

Community and Economic Development

Master Land Use Application

Staff Use Only: Cage Short Plat		
Project Name: SUB22-0004, VAR22-0008		
Master Project #:	Sub-Projects #:	Pre-Application #/Date:

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

Please note that you do not need to duplicate any of the information requested from the land use action submittal checklists below if you have already provided it in this application.

<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 type="checkbox"/> Request for Zoning Compliance Letter <input type="checkbox"/> SEPA <input type="checkbox"/> Separate Lot Status Determination <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> *Shoreline Substantial Development <div style="border: 2px solid red; border-radius: 50%; padding: 5px; display: inline-block; margin: 5px;"> <input checked="" type="checkbox"/> *Short Plat – Preliminary <input type="checkbox"/> *Short Plat – Final </div> <input checked="" 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) <div style="color: red; font-weight: bold; margin-top: 10px;"> Preliminary Short Plat only; DJH 01/28/2022 </div>
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This Master Land Use Application and specific Land Use Action(s) (see submittal checklists above) must be completed with all required supplemental documents provided prior to submitting for an application to be considered complete and accepted through the Permit Center. Please note that any land use action above marked with an asterisk (*) will require an intake appointment when ready to submit. Please see the [Land Use Application Intake Appointment FAQ's](#) page for more information.

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.

Application Requirements:

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

SITE/PROPERTY INFORMATION

SUB22-0004, VAR22-0008

Exhibit A-2

Site Address: 2630 S 146th St Sea Tac WA 98168Parcel #: 212304 9095

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: Kenneth Cage☒ Owner ☐ Authorized Agent ☐ PurchaserMailing Address: 755 Oakhurst Dr Pacific WA 98047Phone: 206 272 0865Email: Kenneth@CageConstructionLLC.com

Property Owners Information:

*(If an LLC, please provide documentation
of being an authorized signer)*Name: LL

Mailing Address: _____

Phone: _____

Email: _____

Designated Contact Person:

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

Same as:

☐ Applicant ☐ Property Owner ☐ OtherName: LL

Mailing Address: _____

Phone: _____

Email: _____

(Contact 1)

PROFESSIONAL CONTACT INFORMATION

SUB22-0004, VAR22-0008

Exhibit A-3

Architect:

Name: Pete Blakely
 Mailing Address: PO Box 354 Maple Valley WA 98038
 Phone: 425-691-0443
 Email: Pete.pbstructures@gmail.com

Engineer:

Name: Marc Pudists [momentum civil]
 Mailing Address: 1145 Broadway, Suite 115 Tacoma WA 98402
 Phone: 253-319-1505
 Email: marcP@momentumcivil.com

Surveyor:

Name: Evan Wahlstrom [Enformed land survey]
 Mailing Address: PO BOX 5137 Tacoma WA 98415
 Phone: 253-627-2070
 Email: ewahlstrom@i-landsurvey.com

Designer/Landscape Architect/etc.:

Name: N/A
 Mailing Address: _____
 Phone: _____
 Email: _____

ACKNOWLEDGEMENTS

SUB22-0004, VAR22-0008

Exhibit A-4

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: Kenneth Cage

Date: 1/18/22

Printed Name: Kenneth Cage

Preliminary Short Plat Application

Official Use Only:

Project Number:

Short Plat Name:

DEFINITION AND PURPOSE

A short subdivision is the division of one contiguous parcel into nine (9) or fewer lots.

SUBMITTAL

Below are the required submittal items. Failure to submit all requested items (in a legible form) will delay processing of your application.

1. ☒ Master Application.
2. ☐ All required content in part I and II of the attached plan submittal checklist.
3. ☐ Required fees paid. (Refer to current fee schedule, and/or contact a permit coordinator @ 206-973-4750 for further information).

PROCEDURE

1. No application will be accepted prior to review at a pre-application meeting. Please contact a permit coordinator to schedule a time; they can be reached by calling the Community & Economic Development Department at 206-973-4750.
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 ninety (90) 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 short plat may be appealed to the Hearing Examiner within 14 days of the issuance of such decision with a filing fee to the City Clerk.
6. Final short plat application must occur within three (3) years of preliminary approval.



PROPERTY

SUB22-0004, VAR22-0008

Exhibit A-6

Provide lot square footage for each **existing** lot:

Lot 1: 22,662 Lot 4: _____ Lot 7: _____
Lot 2: _____ Lot 5: _____ Lot 8: _____
Lot 3: _____ Lot 6: _____ Lot 9: _____

Provide lot square footage for each **proposed** lot:

Lot 1: 7931 Lot 4: _____ Lot 7: _____
Lot 2: 7493 Lot 5: _____ Lot 8: _____
Lot 3: 7238 Lot 6: _____ Lot 9: _____

Utilities serving lot:

Water: Water district 125 Sewer: Valley View Sewer Electricity: Seattle City light

PROFESSIONAL CONTACT INFORMATION**ENGINEER**

Contact Name: Marc Pudists Email: marc.p@momentumcivil.com
Company Name: Momentum Civil Phone: 253 319-1505
Mailing Address: 1145 Broadway, Suite 115 Tacoma WA 98402

SURVEYOR

Contact Name: Evan Wahlstrom Email: ewahlstrom@i-landsurvey.com
Company Name: Informed Land Survey Phone: 253-627-2070
Mailing Address: PO Box 5137 Tacoma WA 98415

**I / WE CERTIFY THAT THE INFORMATION FURNISHED AS PART OF THIS APPLICATION IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE.**

Property Owner: Kenneth Page Kenneth Page 1/18/22
Signature Print Date

Property Owner: _____
Signature Print Date

Property Owner: _____
Signature Print Date



Application Checklist

SUB22-0004, VAR22-0008
Exhibit A-7

Official Use Only:

Project Number:

Short Plat Name:

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.

