

RESPONSE TO MAJOR CUP CRITERIA

BONNEY WATSON | Washington Memorial Park, 16445 International Boulevard, SeaTac, WA 98188

RE: Response to Major Conditional Use Permit Criteria

Summit View Development @ BONNEY WATSON | Washington Memorial Park

16445 International Boulevard, SeaTac, WA 98188

Parcel Numbers: 2823049052, 2823049054 & 2823049080

The Summit View Development Project is for the continued internal property development of the Washington Memorial Park and meets all of the specific Criteria for a Major Conditional Use Permit Approval per the City of SeaTac Municipal Code Section 15.115.020(D) as follows:

1. *The proposed use is a listed as a conditional used under SMC 15.205.040, Use Chart.*

Response: Please see the attached excerpt from Section 15.205.040 of the SeaTac Municipal Code where the Use Table designates a Cemetery Land Use as an Allowed Use within a Park Zoning Designation subject to a Conditional Use Permit.

2. *The site is adequate in size and shape for the proposed project and the use conforms to the general character of the neighborhood.*

Response: The proposed Summit View Development area will comprise less than 2% of the 70-acre Washington Memorial Park. The proposed use at the Summit View Development area is a continuation of the existing use as a cemetery and funeral home. This continuation of the existing use will not alter the character of the neighborhood (a general character that is defined by the open space of the Washington Memorial Park).

3. *The unique character of the topography, arterial streets and adjacent land use complement the proposed conditional use.*

Response: There will be no negative impact to the existing character of the topography, arterial streets, or the adjacent land use complement upon the approval of this conditional use. Since the proposed use is a continuation of the existing use of the Washington Memorial Park and the development is completely within the park, the existing character of the surrounding neighborhood will be maintained.

4. *The conditional use would not be detrimental to the surround land use.*

Response: As the proposed project is a continuation of the existing use as a cemetery and funeral home of the Washington Memorial Park, and the development site is completely within the Washington Memorial Park, granting of a conditional use will not be detrimental to the surrounding land uses.

5. *Modification to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this code.*

Response: The only proposed modification to standards is related to the proposed stacked parking configuration adjacent to the Celebration of Life Pavilion. Stacked parking is unique to cemetery operations as it allows for services held within the Washington Memorial Park to have a controlled movement of vehicles through the grounds to the memorial site(s). The proposed stacked parking arrangement allows for vehicles to be screened from view within the Washington Memorial Park as it is to be located between the existing Mausoleums and the proposed new Pavilion (stacked parking is also significantly more efficient for reducing the total area of impervious surfaces within the park setting). The City of SeaTac Zoning Code does not include standards specifically for stacked parking supporting a cemetery use; therefore, the proposed parking utilizes the configuration and dimensional standard found in the SeaTac Zoning code for valet and parallel parking.

6. *The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.*

Response: As noted previously, the proposed Summit View Development is the continuation of the existing use and not an 'expansion' of the funeral home and cemetery use. The Celebration of Life Pavilion is designed to accommodate a wider variety of memorial service options for families – not to increase the number of services to be held within the Memorial Park. Currently there is no location within the Washington Memorial Park to have a catered reception following a memorial service thus service attendees need to travel to an off-site venue to hold such a reception. With the Summit View Development, service attendees can retire to the Celebration of Life Pavilion following a chapel or gravesite service. This use will be a continuation of the existing funeral home and cemetery use and will not be hazardous or conflict with existing traffic in the neighborhood as no increase in traffic will be generated.

7. *The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area unless conditions can be established to mitigate adverse impacts.*

Response: As noted previously, the proposed Summit View Development is the continuation of the existing use and not an 'expansion' of the funeral home and cemetery use. Public services will not be adversely impacted to the surrounding area by the granting of the conditional use. With the installation of the fire flow line from International Boulevard to the project location, the construction of the Summit View Development will improve the life safety of the Washington Memorial Park.

The proposed Summit View Development meets all of the Criteria for a Major Conditional Use Permit Approval per the City of SeaTac Municipal Code Section 15.115.020(D) as outlined above.

