

Notice of Application for Alteration of Subdivision Ridgecrest Homes

October 13, 2020

Per RCW 58.17.215 and SMC 20.30.425, you are being notified of an application for an alteration of a subdivision in which you are a property owner of record. This application for alteration of a subdivision is just the next administrative step required to conclude the settlement agreement between you and Sound Transit. Pursuant to the First Amendment to Declaration of Protective Restrictions executed by you and the other property owners of record in the subdivision (the "First Amendment"), you and the other owners agreed to, and authorized Sound Transit to, alter certain restrictions on real property in your subdivision to allow for the construction and operation of the Link light rail Lynnwood Link Extension, in exchange for the payment of just compensation by Sound Transit. The ultimate approval of the application by the City of Shoreline will serve to bring about the actual alteration of the use restriction(s) on the face of the plat as agreed to in the First Amendment.

As provided below, you may request a public hearing on this application.

Name of Applicant and Application No.: Central Puget Sound Regional Transit Authority, a regional transit authority of the State of Washington dba Sound Transit ("Sound Transit"); #PLN20-0136.

Location of Project: The portions of the following tax parcel numbers ("TPN") now owned in whole or in part by Sound Transit for use in connection with its Link light rail Lynnwood Link Extension: TPNs 7305300250, 7305300255, 7305300260, 7305300265, 7305300270, and 7305300275 (which six tax parcels are adjacent to one another on 1st Ave NE, beginning with the parcel on the corner of NE 174th Street and 1st Ave NE); TPN 7305300010 (having an address of 110 NE 174th Street); a portion of TPN 7305300245 (having an address of 17052 1st Ave NE); a portion of TPN 7305300205 (having an address of 104 NE 170th Street); and a portion of TPN 7305300240 (having an address 17046 1st Ave NE).

Description of Project: The applicant is seeking to alter certain restrictions affecting your subdivision as set out on the face of the plat, recorded in the real property records of King County, Washington under recording number 3699931. The restrictions currently read as follows:

No lot, or portion of a lot of this plat shall be divided and sold or resold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than the area required for the Use District stated on this plat; namely, six thousand (6000) square feet for R-1 Residence Use, with a minimum lot or tract width of sixty (60) feet.

All lots in this plat are restricted to R-1 District Use.

As altered, the foregoing restrictions would add the following **underlined** language; the reference to Exhibit A in the **underlined** language below will be to Exhibit A attached to this notice (which Exhibit A, for the avoidance of doubt, reflects the Sound Transit acquisitions attached to the First Amendment):

No lot, or portion of a lot of this plat, **other than the lot or portions of the lots legally described in the attached Exhibit A**, shall be divided and sold or resold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than the area required for the Use District stated on this plat; namely, six thousand (6000) square feet for R-1 Residence Use, with a minimum lot or tract width of sixty (60) feet.

All lots in this plat are restricted to R-1 District Use, **except the lot or portion of the lots as legally described on the attached Exhibit A**.

The foregoing alteration will eliminate the use restriction from TPNs 7305300250, 7305300255, 7305300260, 7305300265, 7305300270, 7305300275, and 7305300010, and from a portion of TPNs 7305300245, 7305300205, and 7305300240, all as legally described in Exhibit A, to allow Sound Transit to permanently locate, construct, operate, and maintain the Link light rail and Lynnwood Link Extension project and its related facilities pursuant to the exercise of its power of eminent domain or the threat thereof. A majority of the property owners of record in the subdivision have approved the removal of the restriction pursuant to the First Amendment.

Application Submitted & Complete: Submitted - 09/25/2020; Complete - 10/06/2020

Project Manager Name & Phone #: Cate Lee, (206) 801-2557

Project Information:

Total Plat Area:

- 29.6 acres

Maximum Height:

- 30 feet (R-6)
- 35 feet (R-8)

Zone:

- R-6
- R-8

Min. Lot Size:

- 7,200 sf (R-6)
- 5,000 sf (R-8)

Optional Public Hearing: As a person receiving notice, you may request a public hearing on this application. The public hearing must be requested within 14 calendar days of receipt of this notice. This notice shall be deemed received three days from the date of mailing. Requests for a public hearing shall be filed in writing with the City Clerk, City of Shoreline, 17500 Midvale Avenue N., Shoreline, WA 98133.

