



NOTICE OF LAND USE DECISION

- PERMIT REQUEST:** Preliminary Short Subdivision
- FILE NUMBER:** SHP 24-0001
- APPLICANT:** Cliff Low
Mirrormount, LLC
- LOCATION:** The subject property is located at 31628 W Commercial Street and identified as Assessor's Parcel No. 865830-3330.
- PROPOSAL:** Proposed two (2) lot short subdivision.
- DECISION:** Approved with conditions (see Planning Department Staff Report with Decision signed June 21, 2024).
- ISSUANCE DATE:** June 21, 2024.
- SEPA:** Categorically exempt from pursuant to WAC 197-11-800(6)(d).
- APPEAL PROCEDURE:** The applicant for a project permit, owner of property to which a project permit decision is directed, and/or any other person aggrieved or adversely affected by the decision on a Type I or II permit may appeal a final decision by filing an appeal for an open record appeal hearing before the Hearing Examiner. Said appeal must be filed within fourteen (14) calendar days following the date of issuance of this notice of decision. Appeals and the appeal fee, if applicable, shall be delivered to the planner or city clerk, as prescribed by Section 15.11.010, by mail or personal delivery before 5:00 p.m. on the last business day of the appeal period. A notice of the appeal must be filed with the City of Carnation Planning Department at 4621 Tolt Avenue, Carnation Washington by **5:00 P.M. on July 5, 2024** and must be accompanied by a filing fee of \$780.00. A Statement of Appeal shall identify the decision being appealed, the grounds for appeal and the facts upon which the appeal is based.

Affected property owners may request a change in valuation for property tax purposes.

For more information, contact Tim Woolett, City Planner, at 425-333-4192 or timw@carnationwa.gov.



CITY OF CARNATION
FINDINGS, ANALYSIS, CONCLUSIONS, AND DECISION
PRELIMINARY SHORT SUBDIVISION APPLICATION No. SHP24-0001

APPLICANT: Cliff Low
Property Owner: Mirrormount LLC
815 4th Avenue NW
Issaquah, WA 98027

PROPOSAL

Proposed Development: A proposed two lot short subdivision of a 12,600 square foot lot in the R6 zone at 31268 W Commercial Street, Carnation, Washington. Proposed Lot 1 would be approximately 7,600 square feet in area and proposed Lot 2 would be approximately 5,000 square feet in area. The proposed lots would be served by city water and sewer services. The property is currently developed with a two story four-unit multifamily apartment building and a detached single-family residence. This proposed short subdivision would allow the demolition or relocation of the existing single-family use to proposed Lot 2 in a manner consistent with the standards for the R6 zone.

Future permits required: Future permit requirements may include, but not limited to, building permits, clear and grading permit, drainage review, side sewer installation, water installation, and right-of-way permits. In any case, all future permitting must be consistent with the City of Carnation standards for development in the underlying zone.

FINDINGS

1. Project History:

This application for preliminary short subdivision was submitted on April 3, 2024, and determined complete on April 12, 2024.

Public Notice was issued by mail to property owners within 300 feet on April 24, 2024, published in the Snoqualmie Valley Record on April 26, 2024, and posted on the property on April 22, 2024. The comment period ran from April 26, 2024, to May 10, 2024.

2. Site Description:

- a. Location: The subject property is located at 31628 W Commercial Street, Carnation, Washington, and identified as Assessor's Parcel No. 865830-3330.
- b. Size and Description: The subject property is located at the intersection of W. Commercial Street and Stewart Avenue. The 12,600 square foot parcel of property is rectangular shaped with its 126.81-foot north boundary abutting the W. Commercial Street right-of-way, it's 100-foot west boundary abutting the Stewart Avenue right-of-way, and the property's 126.69-foot south boundary abutting the alley between W. Commercial Street and W. Bird Street. The property's 100-foot east boundary abuts an R6 zoned lot developed with a 1,400 square foot single family residence according to King County Assessor's records (*Source: King County iMap*).

Existing development on the property currently includes a two-story four-unit apartment building hereinafter referenced as multifamily building. The multifamily building is approximately 2,612 gross square feet in area. There is also small detached single-family residence of approximately 530 square feet in area. Both of these buildings are located on the west 63 feet of the property. There are two small accessory structures, each of which are approximately 80 square feet in area, located approximately 8'8" from the rear property line and within approximately 53' of the east property line. Both accessory structures are proposed to be removed. At a minimum, the westernmost accessory structure will need to be removed prior to final short plat approval due to its location on the proposed new lot line which is west boundary of proposed Lot 2.