PLAN SUBMITTAL – PART I		APPLICANT	STAFF
1	Original plus five (5) copies of all documents submitted	electronic submittal	✓
2	One (1) paper reduction of each oversized short plat sheet to a 8 ½" x 11" size.		✓
3	Subdivision guarantee title report (dated within last 30 days) including all easements, deed restriction(s) and other supplemental document(s) cited in the report.	Not dated w/in last 30 days.	X
4	A letter of service availability from the existing Water District.		✓
5	A letter of service availability from the existing Sewer District.		✓
6	An environmental (SEPA) checklist, if needed.		N/A

PLAN SUBMITTAL – PART II		PROFESSIONAL	STAFF
1	Preliminary Short Plat drawing prepared <u>and stamped</u> by a professional Land Surveyor registered in the State of Washington (RCW 58.17.250) An electronic copy of the City's Title Block can be obtained via email, web, or copied flash drive by contacting the Engineering Review Division at 206-973-4750.		✓
2	The names and the addresses of the developer and the licensed land surveyor who prepared the plat.		✓
3	North point, graphic scale and date of drawing.		✓
4	Existing off-site sub-division lots, blocks, streets and easements shown as dotted lines.		✓
5	Name, address and parcel numbers of adjacent property owners on the records of the County Assessor's Office.		✓
6	Proposed lot lines shown as solid lines and all proposed and existing easements shown in dashed lines.		✓
7	Show the location, bearings and distances of existing and proposed property lines; and existing section lines in feet and decimals of a foot.		✓
8	Location and identification of any visible physical appurtenances such as fences or structures that may indicate encroachment, lines of dispute, or conflict of Title.		✓
9	Legal description and tax lot number of the property to be subdivided, certified by a Professional Land Surveyor registered in the State of Washington.		✓



10	Indicate the acreage of the land to be subdivided, the number of lots, and the area (sq. ft.) of each individual lot.		✓
11	Clearly indicate and depict access for the proposed short plat for each lot. This includes the location, width and names of existing streets or easements abutting or providing access to the short plat. If the access is by private street, the public street providing access to the private street shall be shown.		✓
12	Show monuments and survey markers found, include legend.		✓
13	Show streets, building structures, watercourses, and bridges.		✓
14	Show any recorded public or private utility and drainage easements, both on the land to be subdivided and on the adjoining lands (land that abuts the proposed subdivision), to a distance of twenty-five (25) feet from the edge of the subject property division (include recording number).		✓
15	Location of existing trees (over 8" in diameter as measured four (4) feet from the base on the property).		?
16	Contours and elevations at five (5) foot intervals for slopes less than or equal to five percent (5%) and at two (2) foot intervals for slopes greater than five percent to accurately predict drainage characteristics of the property. The topographic contours shall be provided by a Land Surveyor licensed in Washington State. Off-site topographic contours on adjacent property may be required to provide supplemental information. Source and data of contour data needs to be referenced on drawing.		✓
17	Identify and show location of any existing and/or abandoned well(s) on property.		✓
18	Indicate the bearings and dimensions of each lot line.		✓
19	Indicate basis of bearing shown.		✓
20	Bearings, angles, or azimuths shown in degrees, minutes, and seconds.		✓
21	Radius, delta, arc length and long chord bearing and distance of curves shown.		✓
22	Declaration statement with signature lines and Notary Block.		✓



Community and Economic Development

Master Land Use Application

Staff Use Only: **Cage Short Plat**

Project Name:

VAR22-0008, SUB22-0004

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 type="checkbox"/> *Preliminary Site Plan Review	<input type="checkbox"/> *Public Utility Exception <input type="checkbox"/> *Reasonable Use Exception <input type="checkbox"/> SEPA <input type="checkbox"/> Separate Lot Status Determination <input 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 checked="" 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 INFORMATION
SUB22-0004, VAR22-0008
Exhibit B-2

 Site Address: 2630 S 146th St Sea Tac WA 98168

 Parcel #: 212304 9095

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: Kenneth Case
☒ Owner
 ☐ Authorized Agent
 ☐ Purchaser

 Mailing Address: 755 Oakhurst Dr Pacific WA 98047

 Phone: 206-272 0865

 Email: Kenneth@CaseConstructionLLC.com

Property Owners Information:

(If an LLC, please provide documentation of being an authorized signer)

 Name: h

 Mailing Address: h

 Phone: h

 Email: h

Designated Contact Person:

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

Same as:

☒ Applicant
 ☐ Property Owner
 ☐ Other

 Name: h

 Mailing Address: h

 Phone: h

 Email: h
(Contact 1)

PROFESSIONAL CONTACT INFORMATION

SUB22-0004, VAR22-0008

Exhibit B-3

Architect:

Name: Pete Blakely
Mailing Address: PO Box 354 Maple Valley WA 98038
Phone: 425-691-0443
Email: Pete.pbstructures@gmail.com

Engineer:

Name: Marc Pudists [momentum civil]
Mailing Address: 1145 Broadway, Suite 115 Tacoma WA 98402
Phone: 253-319-1505
Email: marcp@momentumcivil.com

Surveyor:

Name: Evan Wahlstrom [Enformed land survey]
Mailing Address: PO BOX 5137 Tacoma WA 98415
Phone: 253-627-2070
Email: ewahlstrom@i-landsurvey.com

Designer/Landscape Architect/etc.:

Name: N/A
Mailing Address: _____
Phone: _____
Email: _____

ACKNOWLEDGEMENTS

SUB22-0004, VAR22-0008
Exhibit B-4

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: Kenneth Cae

Date: 8/24/22

Printed Name: Kenneth Cae



Community and Economic Development

Variance Submittal Checklist

VAR #: 22-0008	Project Name: 146TH ST CAGE SHOP PLAT
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DEFINITION AND PURPOSE

A variance is a request for an exception to the development standards of the code because of special circumstances (i.e., size, shape, topography of lot) when the strict application of the code deprives such property of privileges enjoyed by other similar properties. A variance may be granted when a hardship is proven. A variance cannot be used for relief from types of uses permitted within zone classifications.

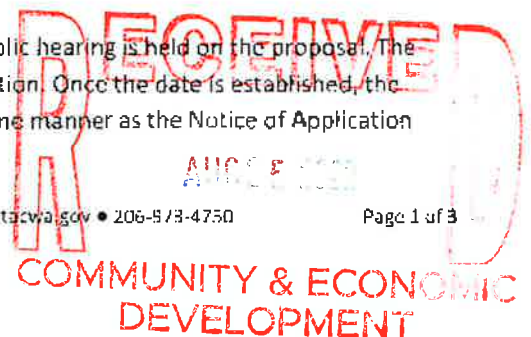
AUTHORITY AND APPLICATION

1. **Variance.** The applicant must show that the proposed development issue requiring a variance meets all of the criteria for approval in SMC 15.115.010(B). The requested variance is decided by the City's Hearing Examiner through a public hearing process.
2. **Administrative Variance.** In cases where the requested change involves less than twenty percent (20%) variance to a development standard, the Planning Manager as the CED Director's designee may administratively grant the variance provided the criteria in SMC 15.115.010(C) are met in addition to the variance criteria in SMC 15.115.010(B).

REVIEW PROCESS AND PROCEDURES

A Variance shall be considered in accordance with SMC 15.115.010 and be processed as a Type III Action per SMC Title 16A.

1. The 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. The Hearing Examiner will make a decision on the variance after a public hearing is held on the proposal. The date for the public hearing will be set after Staff review of the application. Once the date is established, the public will be notified at least fourteen (14) days in advance in the same manner as the Notice of Application (see #3 above).