City of SeaTac Comprehensive Plan Support

Further to satisfying the Criteria for Major Conditional Use Approval, the City's own Comprehensive Plan has many elements that directly support the approval of a Major Conditional Use Permit for the Summit View Development and future Improvement Projects at the Washington Memorial Park. These elements include, but are not limited to, the following:

Land Use Element Policy 2.5E: Encourage land uses adjacent to the Airport that are compatible with Airport operations. The Federal Aviation Administration's standards (under the Part 150 Program) identify compatible land uses for areas immediately adjacent to an airport. Improving land use compatibility in areas near the Airport enables the City of SeaTac to take better advantage of the job and tax revenue benefits of the Airport, maintain and enhance the Airport's role as an essential public facility, and help reduce the negative impacts to City residents. Some appropriate land uses near airports include open space and passive park land, parking, transportation-related activities, and some manufacturing or business park uses.

Land Use Element Policy 2.6A: This designation identifies publicly funded park and open space areas to be used for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, and wildlife corridors and habitats. Also included are private open space facilities such as cemeteries.

Economic Vitality Policy 8.2D: Utilize the planned action process to reduce permit processing time and increase predictability for projects compatible with City plans. Priority should be given to the development of planned actions that support the Plan's economic development priorities.

Economic Vitality Policy 8.4A: Recognize the City's current mix of business and industry and encourage the diversity necessary to maintain or achieve employment growth. Business diversity reduces the negative effects of cyclical economic fluctuations.

Economic Vitality Policy 8.4E: Encourage a job mix that improves the City's economic strength and stability, prioritizes living wage jobs, and increases the tax base. A healthy job mix provides opportunities for residents' economic success and maintains high-quality public services.

Economic Vitality Policy 8.8B: Create consistent identity and community design elements to ensure SeaTac is recognizable and distinguished from other communities. A coordinated approach to establish a consistent City identity and image can help promote SeaTac as a memorable and recognizable destination

to visitors and travelers, including those from different regions, cultures and languages. This approach also promotes pride among residents and businesses and can be achieved through consistent physical communication (art, architecture, landscaping), promotion (digital, print, written word) and event programming.

Economic Vitality Policy 8.8C: Promote programming, open spaces and physical connections that enhance the visitor experience. Providing activities and amenities like shuttle service, connected sidewalks, bike paths and open space, can simplify access for hotel guests and other visitors to amenities in SeaTac. This expanded access enables visitors to contribute to local tax revenue and job creation.

Environmental Element Policy 9.3B: Protect and enhance natural drainage systems to maintain and improve water quality, reduce public costs, and prevent environmental degradation by using best management construction practices and current stormwater treatment and flow control standards on new and redevelopment projects.

Environment Element Policy 9.5C: Reduce energy use in existing buildings, and limit emissions growth in new buildings.

Parks, Recreation and Open Space Policy 10.6C: Encourage cooperative planning and use of recreational facilities with private businesses, nonprofit organizations, and other groups in the City. The City has active volunteer groups, private community clubs, and businesses that operate facilities and recreation programs. Cooperating with these groups extends opportunities for local residents and employees, reduces duplication, increases the success of grant applications, and provides funding and staffing in addition to City sources.

Parks, Recreation and Open Space Policy 10.7G: Retain significant historical and archaeological resources. Historical and archaeological resources contribute to community character and maintain ties to the past.

Public Benefit

BONNEY WATSON and the Washington Memorial Park has provided, and continues to provide, a wealth of benefits to City of SeaTac residents, businesses, public utilities and directly to the city municipality itself. The public benefits are both physical in nature as well as program operations provided on-site by BONNEY WATSON. There public benefits include:

1. Hosting an annual Memorial Day ceremony at the Memorial Park in honor of those in the military who have paid the ultimate sacrifice in service to their country.