The existing two-story four-unit multifamily apartment building is set back approximately 1.9 feet from the west property line abutting Stewart Avenue (street side yard setback), approximately 27' 8" from the north property line abutting W. Commercial Street (front yard setback), approximately 23' 3" from the south property line abutting alley (rear yard setback), and approximately 90' 4" from the east boundary line abutting the abutting single family residential lot to the east (interior side yard setback). Upon approval the final short plat, the multifamily building will be approximately 40' 4" from its new east boundary line (interior side yard setback). The existing detached single-family residence that will be demolished or relocated to the proposed new lot is currently setback approximately 5' from the W. Commercial Street right-of-way (front yard setback), approximately 65' 5" from the east property line (interior side yard setback), approximately 11' 6" from the two story multifamily apartment building and 48' from Stewart Avenue, and approximately 56' 3" from the alley to the south (rear yard setback). This existing detached single family residential structure will be either demolished or relocated to the new proposed Lot 2 in a manner that will satisfy all setback requirements for the R6 zone.

The existing multifamily building is a lawfully established nonconforming situation by virtue of its 1.9-foot setback from Stewart Avenue and its multifamily use in the R6 zone. The single-family residence currently has a lawfully established nonconforming 5' front yard setback which will be remedied by its relocation to the newly created proposed Lot 2. These uses/situations may be continued as if conforming in pursuant to CMC 15.32.

- c. **Access:** The property will continue to have access available from the alley abutting the south (rear yard) property line; however, there is no prohibition of access from the W. Commercial Street abutting the north (front) property line. (*Reference attached preliminary short plat, Exhibit 2*).
- d. **Comprehensive Plan/Zoning Designation:** The property is currently zoned *Residential 6 (R6)* which is consistent with the Comprehensive Plan's "*Medium Density Residential*" Land Use Designation (reference Official Comprehensive Land Use Map on file with the City of Carnation).

The presence and location of the multifamily building and detached single-family residence constitute a nonconforming situation pursuant to CMC 15.32; the single-family residence being located within the 15-foot front yard setback area, and the multifamily apartment building being within the 10-foot street side yard setback area. The current R6 zoning of the property is a single-family residential zone and does not allow multifamily development, thus the multifamily apartment building having been established in 1918 is also a nonconforming use. The proposed short subdivision of the property would partially remedy the nonconforming situation by placing

the single-family use on its own parcel in a fashion that satisfies all setback requirements for the R6 zone.

The City of Carnation is currently considering a proposed rezone of the property to Residential 24 (R24) as part of their Comprehensive Plan update. Additional discussion of nonconformance is provided further in the Findings, Analysis and Conclusions below.

- e. **Existing Development:** The preliminary short plat and site plan shows that the property is currently developed with a two-story four-unit multifamily building of approximately 2,612 gross square feet, and a small detached single-family residence of approximately 530 square feet in area, both located on the west 63 feet of the property. There are two small (80 square foot) accessory structures at the southeast portion of the property.
 - f. **Flood Zone:** The subject property is partially within the mapped 100-year floodplain (*source: King County iMap and FEMA FIRM King County and Incorporated Area Panel 418 of 1725*). An elevation certificate will be required at time of building permit submittal for the single-family residence (*ref. FEMA FIRM, Exhibit 6*).
 - g. **Critical Areas:** There are no known or mapped critical areas on this site; provided that frequently flooded areas are considered critical areas under the Growth Management Act but are not regulated under the City of Carnation critical areas code [*CMC 15.88.112*]. All development of land mapped as frequently flooded areas is regulated under Chapter 15.64 CMC.
3. **Agency Comments:** A request for comment on the proposal was distributed to the parties listed below along with their respective response.
- a. **Building Department/SAFEbuilt:** In their comments dated May 20, 2024, the building department provided information and requirements relative to building code and occupancy requirements, floodplain, fire code, and accessibility which are provided in their correspondence provided as *Exhibit 3*. Also included with *Exhibit 3* are comments placed on the preliminary short plat referencing the non-conformance of the existing detached single-family residence and the need for its relocation. It should be noted that this approval will require the demolition or relocation of the single-family residence prior to the filing of a final short plat.
 - b. **Public Works Department:** The Public Works Department had no response to the request for comment on this proposal.
 - c. **City Engineer/AHBL:** The City Engineer provided comments dated May 24, 2024 [*Exhibit 4*], providing the following general conditions:
 - 1. *All existing and proposed electric, telephone, cable, and communication lines shall be placed underground from the existing distribution lines along the W. Commercial Street frontage. [15.60.350 CMC].*
 - 2. *Half-street frontage improvements along Stewart Avenue and W. Commercial Street shall be constructed. The Public Works Director may also require paving of the alley along the property frontage. These improvements shall be constructed or guaranteed prior to final plat approval and installed per the City Street and Storm Sewer Standards. [15.56.170 CMC].*
 - 3. *Residential driveways shall be installed for each lot per the City Street and Storm Sewer Standards.*