5. The decision of the Hearing Examiner may be appealed to the King County Superior Court within twenty-one (21) days by filing a land use petition. Refer to SMC 16A.17.100 for further information.

An Administrative Variance shall be considered in accordance with SMC 15.115.010 and be processed as a Type 1 Action per SMC Title 16A.

1. The 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 an Administrative Variance 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.

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.

Submittal requirements associated with the concurrent land use action/building permit(s) are still applicable.

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	Required fee(s) paid.	✓	
2	Electronic: A thumbdrive with electronic copies of all documents, OR Paper: Original, plus four (4) copies of all documents.	✓	
3	Project description and plans: <ul style="list-style-type: none"> • Description of the current property, noting locations of any critical areas. • Scope of the project: <ul style="list-style-type: none"> o Physical / Spatial changes (i.e. additions, lot coverage, gross floor area, unit counts, and underground space). o Land use (i.e. business type, uses proposed). o Parking stalls. o Open space, landscaping and amenities. 	✓	

SUBMITTAL REQUIREMENTS		APPLICANT	STAFF
4	In a separate written attachment, please provide a response to criteria for approval (see below).	✓	

WRITTEN RESPONSE TO CRITERIA FOR VARIANCE APPROVAL IN SMC 15.115.010(B)		APPLICANT	STAFF
<i>Address each item specifically and in writing:</i>			
1	The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located.	✓	
2	That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.	✓	
3	That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.	✓	
4	That the special circumstances necessitating the variance have not resulted from any action of the applicant.	✓	
5	That the requested variance will not create a use not generally permitted within the zone in which the subject property is located.	✓	

WRITTEN RESPONSE TO CRITERIA FOR ADMINISTRATIVE VARIANCE APPROVAL IN SMC 15.115.010(C)		APPLICANT	STAFF
<i>In addition to the variance criteria above, an administrative variance must meet the following criteria. Address each item specifically and in writing:</i>		✓	
1	The variance does not reasonably involve a life/safety issue, nor does it reasonably involve damage to or loss of property of any person or entity.	✓	
2	The person or entity requesting the requirements change shall agree to waive all rights to pursue a variance or other process to seek an alternative to the requirements of the City Code; provided, that if no change in the requirements of the City Code is granted to such person or entity, the person or entity would be entitled to pursue a variance or other available procedure in the normal course.	✓	

Zoning variance written response letter

1. This variance is of common type consistent with such zoning in the vicinity in which I am applying.
2. This variance is necessary in order to complete the access easement road set back that leads to the proposed lots in the rear of the house. The variance is of 20% of the allowed set back needed in the amount of 6 inches.
3. By granting this variance it will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.
4. The special circumstances have not been a result from any special actions.
5. This variance request will not create a use not generally permitted within the zone in which the subject property is located.

Written response to criteria for admin variance approval

1. This variance does not reasonably involve a life/safety issues nor does it reasonably involve damage to or loss of property of any person or entity.
2. I agree to waive all rights to pursue a variance or other process to seek an alternative to the requirements of the city code; provided, that if no change in the requirements of the city code is granted to such person or entity, the person or entity would be entitled to pursue a variance or other available procedure in the normal course.



SUB22-0004, VAR22-0008
3460 S 148th Suite 100
Seattle, WA 98168
Phone: (206) 242-3236
Fax: (206) 242-1527
Exhibit C-1

Rec # 505137

CERTIFICATE OF SEWER AVAILABILITY / NON AVAILABILITY

501537

Residential: \$ 50.00

Commercial: \$ 100.00

☒ Certificate of Sewer Availability OR ☐ Certificate of Sewer Non-Availability

Part A: (To Be Completed By Applicant)

Purpose of Certificate:

☐ Building Permit

☒ Preliminary Plat or PUD

☐ Short Division

☐ Rezone

☐ Other

Proposed Use:

☐ Commercial

☒ Residential Single Family

☐ Residential Multi-Family

☐ Other

Applicant's Name

Kenneth Cage

Phone Number

206 272 0865

Property Address

2630 S 148th St Seattle WA 98148

Tax Lot Number

212304 9095

Legal Description (Attach Map and legal Description if Necessary);

Part B: (To be Completed by Sewer Agency)

1. ☒ a. A Sewer Service will be provided by side sewer connection only to an existing 6" size sewer ☐ feet from the site and the sewer system has the capacity to serve the proposed use.

OR ☐ b. Sewer service will require an improvement to the sewer system of:

☐ (1) ☐ feet of sewer trunk or lateral to reach the site; and/or

☐ (2) The construction of a collection system on the site and/or

☐ (3) Other (describe)

2. Must be completed if 1. b above is checked

☐ a. The sewer system improvement is in conformance with a County approved sewer comprehensive plan,

OR ☐ b. The sewer system improvement will require a sewer comprehensive amendment.

3.

☐ a. The proposed project is within the corporate limits of the District, or has been granted Boundary Review Board approval for extension of service outside the District.

OR ☐ a. Annexation or BRB approval will be necessary to provide service.

4. Service is subject to the following;

a. District Connection Charges due prior to connection:

Permit \$ 100.00

GFC: \$ 4,033

SFC: \$ 0

Unit: \$ 0

Total \$ 4,133.00

(Subject to Change on January 1st)

Either a King County/METRO Capacity Charge, SWSSD or Midway Sewer District Connection Charge may be due upon connection to sewers.

b. Easements:

☐ Required

☒ May be Required

c. Other

I hereby certify that the above sewer agency information is true. This certification shall be valid for one year from the date of signature.

By

A. Subline

Title

Manager

Date

4-23-21

**ATTACHMENT TO
VALLEY VIEW SEWER DISTRICT
CERTIFICATE OF SEWER AVAILABILITY/NON-AVAILABILITY**

The following terms and conditions apply to the attached Valley View Sewer District ("District") Certificate of Sewer Availability/Non Availability ("Certificate")

1. This certificate is valid only for the real property referenced herein ("Property") which is in the District's service area, for the sole purpose of submission to the King County Department of Development and Environmental Services, King County Department of Public Health, City of Seattle, City of Tukwila, City of Burien and/or City of SeaTac. This certificate is between the District and the applicant only and no third person or party shall have any rights hereunder whether by agency, third-party beneficiary principles or otherwise.

2. This Certificate creates no contractual relationship between the District and the applicant and its successors and assigns and does not constitute and may not be relied upon as the District's guarantee that sewer service will be available at the time the applicant may apply to the District for such service.


3. As of the date of the District's signature on this Certificate, the District represents that sewer service is available to the Property through sewer systems that exist or that may be extended by the applicant. The District makes no other representations, express or implied, including without limitation that the applicant will be able to obtain the necessary permits, approvals and authorizations from King County, City of Seattle, City of Tukwila, City of Burien, City of Seatac or any other governmental agency before the applicant can utilize the sewer service which is the subject of this Certificate.