2. Donating 100% of their funeral home and cemetery goods and services to anyone killed in the line of duty as a police officer, fire official, or military personnel.
3. Developed within the Memorial Park the first, and only, POW/MIA Living Memorial Plaza in the United States.
4. Developed within the Memorial Park, in partnership with the TEARS Foundation, an Angel of Hope Monument dedicated children gone too soon due to miscarriage, stillbirth, or infant death.
5. Providing assistance to families experiencing financial limitations when providing funeral home and cemetery goods and services.
6. Developed within the Memorial Park dedicated memorial gardens recognizing ethnic populations within the community including the Samoan/Pacific Islander, Korean, and East African cultures.
7. For over 30-years, Bonney Watson has hosted the Highline Community College Psychology 130 Class on 'Death and Dying'.
8. Maintains a 70-acre open green space amid the high intensity surroundings of International Boulevard and SeaTac Airport. The Memorial Park is open every day and is enjoyed by residents and visitors alike.
9. Bonney Watson continues to provide financial, leadership, and staff volunteerism to non-profit organizations throughout the greater Seattle area. Organizations include the St. Anne Hospital Foundation, Seattle Southside Chamber, Behind the Badge Foundation, the Highline Schools Foundation, Sons of Italy, and the TEARS Foundation.
10. Executed a 40-year lease with MPark for 6-acres North of the existing Funeral Home that subsequently generates significant tax revenue for the City of SeaTac through car rental fees.
11. Since November 1930, BONNEY WATSON has provided easements across the Memorial Park to the benefit of a wide range of municipal and utility corporations. These easements have benefited the Washington Department of Transportation, the Valley View Sewer District, the Port of Seattle, Puget Sound Energy and the City of SeaTac. A significant easement is a Storm Drainage Easement across the property with the City of SeaTac dated May 15, 2007. The language of this Storm Drainage Easement recognizes that BONNEY WATSON, 'for and in consideration of the public good' and other valuable considerations, does by these presents, convey and warrant unto the Grantee and easement for the purpose of conveying, storing, managing and facilitating storm and surface water through a public storm drainage facility with necessary appurtenances over, through, across and upon' the Washington Memorial Park (a copy of this easement is attached).

As outlined above, BONNEY WATSON and the Washington Memorial Park has historically provided, and continues to provide today, a wealth of Public Benefits to the citizens of the City of SeaTac.

BONNEY WATSON | Washington Memorial Park appreciates the consideration of this request for a Major Conditional Use Permit. Such an approval will allow BONNEY WATSON to offer improved accommodations for families within the beautifully landscaped open space that is the Washington Memorial Park

End of Response to Major Conditional Use Criteria

Attachments:

1. Excerpt from SMC Section 15.205.040
2. Copy of Storm Drainage Easement – 5.15.2007

Chapter 15.205 Land Use Chart

Sections:

15.205.010 Establishment of Uses/Interpretation of Land Use Chart

15.205.020 Classification of Unlisted Uses and Clarification

15.205.030 Use Chart Guide

15.205.040 Use Chart

15.205.050 Hazardous Waste Use Requirements

15.205.010 Establishment of Uses/Interpretation of Land Use Chart

A. The use of a property means the purpose or activity for which the building or lot is intended, designed, arranged, occupied or maintained. All applicable requirements of this code, or other applicable State or Federal requirements, shall govern a use located in the City of SeaTac, except within the areas delineated as overlay districts, in which case the land use charts contained within Chapters [15.300 SMC](#), City Center Overlay District, 15.305 SMC, South 154th Street Station Area Overlay District, and 15.310, Angle Lake Station Area Overlay District, shall apply.

B. The land use charts in this chapter and other chapters in this code determine whether a specific use is permitted in a zone classification. (Ord. 16-1009 § 9; Ord. 15-1018 § 1)

15.205.020 Classification of Unlisted Uses and Clarification

A. In creating use charts, the City has considered the characteristics of uses which make them comparable, compatible or similar to each other. The City recognizes that it is not possible to enumerate and classify every use to which land may be devoted, either now or in the future, and that ambiguity may exist with reference to the appropriate and consistent use definition and applicable standards. Therefore:

1. When any known and identifiable use is not listed as a permissible use in any classification; or
2. When any use has now come into existence by reason of any technical development in the trades, sciences and equipment; or
3. When any use already listed in the use charts which, because of any process, equipment or materials used, possesses different performance standards than those which are usually associated with the uses in the classification as presently classified and which, therefore, makes it reasonable that such a use should be placed in the more restrictive classification, it shall be the responsibility and duty of the Department to ascertain all pertinent facts relating to any such use and make what it deems to be the appropriate process on a case-by-case basis for locating the use in the compatible zone classification.

B. Based on the above situations, the Director shall review the findings of facts and conclusions, and issue a decision of one (1) of the following actions:

1. Approve or deny the use as a similar and compatible use for that zone classification;
2. Require approval or denial through the conditional use process; or
3. Begin the process for review of an amendment to the land use charts.

