written request of the property owner or his/her authorized representative, the Director may grant an extension of time up to but not exceeding six (6) months. Such extension shall be based upon finding that there has been no material change of applicable policies, codes and development standards, and that granting an extension would not be detrimental to the public health, safety or general welfare.

Application Checklist

The following materials are the minimum that must be submitted to review your application. **Please do not turn in your application until all items listed below have been checked off.** Submittals will not be accepted unless complete. Return completed checklist with application.

Additional detailed specifications will be required in the plan submittal requirements at time of BLD and/or STE stage.

Detailed landscape and architectural plans will be reviewed and approved through the building permit.

Refer to current fee schedule, and/or contact a permit coordinator @ 206-973-4750 for information regarding required fees at the time of application submittal.

SUBMITTAL REQUIREMENTS		APPLICANT	STAFF
1	Master Land Use Application form, completed.	X	X
2	Required fee(s) paid.		
3	Electronic: A thumbdrive with electronic copies of all documents, OR Paper: Original, plus four (4) copies of all documents.	X	✓
4	An environmental (SEPA) checklist, if applicable.	X	✓
5	Water and Sewer availability letter.		✓
6	In a separate written attachment, please provide the following: <ul style="list-style-type: none"> • Description of the current property, noting any critical areas. • Scope of the project: <ul style="list-style-type: none"> ○ Physical / Spatial changes (i.e. additions, lot coverage, gross floor area, unit counts, and underground space). ○ Land use (i.e. business type, uses proposed). ○ Parking stalls. ○ Open space, landscaping and amenities. 	X	✓
7	Vicinity map.	X	✓
8	Plan set requirements:		

SUBMITTAL REQUIREMENTS		APPLICANT	STAFF
	<ul style="list-style-type: none"> Existing Site Plan Proposed Site Plan Conceptual Landscaping Plan Conceptual Architectural Plan 	X	✓
9	Additional items as identified in a pre-application meeting, if applicable.		✓

PLAN REQUIREMENTS		APPLICANT (List sheet number for each item)	STAFF
Unless otherwise noted, all plans shall have the following: Scale, north arrow and date drawn. Scale shall be standard engineering or architectural. The scale must allow clear depiction of all required information, typically between 1" = 10' and 1" = 40'.			
1	Existing Site Plan		
	Location, dimensions, and use of existing structures on site (includes fences, accessory buildings, temporary structures such as trailers/mobile homes, and retaining walls).	X	✓
	Indicate all structures to be removed / demolished.	X	✓
	Distances between structures and property lines.	X	✓
	Land uses, lot lines, and approximate location of structures and pavement on abutting properties, including the King County parcel number(s).	X	✓
	Location of existing private and public utility lines and/or easements.	X	✓
	Location of existing fire hydrants.	X	✓
	All existing street and alley rights of way abutting the site. Include street name, width of right of way.	X	✓
	On-site vehicular and non-motorized paving such as driveways, drive lanes, auto courts, or private roads, bike paths, sidewalks, including dimensions and materials.	X	✓
	If applicable, a Critical Area(s) Report & Critical Area Map, including: <ul style="list-style-type: none"> Location of critical area(s) on site or in the vicinity; and Buffer area. See Critical area code SMC 15.700 for specific detailed requirements.	X	N/A
	Elevation contours at intervals not greater than 5 feet.	X	✓
2	Proposed Site Plan		
	Location, dimensions, and use of proposed structures on site (includes fences, accessory buildings, temporary structures such as trailers/mobile homes, and retaining walls).	X	✓
	Distances between proposed structures, existing structures and property lines.	X	✓
	Proposed lot lines.	X	✓
	Location of all paving (proposed and existing) – including sidewalks, driveways, pedestrian and bicycle paths, on site and within the adjacent right-of-way.	X	✓
	Contours showing alternations to existing land elevations.	X	✓
	Location, height, top elevation and width of existing and proposed retaining walls and rockeries, if applicable.	X	✓