4. If the District or the applicant must extend the District's sewer system to provide sewer service to the Property, the District or applicant may be required to obtain from the appropriate governmental agency the necessary permits, approvals and authorizations. In addition, the governmental agency may establish requirements that must be satisfied as a condition of granting any such permits, approvals or authorizations, which may make impractical or impossible the provision of sewer services to the Property.

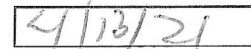
5. Application for and possible provision of sewer service to the Property shall be subject to and conditioned upon availability of sewer service to the Property at the time of such application, and compliance with federal, state, local and District laws, ordinances, policies, and/or regulations in effect at the time of such application.

I acknowledge that I have received the Certificate of Sewer Availability/Non -Availability and this attachment, and fully understand the terms and conditions herein.

Applicant's signature



Date



CERTIFICATE OF WATER AVAILABILITY

File No. _____

PART A: (TO BE COMPLETED BY APPLICANT)

1. Owner Name/Address/Phone: Kenneth Cage 755 Oakhurst Dr
Pacific WA 98147 206 272 0865

Agent or Contact Person/Name/Phone: Kenneth Cage
206 272 0865

Site Address (Attach map and legal description): 2630 S 141st St
SeaTac WA 98168

2. This certificate is submitted as part of an application for:

☐ Residential Building Permit ☒ Preliminary Plat ☐ Short Subdivision

☐ Commercial/Industrial Bldg. Permit ☐ Rezone ☐ Other: _____

3. Estimated number of service connections and meter size(s): (3) - 3/4" meter

4. Vehicular distance from nearest hydrant to the rear of the furthest structure: 300 ft.

5. Minimum needs of development for fire flows: _____ gpm at a residual pressure of 20 psi.

Source of minimum flow requirement:

☒ Fire Marshal ☐ Developer's Engineer ☐ City
☐ Insurance Underwriter ☐ Utility ☐ Other: _____

1. Area is served by: WATER DISTRICT 125

(Utility)
Owner/Agent's Signature: Kenneth Cage Date: 4/13/21

PART B: (TO BE COMPLETED BY WATER UTILITY)

SUB22-0004, VAR22-0008
Exhibit D-2

1. The proposed project is located within SEATAC / KING
(City/County)
2. Improvements required to upgrade the water system to bring it into compliance with the utilities comprehensive plan or to meet the minimum flow requirements of project before connection: _____

3. Based upon the improvements listed above, water can be provided and will be available at the site with a residual pressure of 20 psi at 2,450 gpm for a duration of 2 hours at a velocity of 5 fps as documented by the attached calculations.

I hereby certify that the above information is true and correct.

KCWD#125/206-242-9547
Agency/Phone

DYLAN BAILEY
By

5-8-21
Date

EXPIRES (5-8-22)

PART C: (TO BE COMPLETED BY GOVERNING JURISDICTION)

1. Water Availability – Check one
☐ Acceptable service can be provided to this project.
☐ Acceptable service cannot be provided to this project unless the improvements listed in item #C2 are met.
☐ System isn't capable of providing service to this project.
2. Minimum water system improvements: (At least equal to #B2 above)

Agency/Phone

By

Date

Attachment to
Certificate of Water Availability
King County Water District No. 125

The following terms and conditions apply to the attached Certificate of Availability ("Certificate")

1. This Certificate of Water Availability is valid only for the real property referenced herein for the sole purpose of submission to City of SeaTac ("City"). This Certificate is issued at the request of the City and is not assignable or transferable to any other party. Further, no third person or party shall have any rights hereunder whether by agency or as a third party beneficiary or otherwise.
2. The District makes no representations, expressed or implied, the applicant will be able to obtain the necessary permits, approvals and authorization from the City or any other applicable land use jurisdiction or governmental agency necessary before applicant can utilize the utility service which is the subject of this Certificate.
3. As of the date of the issuance of this Certificate, the District has water available to provide utility service to the real property which is the subject of this Certificate, and the utility systems exist or may be extended by the applicant to provide service to such property. However, the issuance of this Certificate creates no contractual relationship between the District and the applicant or the City, and the issuance of this Certificate may not be relied upon and does not constitute the District's guarantee that water utility service will be available to the real property at the time the applicant may apply to the District for such service.
4. Application for and the possible provision of District utility service to the real property which is the subject of this Certificate shall be subject to and conditioned upon the availability of water service to the real property at the time of such application, as well as all application for utility service, including conservation, water restrictions, and other policies and regulation then in effect.
5. Developer will be responsible for all costs associated with the water improvements and relocations.

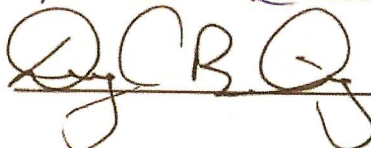
Applicant's Signature



Date

4/13/21

District Signature



Date

5-8-21



VICINITY MAP SUB22-0004

Cage 146th Short Plat

Description:

Subdivision of a 22,662 square foot parcel into three parcels.

Address:

2630 South 146th Street

S 144TH ST

Project Site

2123049095

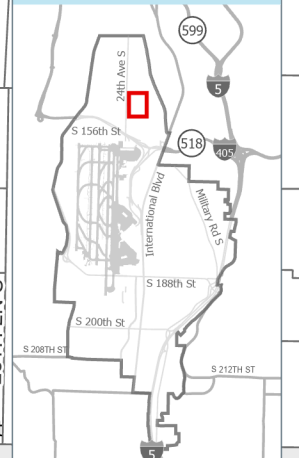
S 146TH ST

26TH LN S

27TH LN S

28TH LN S

LOCATION IN SEATAC

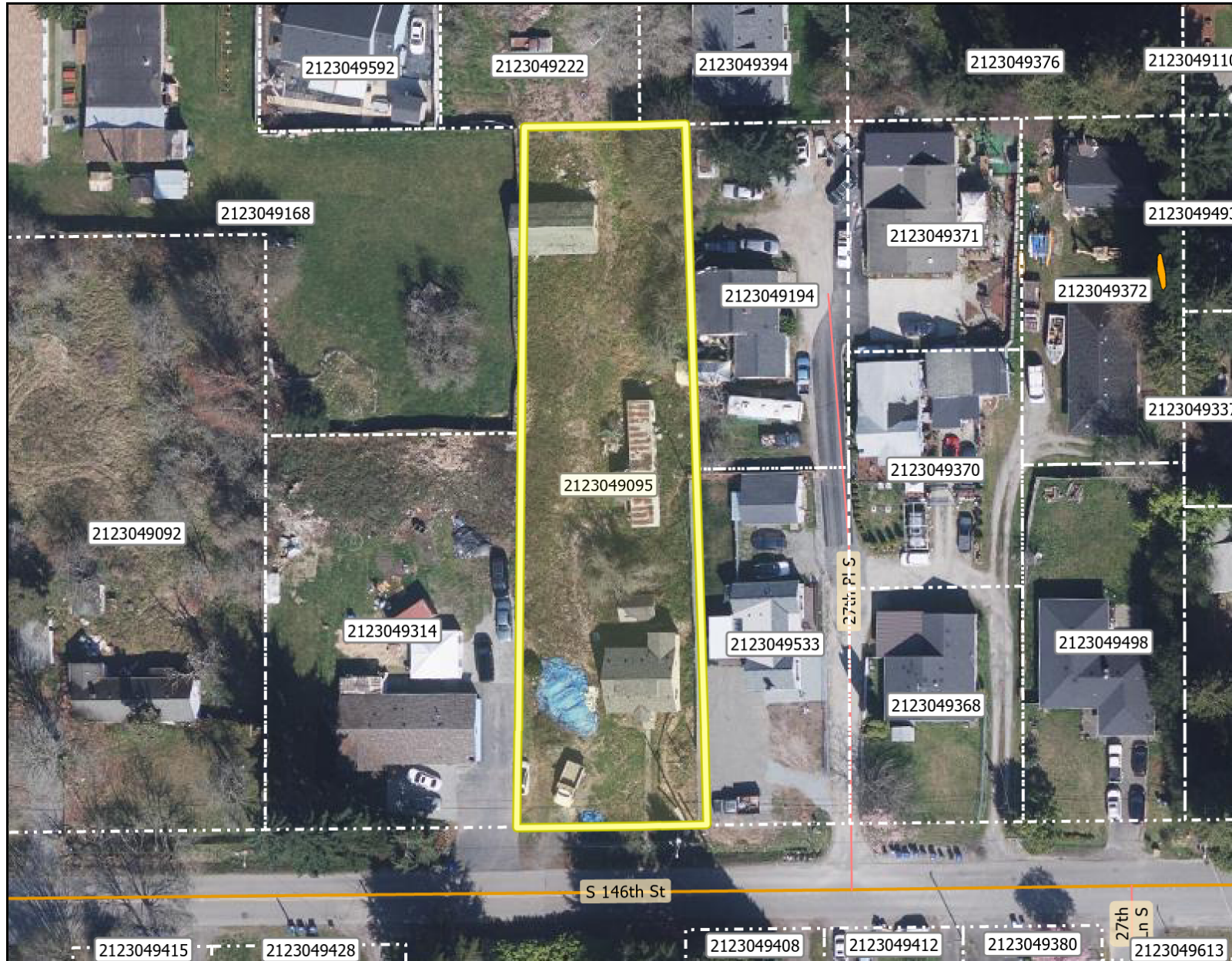


Date Prepared: 2/4/2022

Source: City of SeaTac, King County, Sound Transit, ADG. Prepared by the City of SeaTac GIS. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey.

0 100 Feet





SUB22-0004, VAR22-0008 Exhibit F-1

Legend

Parcels

Parcels

City Boundaries

Geopolitical Areas

City of SeaTac

Street Centerlines

Street Centerlines

SeaTac - Local

Private - Local

Slope Bins (Calculated)

Slope (Bin ≥ 30 Deg.)



Imagery 2020 (Mercator)

Red: band_1

Green: band_2

Blue: band3

Map Description

There is no description provided for this map.



Prepared by the City of SeaTac. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey.

0 50 100
ft

Map Author: Unknown

Map Generated: Friday, December 16, 2022

This document has been designed for use at 8.5 x 11 (Landscape) and is not intended for use at another size.



UNOFFICIAL



CAGE S. 146TH ST
PRELIMINARY SHORT PLAT
FILE NO.: SUB22-0004

LEGEND

- FOUND SECTION CORNER (AS SHOWN)
- FOUND SECTION 1/4 CORNER (AS SHOWN)
- CALCULATED SECTION 1/4 CORNER (AS SHOWN)
- SET REBAR & CAP EMW LS #44651
- FOUND REBAR (AS SHOWN)
- FOUND IRON PIPE (AS SHOWN)
- FOUND CASED MONUMENT (AS SHOWN)
- (D) DISTANCE PER DEED
- (R) DISTANCE PER REFERENCE
- (M) DISTANCE AS MEASURED
- (C) DISTANCE AS CALCULATED
- LS LICENSED LAND SURVEYOR

REFERENCE SURVEYS

- R1) RECORD OF SURVEY, RECORDING NO. 20201217900001
- R2) SHORT PLAT, RECORDING NO. 20190325900003
- R3) SHORT PLAT, RECORDING NO. 20180913900001
- R4) RECORD OF SURVEY, RECORDING NO. 20191014900017
- R5) RECORD OF SURVEY, RECORDING NO. 2020625900014