C. The purpose of the review shall be to determine that the characteristics of any such use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas, and for the further purpose of determining the need for stipulating such conditions that would mitigate potential impacts and reasonably assure that the basic purpose of this code shall be served.

D. Any administrative decision issued by the Director can be appealed to the City Hearing Examiner, as stated in SMC [15.115.070](#), Appeal Process.

E. On an annual basis, the Director shall review and bring forward any recommended revisions or interpretations for uses to the Planning Commission. Additionally, every five (5) years, the Director shall present a comprehensive review of the code to the Planning Commission for consideration of necessary revisions due to lack of specificity or ambiguity in the adopted standards and their impacts. (Ord. 15-1018 § 1)

15.205.030 Use Chart Guide

A. **About the Use Chart.** The following chart lists all of the permitted and conditional land uses allowed in each zone.

B. **How the Use Chart is Organized.** The uses are generally alphabetical within the following category headings:

[illegible]

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P
Veterinary Clinic							P	C	P(1)	P	P	P(2)	P	
BUSINESS SERVICES														
Airport Support Facility												P		
Cargo Containers	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P	P(3)	P	P	P(1,2)
Commercial/Industrial Accessory Uses							P		C	P	P	P	P	
Conference/Convention Center							P		P	P	P	P	P	
Construction/Trade									C	C	C	P(1)	P	
Distribution Center/Warehouse							C		C	C		P	P	
Equipment Rental, Large												C	P	
Equipment Rental, Small							C		P(1)	P	P		P	
Equipment Repair, Large													P	
Equipment Repair, Small							P		P(1)	P	P	P(2)	P	
Helipad/Airport and Facilities													P	
Landscaping Business										P	P	P	P	
Professional Office			P	P			P	P	P	P	P	P	P	
Storage, Self-Service										P	P	C	P	
Truck Terminal									C	C		P(1)	P	
CIVIC AND INSTITUTIONAL														
Cemetery		C	C	C			C			P	P	P		C

[illegible]

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P
Crisis Diversion Interim Facility (CDIF)												C	C	
Day Care I	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1,2)	P(1,2)			P(1,3)		
Day Care II	C(1)	P	P	P		C	P	P(2)	P(2)	P	P	P		
Emergency Housing	P(1)	P(1)	P(1)/C(2)	P(1)/C(2)	P(1)	P(1)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)		
Emergency Shelters	P(1)	P(1)	P(1)/C(2)	P(1)/C(2)	P(1)	P(1)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)		
Hospital							P		C	P	P	P		

[illegible]

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P
Food Processing							P		C	P	P		P	
Furniture/Fixtures													P	
Laboratories, Research, Development and Testing							C		C	C	C	P	P	
Manufacturing, Light Misc.													P	
Winery/Brewery/Distillery								C(1)	P(1)	P	P	P(1)	P	
Off-Site Hazardous Waste Treatment and Storage Facilities													C	
Paper Products													P	
Primary Metal Industry													P	
Printing/Publishing										P	P	C	P	
Recycling Processing													C	
Rubber/Plastic/Leather/Mineral Products													P	
Textile Mill										C			P	
Wood Products	C(1)												P	
MOTOR VEHICLES														
Auto/Boat Dealer									C(1)	P	P		P	
Auto Service Center							P			P	P	P(1)	P	
Auto Supply Store							P	C(1)	C(1)	P	P		P	
Auto Wrecking													C	
Commercial Marine Supply							C			P	P		P	
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	P(2)	P(1)	P(1)	P	P(3)	P	P	P	P	P	P(1)
Fueling/Service Station							P			P	P		P	
Mobile Refueling Operations	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P	P	P	P	P(1)

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P
Public/Private Parking							C		C(1)	P	P	P	P	
Tire Retreading													P	
Towing Operation													C	
Vehicle Rental/Sale									C(1)	P	P	P(1)	P	
Vehicle Repair, Large													P	
Vehicle Repair, Small							C			P	P		P	
RECREATIONAL AND CULTURE														
Amusement Park									C	C	C			C(1)
Community Center		C	C	C			P	P	P	P	P	P(1)		P
Drive-In Theater										P				
Golf Course	C									C				P
Health Club			C(1)	C(1)			P	P	P	P	P	P	P(1)	
Library	P	P	C	C	C		P	P	P	P	P	P		
Museum		C	C	C			P		P	P	P	P		
Nonprofit Organization	P(1)/C(2)	P(1)/C(2)	P	P			P	P	P	P	P	P		P(1)/C(2)
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational Center	P(1)	P(1)	P(1)	P(1)			C	P	P	P	P	P(2)	P	P