PLAN REQUIREMENTS		APPLICANT (List sheet number for each item)	STAFF
	Location of existing and proposed utilities within the site such as sewer, water, surface storm water facilities, gas and electricity.	X	✓
	Indicate proposed easements.	X	✓
	Proposed garbage/recycling collection areas and dimensions, including enclosure-screening method.	X	✓
	Mechanical/Utility equipment locations.		✓
	Location and type of proposed exterior lighting.	X	✓
	Parking ratio detail provided on plans, including: <ul style="list-style-type: none"> • Required parking unit count; and • Proposed parking unit count. Location, dimension and number of parking spaces (including accessible spaces), bicycle parking, drop-off areas and driveway access.	X	✓
	Required Open Space areas delineated on plans and ratio detail including: <ul style="list-style-type: none"> • Required open space square footage; and • Proposed open space square footage. 	X	✓
	If property is comprised of multiple lots, provide description of current status and/or explain proposed intent, i.e. lot line adjustment, lot consolidation, binding site plan, etc.		N/A
3	Conceptual Landscaping Plan		
	Tree survey including: <ul style="list-style-type: none"> • Size, type, and location of all significant trees on site; • Indication of which trees are “to remain” or “to be removed”; and Replacement ratio detail, if required	X	✓
	Type (e.g. Type I, Type II, etc.) and width of proposed landscaping areas. Refer to SMC 15.445.110 & 15.445.210 for further detail.	X	✓
	Right-of-way landscaping, if applicable.		X
4	Conceptual Architectural Plan		
	Building facades drawn at 1/4", 1/8" = 1' or comparable scale showing: <ul style="list-style-type: none"> • Elevations; • Building height; • Entrances. 	X	✓
	Floor plans with uses labeled. Include parking garage layout if applicable.	X	✓

The southeast corner of the parcel is within 200' of the OHWM of Angle Lake and therefore requires either a Shoreline Exemption or a Substantial Shoreline Development Permit, depending on the value of work performed in the area that falls within the 200'. See SMC 18.05.470.

Shoreline Exemption Submittal Checklist

Staff Use Only:

SHR #:

Project Name: ANGLE LAKE APARTMENTS

DEFINITION AND PURPOSE

Certain shoreline land uses and development activities are exempt from the requirement to obtain a Shoreline Substantial Development Permit, but are not exempt from compliance with the Shoreline Master Program (SMP). Exemptions are issued in writing by the City after the submission of a complete application, including a site plan. Even though an activity is exempt from requiring a Substantial Development Permit, a conditional use or variance permit may be required.

AUTHORITY AND APPLICATION

Developments which are exempt from requirement for a substantial development permit are identified in WAC 173-27-040 or as subsequently amended, and Section 8.4.1 of the Shoreline Master Program. The following is a short summary of the types of developments which do not require substantial development permits (see WAC 173-27-040 for detailed descriptions):

1. Any development, other than residential, of which the total cost or fair market value, whichever is higher, does not exceed \$7,047.00 if the development does not materially interfere with the normal public use of the water or shorelines of the state.
2. Normal maintenance repair of existing structure or developments, including damage by accident, fire, or elements.
3. Construction of the normal protective bulkhead common to single-family residences.
4. Emergency construction necessary to protect property from damage by the elements.
5. Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on wetlands.
6. Construction or modification of navigational aids such as channel markers and anchor buoys.
7. Construction on shorelands by an owner, lessee, on contract purchaser of a single-family residence for his own use or for the use of his family, which residence does not exceed a height of thirty-five (35) feet above average grade level.
8. Construction of a new dock, designed for pleasure craft only, for the private noncommercial use of the owners, lessee, or contract purchaser of a single-family residence or multiple-family residence, for which the cost or fair market value, whichever is higher, does not exceed \$11,200.
9. Construction of a replacement dock that is of equal or lesser square footage of the existing dock, designed for pleasure craft only, for the private noncommercial use of the owners, lessee, or contract purchaser of a single-family or multiple-family residence, for which the cost or fair market value, whichever is higher, does not exceed \$22,500.

10. Operations, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system.
11. The marking of property lines or corners on state owned lands.
12. Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on the effective date of the 1975 amendatory act.
13. Any project with a certification from the governor pursuant to chapter 80.50 RCW.
14. Site exploration and investigation activities that are prerequisite to preparation of an application for shoreline development authorization.
15. The process of removing or controlling aquatic noxious weeds through appropriate control methods.
16. Watershed restoration projects.
17. A public or private project that is designed to improve fish or wildlife habitat or fish passage.
18. The external or internal retrofitting of an existing structure with the exclusive purpose of compliance with the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12101 et seq.) or to otherwise provide physical access to the structure by individuals with disabilities.

REVIEW PROCESS AND PROCEDURES

All shoreline exemption applications shall be considered in accordance with Section 8.4 of the SMP and be processed as Type I Permits per SMC Title 16A.

1. It will take approximately one (1) month from the date of filing your application for a shoreline exemption before a decision is made regarding your exemption.
2. The Shoreline Administrator will determine if an exemption is warranted based on the standards/criteria located in WAC 173-27-040. If a proposed project conforms with criteria of WAC 173-27-040, a shoreline exemption will be issued.
3. The decision on a Shoreline Exemption review may be appealed to the Hearing Examiner within fourteen (14) days of the issuance of such decision. The appeal must be filed with the City Clerk on a form supplied by the City Clerk along with a filing fee.