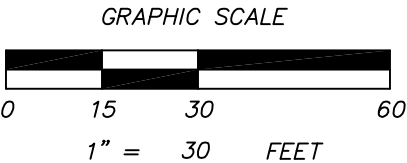
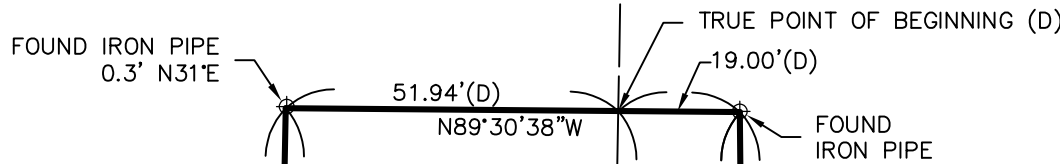
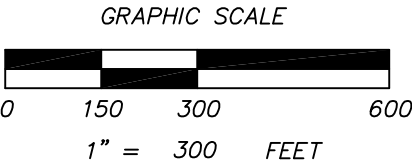
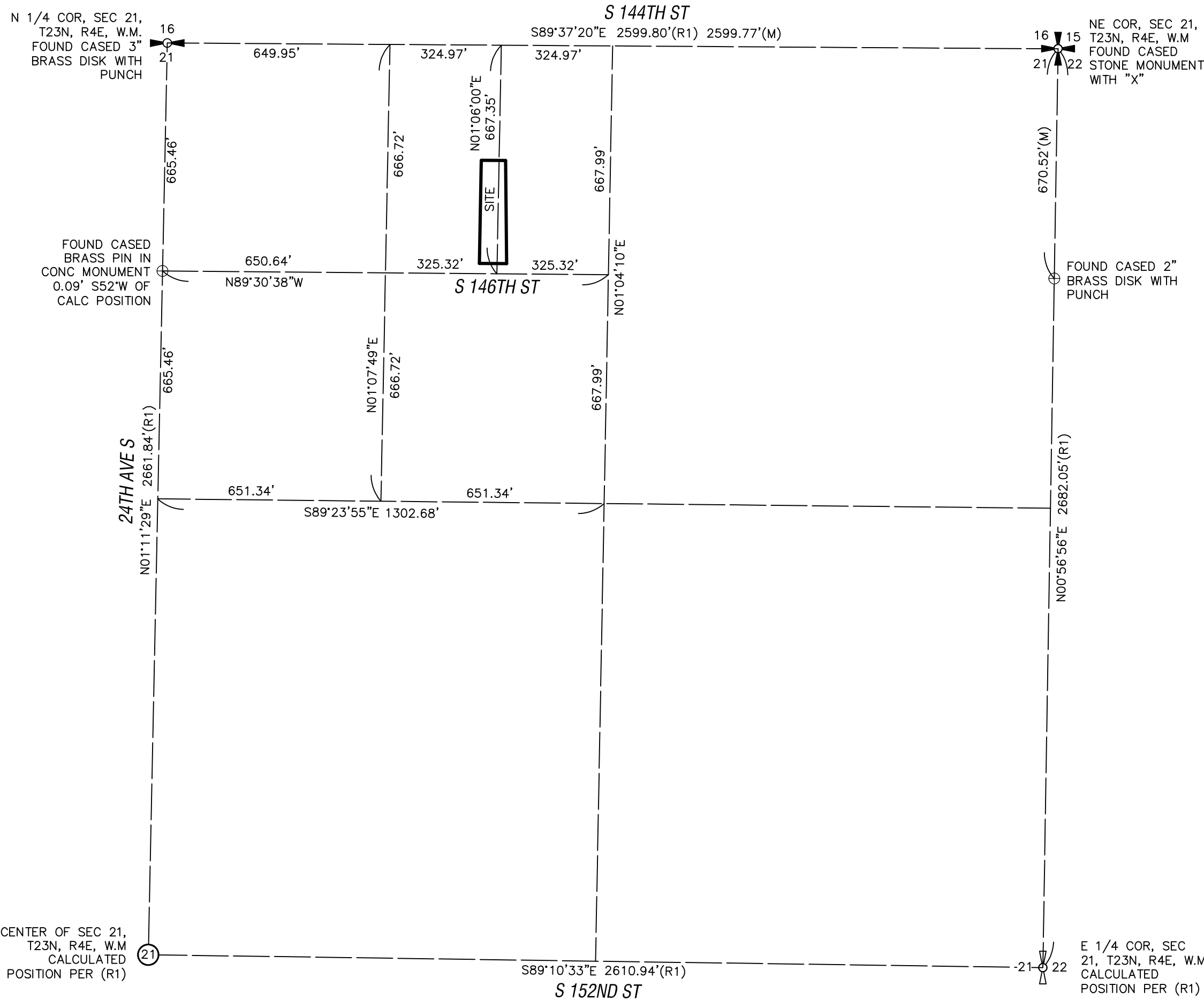
RECORDS OF KING COUNTY RECORDER'S OFFICE

RECORDING NO.

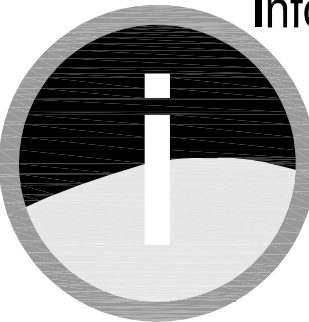
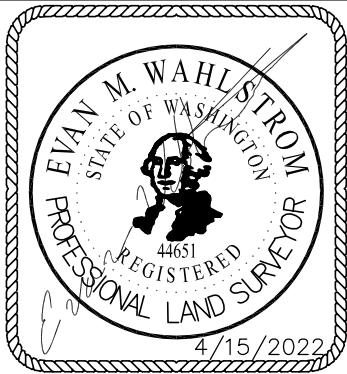
VOL./PAGE
SUB22-0004, VAR22-0008
Exhibit G-2

SCALE: 1 inch = 30ft.

PORTION OF
NW 1/4 of NE 1/4, S.21 T.23N R.4E W.M.



FOUND REBAR (NO CAP)
PORTION CONVEYED TO KING COUNTY FOR SOUTH 146TH ST BY DEED RECORDING NO. 4329655 (TOGETHER WITH RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON ABUTTING PROPERTY)
N89°30'38"W 79.65'(C)
5.00'(D)
51.94'(C) 52.10'±(D)
N89°30'38"W
28.00'(D)
N89°30'38"W
POINT OF BEGINNING SE CORNER OF THE WEST HALF OF THE NE QUARTER OF THE NW QUARTER OF SEC 21
PORTION CONVEYED TO KING COUNTY FOR SOUTH 146TH ST BY DEED RECORDING NO. 4329656 (TOGETHER WITH RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON ABUTTING PROPERTY)

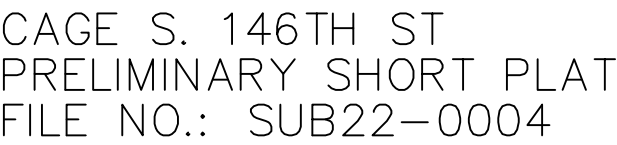


informed land survey

PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

KENNETH CAGE 2630 S 146TH ST SEATAC, WA 98168 KING COUNTY TAX PARCEL NO. 2123049095		
DWN. BY JR	DATE 4/15/2022	JOB NO. CAGEK-210429
CHKD. BY EW	SCALE 1"=30'	SHEET 2 OF 3