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P
Religious Use Facility	C	C	P	P	C		P	P	P	P	P	P		P(1)/C(2)
Religious Use Facility Accessory	C(1,2)	C(1,2)	C(2)	C(2)	C(1)		P(2)	P	P(2)	P(2)	P(2)	P(2)		P(3)/C(4)
Sports Club	P(1)/C(2)						C			P	P	P	P	
Stadium/Arena									C	C	C		C	C
RESIDENTIAL														
College Dormitory							C	P(1)	P	P	P	P		
Duplex		P(1)	P(1)	P(1)	P(1)									
Dwelling Unit, Caretaker/Manager										P	P	P		

[illegible]

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P
Accessory Dwelling Unit	P	P												
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	
Shed/Garage	P	P	P	P	P									
Tent Structure	P													
Tent Structure, Canopy	P													
RETAIL AND COMMERCIAL														
Agricultural Crop Sales (Farm Only)	P(1)						P			P	P	P	P	
Arcade (Games/Food)			P(1)	P(1)			P	P(1)	P(1)	P(1)	P(1)	P(1)		P
Beauty Salon/Personal Grooming Service			C(1)	C(1)			P	P(2)	C(2)	P	P	P		
Coffee Shop/Retail Food Shop			P(1)	P(1)			P	P(2)	P	P	P	P		
Concession Sales							P	P	P	P	P	P	P	P
Dry Cleaner			P(1,2)	P(1,2)			P	P(1)	P(1)	P	P	P(2)		

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P
Espresso Stand			P(1)	P(1)			P	P(2)	P	P	P	P	P	
Financial Institution							P	P	P	P	P	P	P	
Forest Products							P(1)		P(2)	(P1)	P(1)		C(3)	
Laundromat		P(1)	P	P			P			P	P		P	
Mobile Food Vending							P	P	P	P	P	P	P	P
Produce Stand							P		C	P	P	P	P	
Restaurant			C(1,2)	C(1,2)			P(2)	P(2,3)	P(3)	P	P	P	P	
Restaurant, Fast Food									P(1)	P	P	P	P	

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P
Retail, Big Box								P(1)	C(1)	C	C	C	P	
Retail, General			P(1)	P(1)			P	P(2)	P(2)	P	P	P(3)		
Sexually Oriented Business										C	C	C	C	
Tavern							P(1)	C	P	P	P			
Theater/Entertainment Club														
Theater, Movie							P		P	P	P	P(1)	P	P(1)
RETAIL AND COMMERCIAL, LODGING														
Bed and Breakfast	P	P	P	P			P	P	C					
Hostel		C	C	C			P	C	P	P	P	P		
Hotel/Motel and Associated Uses			C	C			P	C	P	P	P	P		
Short-Term Rental	P	P	P	P	P	P	P	P	P	P	P	P		
UTILITIES														
Utility Substation	C	C	C	C			C	C	C	P	P	P	P	
Utility Use	C	C	C	C			C	C	C	C	C	P	P	
Wireless Communications Facilities	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P

(Ord. 23-1003 §§ 3, 5; Ord. 22-1002 § 7 (Exh. A); Ord. 21-1031 § 13 (Exh. A); Ord. 21-1008 § 10; Ord. 20-1026 § 8; Ord. 18-1029 § 1; Ord. 18-1009 § 3; Ord. 18-1001 § 4; Ord. 17-1023 § 1; Ord. 17-1013 § 1; Ord. 15-1018 § 1)

15.205.050 Hazardous Waste Use Requirements

- A. On-site hazardous waste treatment and storage activity generating hazardous waste is considered an accessory use to permitted uses within this land use chapter; provided, that such facilities meet the State siting criteria adopted pursuant to the requirements of RCW [70.105.210](#).
- B. Off-site hazardous waste treatment and storage may be permitted as a major conditional use in the industrial (I) zone district; provided, that such facilities meet the State siting criteria adopted pursuant to the requirements of RCW [70.105.210](#).
- C. For the purposes hereof the following terms and definitions shall apply:

1. "Hazardous waste" means all dangerous and extremely hazardous waste as defined in RCW [70.105.010](#)(15), except for moderate risk waste as set forth in RCW [70.105.010](#)(17).
2. "Hazardous waste generator" means any person or site whose act first causes a dangerous waste to become subject to regulation under the Dangerous Waste Regulations, Chapter [173-303](#) WAC.
3. "Hazardous waste storage" means the holding of hazardous waste for a temporary period, as regulated by the State Dangerous Waste Regulations, Chapter [173-303](#) WAC.
4. "Hazardous waste treatment" means the physical, chemical, or biological processing of hazardous waste for the purpose of rendering these wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume, as regulated by the State Dangerous Waste Regulations, Chapter [173-303](#) WAC.
5. "Off-site hazardous waste treatment and storage" means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facility is located.
6. "On-site hazardous waste treatment and storage" means hazardous waste treatment and storage facilities that treat and store wastes generated on the same property.
7. "State siting criteria" means criteria for the siting of hazardous waste treatment and storage facilities adopted pursuant to the requirements of RCW [70.105.210](#). (Ord. 15-1018 § 1)

The SeaTac Municipal Code is current through Ordinance 23-1022, passed September 26, 2023.

Disclaimer: The City Clerk's office has the official version of the SeaTac Municipal Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.seatacwa.gov/>

City Telephone: (206) 973-4800

[Code Publishing Company](#)

**When Recorded Return to:**

CITY OF SEATAC

CITY CLERK'S OFFICE

4800 S. 188th St.

SEATAC, WASHINGTON 98188-8605

STORM DRAINAGE EASEMENT

Grantor(s): — Washington Memorial Park & Mortuary, Inc.

Grantee: City of SeaTac

Abbreviated Legal Description:

That portion of Section 2 and 7, Washington Memorial Park, according to the plat thereof recorded in Volume 33 of Plats, page 46, in King County, Washington.

Full Legal Description is on page 2 hereof.

Assessor's Property Tax Parcel Account Number(s): 282304-9052 and 282304-9080

Reference Numbers of Documents Assigned or Released, if Applicable: N/A

THIS INSTRUMENT, made this 15th day of May, 2007, by and between

hereinafter called the "Grantor", and the CITY OF SEATAC, a municipal corporation of the State of Washington, hereinafter called the "Grantee",

WITNESSETH:

The Grantor, for and in consideration of the public good and other valuable consideration, does by these presents, convey and warrant unto the Grantee an easement for the purpose of conveying, storing, managing and facilitating storm and surface water through a public storm drainage facility with necessary appurtenances over, through, across and upon the following described real estate situated in the County of King, State of Washington:

SEE PAGE 2

EXCISE TAX NOT REQUIRED

By [Signature] King Co. Records Deputy**COPY**

Marsorie L. Graham
Printed Name: MARSORIE L. GRAHAM
Notary Public in and for the State of Washington,
residing at Kirkland
My appointment expires 2-28-11

Exhibit A

That portion of Section 2 and 7, Washington Memorial Park, according to the plat thereof recorded in Volume 33 of Plats, page 46, in King County, Washington described as follows:

Commencing at the northeast corner of said Section 2, said northeast corner lying 50.00 feet westerly of the right of way center line of State Road No. 1, as shown on said plat, and being on the westerly margin of said road, thence southwesterly along said westerly margin of State Road No. 1, South $18^{\circ}40'54''$ West, 710.42 feet to the True Point of Beginning; thence continuing along said westerly margin South $18^{\circ}40'54''$ West, 10.00 feet; thence perpendicular to said westerly margin North $71^{\circ}19'06''$ West, 18.73 feet; thence North $26^{\circ}34'39''$ West, 33.70 feet; thence North $17^{\circ}27'47''$ East, 17.28 feet; thence North $9^{\circ}15'34''$ East, 75.32 feet; thence South $71^{\circ}19'06''$ East, 8.11 feet; thence South $9^{\circ}11'49''$ West, 70.77 feet; thence South $18^{\circ}40'54''$ West, 14.71 feet; thence South $26^{\circ}34'39''$ East, 29.54 feet; thence South $71^{\circ}19'06''$ East, 14.62 feet to the True Point of Beginning, containing 1,188 square feet, more or less.