Public Comment: If you would like to comment on this application, all public comments must be received by **October 27, 2020 at 5:00 p.m.** You may mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn. Cate Lee, 17500 Midvale Avenue N., Shoreline, WA 98133 or email to clee@shorelinewa.gov. You may also request a copy of the decision once it has been made.

Development Regulations Used and Environmental Documents submitted: The current edition of Shoreline Municipal Code is available online at <https://www.codepublishing.com/WA/Shoreline/html/Shoreline20/Shoreline20.html>

NOTICE OF DISCLOSURE

The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.

[exhibit begins on the following page]

EXHIBIT A

LL196.3, TPN 7305300205

GRANTOR'S PARCEL:

LOT 1, BLOCK 3, RIDGECREST HOMES ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 25, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PERMANENT ELECTRICAL EASEMENT AREA ACQUIRED BY SOUND TRANSIT:

ALL THAT PORTION OF GRANTOR'S PARCEL DESCRIBED AS FOLLOWS:

THE WEST 10 FEET OF THE SOUTH 30 FEET THEREOF

CONTAINING 301 SQUARE FEET, MORE OR LESS.

LL199, TPN 7305300240

GRANTOR'S PARCEL:

LOT 8, BLOCK 3, RIDGECREST HOMES ADDITION AS PER PLAT RECORDED IN VOLUME 44, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

FEE TAKE AREA ACQUIRED BY SOUND TRANSIT:

ALL THAT PORTION OF GRANTOR'S PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GRANTOR'S PARCEL; THENCE S87°52'51"E ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 1.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1200.50 FEET, TO WHICH POINT OF BEGINNING A RADIAL LINE BEARS N84°54'13"W, THENCE SOUTHERLY, TO THE LEFT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°16'26", AN ARC DISTANCE OF 26.69 FEET TO THE WEST LINE OF SAID PARCEL; THENCE N00°20'00"E ALONG SAID WEST LINE A DISTANCE OF 26.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 25 SQUARE FEET, MORE OR LESS

LL200, TPN 7305300245

GRANTOR'S PARCEL:

LOT 9, BLOCK 3, RIDGECREST HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE(S) 25, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

FEE TAKE AREA ACQUIRED BY SOUND TRANSIT:

ALL THAT PORTION OF GRANTOR'S PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GRANTOR'S PARCEL; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL, S87°52'51"E A DISTANCE OF 1.92 FEET TO A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1200.50 FEET, OF WHICH THE RADIAL LINE BEARS N84°54'13"W; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'59", AN ARC DISTANCE OF 62.15 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE, ALONG SAID NORTH LINE, N87° 52'51"W A DISTANCE OF 8.69 FEET TO THE WEST LINE OF SAID PARCEL; THENCE, ALONG SAID WEST LINE, S00°20'00"W A DISTANCE OF 61.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 312 SQUARE FEET, MORE OR LESS

LL201, TPN 7305300250

LOT 10, BLOCK 3, RIDGECREST HOMES ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LL202, TPN 7305300255

LOT 11, BLOCK 3, RIDGECREST HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 25, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LL203, TPN 7305300260

LOT 12, BLOCK 3, RIDGECREST HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 25, RECORDS OF KING COUNTY WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LL204, TPN 7305300265

LOT 13, BLOCK 3, RIDGECREST HOMES, ACCORDING TO THE PLAT RECORDED IN VOLUME 44 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LL205, TPN 7305300270

LOT 14, BLOCK 3, RIDGECREST HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 25, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NO. 635307 FOR PRIMARY STATE HIGHWAY NO. 1. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LL206, TPN 7305300275

LOT 15, BLOCK 3, RIDGECREST HOMES, ACCORDING TO PLAT RECORDED IN VOLUME 44 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON. EXCEPT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 602268 FOR PRIMARY STATE HIGHWAY NO. 1. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LL207, TPN 7305300010

PARCEL A:

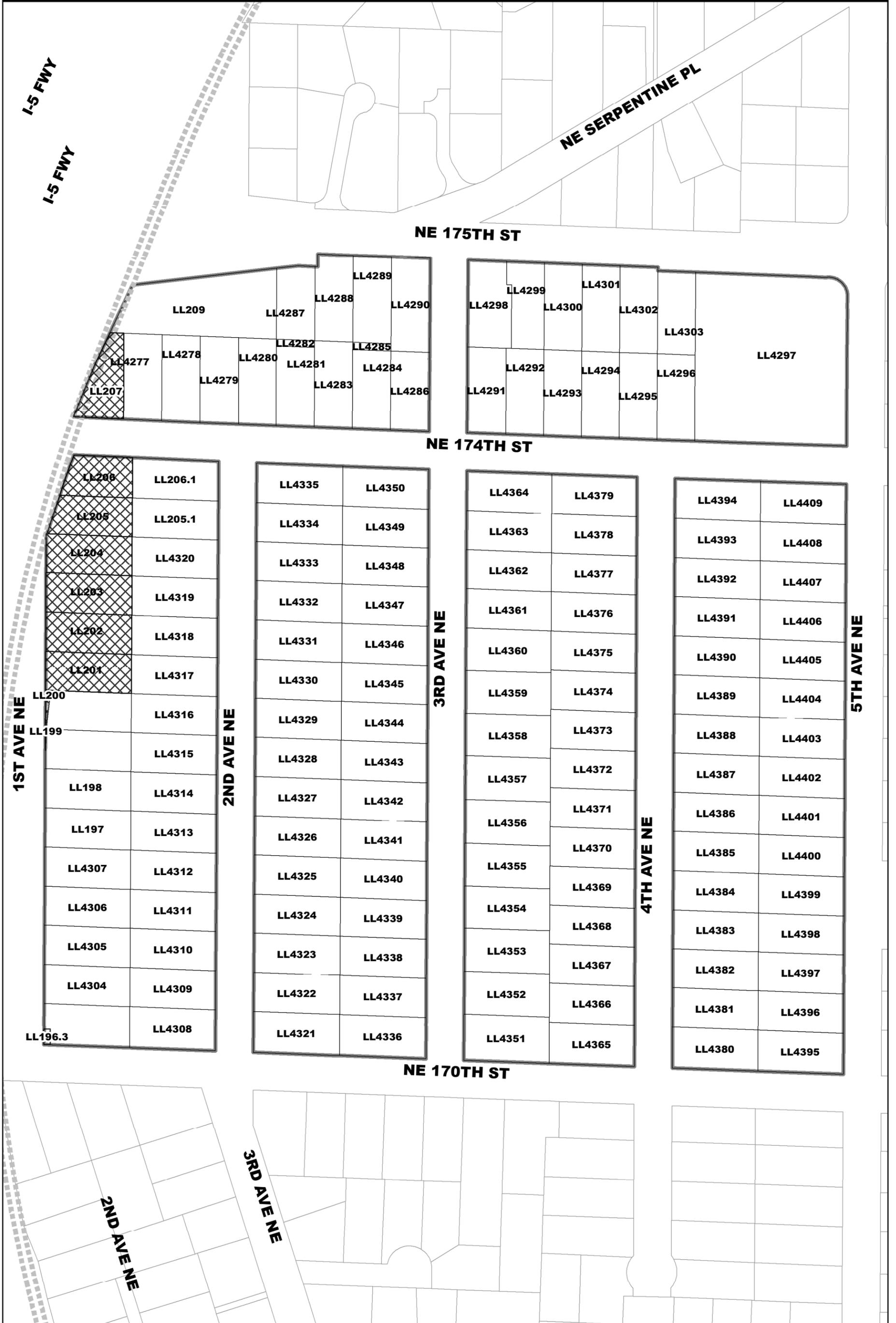
LOT 2 IN BLOCK 1 OF RIDGECREST HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR STATE HIGHWAY NO. 1, SEATTLE FREEWAY BY DEED RECORDED UNDER RECORDING NO. 5616743.

PARCEL B:

THAT PORTION OF LOT 1, BLOCK 1, RIDGECREST HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 25, RECORDS OF SAID COUNTY, LYING EASTERLY OF A LINE DRAWN PARALLEL WITH AND 60 FEET SOUTHEASTERLY, WHEN MEASURED AT RIGHT ANGLES AND/OR RADially FROM THE NORTH 175TH LINE OF SR 5 (P.S.H. NO. 1), SEATTLE FREEWAY; EAST 145TH STREET TO EAST 200TH STREET. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

4846-5724-3082.1

Ridgecrest Homes



Legend

- Fee Take
- Permanent Easement
- Link Alignment



Not to Scale