- SET REBAR & CAP EMW LS #44651
- FOUND REBAR (AS SHOWN)
- ⊕ FOUND IRON PIPE (AS SHOWN)
- SPOT ELEVATION

--- GUY ANCHOR


PMT] POWER METER

 POWER POLE

 POWER POLE W/LIGHT, TRANSFORMER & DROP

(S) SEWER MANHOLE

 IRRIGATION CONTROL BOX

 FIRE HYDRANT

WATER METER

✕ WATER VALVE

(C) DISTANCE AS CALCULATED

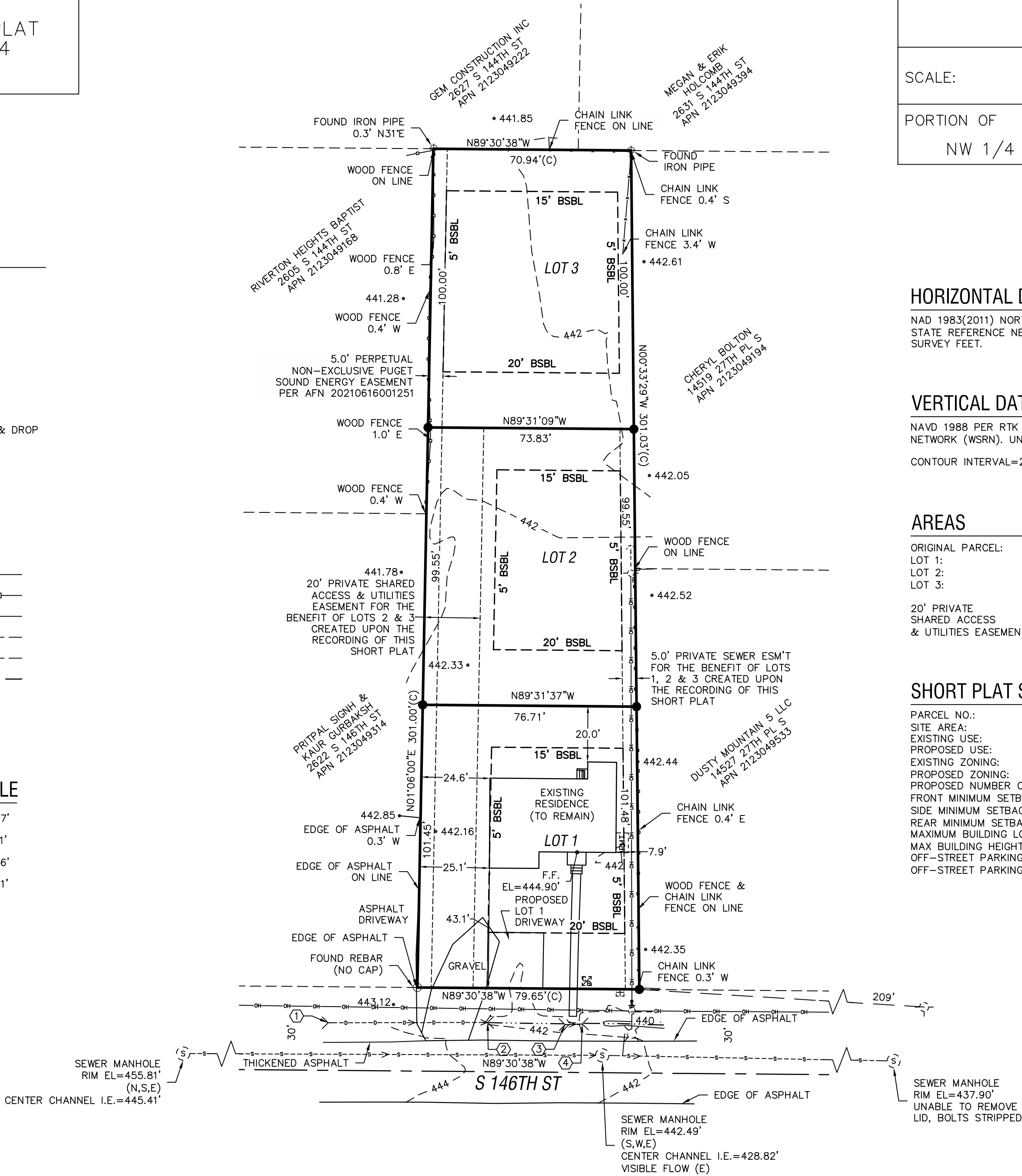
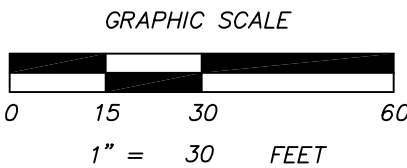
The diagram illustrates a ditch cross-section with the following layers and features from top to bottom:

- CHAIN LINK FENCE**: Represented by a line with 'x' markers at the top.
- WOOD FENCE**: Represented by a line with square markers below the chain link fence.
- OH**: Two horizontal lines with 'OH' labels, representing overhead utility lines.
- D**: A dashed line with 'D' markers, representing a culvert.
- S**: A dashed line with 'S' markers, representing a sewer line.
- CENTERLINE OF DITCH**: A solid line at the bottom.

①	12" CONC CULVERT I.E.=443.07'
②	12" CONC CULVERT I.E.=441.51'
③	12" CONC CULVERT I.E.=440.46'
④	12" CONC CULVERT I.E.=440.31'

NOTE:
THE EXISTING UTILITIES AS SHOWN
ARE ONLY APPROXIMATE AND ARE
BASED ON THE BEST AVAILABLE
INFORMATION. IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO
VERIFY THE SIZE, TYPE, LOCATION,
AND DEPTH OF ALL EXISTING UTILITIES
PRIOR TO STARTING CONSTRUCTION,
AND INFORM THE DESIGN ENGINEER
OF ANY DISCREPANCIES.

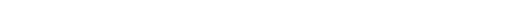
Call Before You Dig
1-800-424-5555



RECORDING NO.

VOL. /PAGE
SUB22-0004, VAR22-0008
Exhibit G-3

SCALE: 1 inch = 30ft.



15 0 15 30 45 60 75

PORTION OF
NW 1/4 of NE 1/4, S.21 T.23N R.4E W.M.

NAD 1983(2011) NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

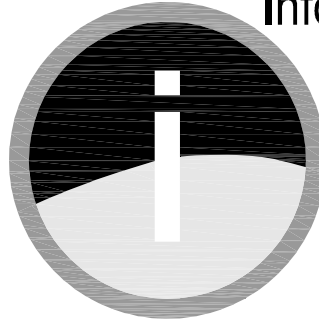
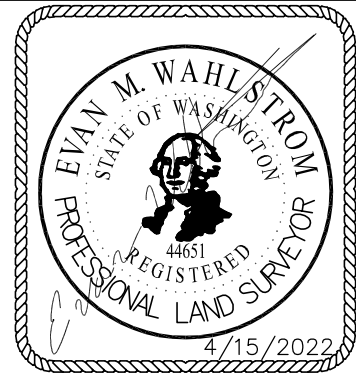
CONTOUR INTERVAL=2 FEET

ORIGINAL PARCEL:	22,662 S.F./0.520 ACRES
LOT 1:	7,931 S.F./0.182 ACRES
LOT 2:	7,493 S.F./0.172 ACRES
LOT 3:	7,238 S.F./0.166 ACRES

20' PRIVATE
SHARED ACCESS
& UTILITIES EASEMENT: 4,020 S.F./0.092 ACRES

PARCEL NO.:	2123049095
SITE AREA:	22,662 S.F./0.520 ACRES
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	URBAN LOW DENSITY RESIDENTIAL (UL-7,200)
PROPOSED ZONING:	URBAN LOW DENSITY RESIDENTIAL (UL-7,200)
PROPOSED NUMBER OF LOTS:	3
FRONT MINIMUM SETBACK:	20'
SIDE MINIMUM SETBACK:	5'
REAR MINIMUM SETBACK:	15'
MAXIMUM BUILDING LOT COVERAGE:	35%
MAX BUILDING HEIGHT:	30'
OFF-STREET PARKING SPACES, MINIMUM:	TWO SPACES PER DWELLING UNIT
OFF-STREET PARKING SPACES, MAXIMUM:	N/A

informed land survey



LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

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KENNETH CAGE
2630 S 146TH ST
SEATAC, WA 98168
KING COUNTY TAX PARCEL NO. 2123049095