Application Checklist

The following materials are the minimum that must be submitted to review your Shoreline Exemption application. Additional information may be required after review of your proposal. **Please do not turn in your application until all items listed below, which apply to your proposal, have been checked off.** Submittals will not be accepted unless complete. Return completed checklist with application.

** Additional detailed specifications will be required in the plan submittal requirements at time of BLD and/or STE stage.*

*** Refer to current fee schedule, and/or contact a permit coordinator @ 206-973-4750 for information regarding required fees at the time of application submittal.*

****Detailed landscape and architectural plans will be reviewed and approved through the building permit.*

SUBMITTAL REQUIREMENTS		APPLICANT	STAFF
1	Required fee(s) paid.		
2	Original, plus two (2) copies of the completed application.		
3	Original, plus (2) copies of the site plan, elevation plan, and the submittal checklist.		
4	Legal description of the subject property.	X	
5	Water and Sewer availability letter, if applicable.	X	
6	Project description: In a separate written attachment, please provide the following: <ul style="list-style-type: none"> Description of the current property, including: <ul style="list-style-type: none"> Physical characteristics. Existing improvements and structures. Critical areas. Shoreline Environment Designation. Scope of the project: <ul style="list-style-type: none"> Physical / Spatial changes (i.e. additions, lot coverage, gross floor area, unit counts, and underground space). Land use (i.e. business type, uses proposed). Parking stalls. Open space, landscaping and amenities. 	X	
7	Vicinity map.	X	
8	Plan set requirements (see below). <ul style="list-style-type: none"> Existing Site Plan Proposed Site Plan Conceptual Landscaping Plan (if applicable) Conceptual Architectural Plan (if applicable) 	X	

PLAN REQUIREMENTS		APPLICANT (List sheet number for each item)	STAFF
<i>Unless otherwise noted, all plans shall have the following: Scale, north arrow and date drawn. Scale shall be standard engineering or architectural. The scale must allow clear depiction of all required information, typically between 1" = 10' and 1" = 40'.</i>			
1	Existing Site Plan		
	Location, dimensions, and use of existing structures on site (includes fences, accessory buildings, temporary structures such as trailers/mobile homes, and bulkhead/retaining walls).	X	
	Indicate all structures to be removed / demolished.	X	
	Distances between structures and property lines.	X	
	Location of existing easements.	X	
	On-site impervious surfaces such as driveways, private roads, walkways and decorative pavers including dimensions and materials.	X	
	If applicable, a tree survey including: <ul style="list-style-type: none"> Size, type, and location of all significant trees on site; 	X	

PLAN REQUIREMENTS		APPLICANT (List sheet number for each item)	STAFF
	<ul style="list-style-type: none"> Indication of which trees are "to remain" or "to be removed"; and Replacement ratio detail, if required. 	X	
	If applicable, a Critical Area(s) Report & Critical Area Map, including: <ul style="list-style-type: none"> Location of critical area(s) on site or in the vicinity; and Buffer area. See Critical area code SMC 15.700 for specific detailed requirements.	X	
2	Proposed Site Plan		
	Location, dimensions, and use of proposed structures on site (includes fences, accessory buildings, temporary structures and bulkhead/retaining walls).	X	
	The shoreline environment designation according to the SMP.	X	
	Distances between proposed structures, existing structures and property lines.	X	
	Location of all paving (proposed and existing) – including sidewalks, driveways, decorative paving, pedestrian and bicycle paths, on site and within the adjacent right-of-way.	X	
	Existing and proposed elevation contours at intervals of not greater than 5 feet.	X	
	Location of the Ordinary High Water Mark (OHWM).	X	
	Location, height, top elevation and width of existing and proposed retaining walls and rockeries, if applicable.	X	
	Location of existing and proposed utilities within the site such as sewer, water, gas and electricity.	X	
	If applicable, identify Shoreline Reduction Mechanism(s) including but not limited to: Bulkhead removal Native vegetation planting Shoreline restoration area Installation of filtration/infiltration BMP's such as rain gardens Permeable pavement	N/A	
	Location of any fill material to be placed on the site, whether temporary or permanent. Include quantity, source, and composition of any fill material.	N/A	
	Location of any excavated or dredged material. Include quantity, composition, and destination of any excavated or dredged material.	N/A	
4	Conceptual Architectural Plan (if applicable)		
	Building facades drawn at 1/4", 1/8" = 1' or comparable scale showing: <ul style="list-style-type: none"> Elevations; Building height; Entrances. 	X	