DWN. BY JR	DATE 4/15/2022	JOB NO.CAGEK-210429
------------	----------------	---------------------

CHKD. BY EW	SCALE 1"=30'	SHEET
-------------	--------------	-------

3 OF 3



DETERMINATION OF COMPLETENESS

TYPE OF ACTION: Short Subdivision (SUB)

FILE NUMBER: SUB22-0004

PROJECT NAME: Cage 146th Short Plat

PROJECT LOCATION:

Address: 2630 South 146th Street

Parcel Number: 212304-9095

PROJECT DESCRIPTION: Subdivision of a 22,662 square foot parcel into three parcels.

APPLICANT: Kenneth Cage; 755 Oakhurst Drive, Pacific, WA 98047; 206-272-0685

AGENT/CONTACT: Same as Applicant

DATE APPLICATION RECEIVED: January 28, 2022

The application is complete and is being reviewed for compliance with City Codes. This is not a preliminary approval. Pursuant to RCW 36.70B.070 and adopted SeaTac Municipal Codes, if an application is determined to be complete, it does not preclude the City from requesting additional information.

Dennis Hartwick, *Senior Planner*

02/01/2022

Date Issued

Department of Community and Economic Development
4800 South 188th Street
SeaTac, WA 98188
dhartwick@seatacwa.gov
206-973-4837



NOTICE OF APPLICATION

TYPE OF ACTION: Short Subdivision (SUB)

FILE NUMBER: SUB22-0004

PROJECT NAME: Cage 146th Short Plat

PROJECT LOCATION: Address: 2630 South 146th Street **Parcel Number:** 212304-9095

ZONING CLASSIFICATION: UL-7,200 (Urban Low Density Residential)

PROJECT DESCRIPTION: Subdivision of a 22,662 square foot parcel into three parcels.

PERMITS INCLUDED WITH THIS APPLICATION: None

STUDIES REQUESTED BY THE CITY: None

PERMITS REQUIRED BUT NOT INCLUDED WITH THIS APPLICATION: Building (BLD),

EXISTING ENVIRONMENTAL DOCUMENTS: None

APPLICANT: Kenneth Cage; 755 Oakhurst Drive, Pacific, WA 98047; 206-272-0685

AGENT/CONTACT: Same as Applicant

DATE APPLICATION RECEIVED: January 28, 2022

DATE APPLICATION COMPLETE: February 01, 2022

COMMENT PERIOD: Persons wishing to comment on this application should submit comments within fourteen (14) days of the date of this notice, by email, mail, or letter handed in to the Permit Counter. **All comments must be submitted by 5:00 p.m. on Tuesday, March 01, 2022.** Comments sent after such time will not be considered or made party of record. Detailed information and copies of this proposal are available for the public to review at SeaTac City Hall, Monday through Friday (except holidays) from 8:30 a.m. to 5:00 p.m.

DECISION: A written decision will be issued following the comment period. A copy of the decision will be provided upon request. The decision is appealable to the SeaTac Hearing Examiner. Details of the appeal process will be included in the decision.

STAFF CONTACT: Dennis Hartwick, *Senior Planner*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; dhartwick@seatacwa.gov; 206-973-4837

DATE ISSUED: February 15, 2022



DETERMINATION OF COMPLETENESS

TYPE OF ACTION: Variance (VAR)

FILE NUMBER: VAR22-0008

PROJECT NAME: Cage 146th Short Plat

PROJECT LOCATION:

Address: 2630 South 146th Street

Parcel Number: 212304-9095

PROJECT DESCRIPTION: Variance request to reduce the 5-foot setback from the access easement to 4.6 feet.

APPLICANT: Kenneth Cage; 755 Oakhurst Drive, Pacific, WA 98047; 206-272-0685

AGENT/CONTACT: Same as Applicant

DATE APPLICATION RECEIVED: August 25, 2022

The application is complete and is being reviewed for compliance with City Codes. This is not a preliminary approval. Pursuant to RCW 36.70B.070 and adopted SeaTac Municipal Codes, if an application is determined to be complete, it does not preclude the City from requesting additional information.

Dennis Hartwick, *Senior Planner*

09/22/2022

Date Issued

Department of Community and Economic Development
4800 South 188th Street
SeaTac, WA 98188
dhartwick@seatacwa.gov
206-973-4837



NOTICE OF APPLICATION

TYPE OF ACTION: Administrative Variance (VAR)

FILE NUMBER: VAR22-0008

PROJECT NAME: Cage 146th Short Plat

PROJECT LOCATION: Address: 2630 South 146th Street **Parcel Number:** 212304-9095

ZONING CLASSIFICATION: UL-7,200 (Urban Low Density Residential)

PROJECT DESCRIPTION: Request to reduce the 5-foot building setback from an access easement by 6 inches.

PERMITS INCLUDED WITH THIS APPLICATION: Short subdivision (SUB)

STUDIES REQUESTED BY THE CITY: None

PERMITS REQUIRED BUT NOT INCLUDED WITH THIS APPLICATION: Building Permit (BLD), Grading Permit (STE), Right-of-Way Permit (ROW)

EXISTING ENVIRONMENTAL DOCUMENTS: None

APPLICANT: Kenneth Cage; 755 Oakhurst Drive, Pacific, WA 98047; 206-272-0685

AGENT/CONTACT: Same as Applicant

DATE APPLICATION RECEIVED: August 25, 2022

DATE APPLICATION COMPLETE: September 22, 2022

COMMENT PERIOD: Persons wishing to comment on this application should submit comments within fourteen (14) days of the date of this notice, by email, mail, or letter handed in to the Permit Counter. **All comments must be submitted by 5:00 p.m. on Monday, October 31, 2022.** Comments sent after such time will not be considered or made party of record. Detailed information and copies of this proposal are available for the public to review at SeaTac City Hall, Monday through Friday (except holidays) from 8:30 a.m. to 5:00 p.m.

DECISION: A written decision will be issued following the comment period. A copy of the decision will be provided upon request. The decision is appealable to the SeaTac Hearing Examiner. Details of the appeal process will be included in the decision.

STAFF CONTACT: Dennis Hartwick, *Senior Planner*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; dhartwick@seatacwa.gov; 206-973-4837

DATE ISSUED: October 17, 2022