4. *A right-of-way permit is required for work within the City right-of-way [15.60.030 CMC]. An on-site pre-construction meeting shall be held before commencing work within the right-of-way.*
5. *A drainage permit is required for the stormwater management systems if the applicable thresholds are exceeded. [15.64.230 CMC]. Design shall be per the requirements of the 2012 DOE Stormwater Manual for Western Washington as adopted by the City of Carnation (15.64.170 CMC) and City standards including but not limited to:*
 - a. *Preparation of Stormwater Site Plans*
 - b. *Preparation of a Construction Stormwater Pollution Prevention Plan*
 - c. *Source Control of Pollution*
 - d. *Preservation of Natural Drainage Systems*
 - e. *Onsite Stormwater Management through infiltration if feasible (15.64.190 CMC)*
6. *An application for Clearing, Filling & Grading is required if the total volume of earth moved including cut, fill, and regrading exceeds 50 cubic yards [15.40.070 CMC]. A spill prevention and control plan is required.*
7. *A sewer service connection shall be made per City standards to the existing sewer trunkline in the alley between W. Commercial Street and W. Bird Street. The proposed lot will require a new valve pit in the alley to serve the additional structure.*
8. *A water service connection shall be made per City standards to the existing 8-inch main in the alley between W. Commercial Street and W. Bird Street.*
9. *Additional requirements as applicable are specified in the standards for land divisions [15.16 CMC], the City of Carnation Comprehensive Plan, the Density and Dimensional Regulations [15.48 CMC], the Critical Areas Code [15.88 CMC], Shoreline Management [15.92 CMC], the Environmental Policy Code [14.10 CMC], and the Public Health, Safety, Welfare, Use and Interest [58.17 RCW].*

d. East Side Fire and Rescue: The East Side Fire and Rescue provided in their email dated May 15, 2024 [Exhibit 5] that they “do not have any comments or concerns to this review.”

4. **Public Comments:** There were no public comments received as of the date of this decision.
5. **CRITERIA FOR APPROVAL.** Review and preliminary determination for this short subdivision requires consistency with the following:
 1. The City of Carnation Comprehensive Plan
 2. The standards for land divisions in Chapter 15.16 CMC;
 3. Nonconforming Situations, Chapter 15.32 CMC
 4. The Density and Dimensional Regulations, Chapter 15.48 CMC;
 5. Streets and Sidewalks, Chapter 15.56 CMC;
 6. Utilities, Chapter 15.60 CMC;
 7. Floodways, Floodplains, Drainage, and Erosion, Chapter 15.64 CMC;
 8. Parking, Chapter 15.72 CMC;
 9. The Critical Areas Code, Chapter. 15.88 CMC;
 10. Shoreline Management, Chapter 15.92 CMC
 11. The Environmental Policy Code, Chapter 14.01 CMC;
 12. The Public Health, Safety, Welfare, Use and Interest, Chapter 58.17 RCW.

ANALYSIS, FINDINGS AND CONCLUSIONS

1. Conformance with the Comprehensive Plan:

Staff Finding and Conclusion: The Comprehensive Plan’s “*Medium Density Residential*” Land Use Designation for the site is consistent with the current Residential 6 (R6) zoning designation (*reference Official Comprehensive Future Land Use Map on file with the City of Carnation*). Consistency with the R6 zoning designation is discussed below.

2. Conformance with Chapter 15.16 CMC: This proposed short subdivision is subject to the requirements of Section 15.16.050 A - J CMC – Subdivision design for short plats, and 15.16.120 CMC Preliminary decision.

15.16.080 - Complete application.

A proposed short subdivision application shall be considered under the zoning and other land use control ordinances in effect at the time a fully complete application, pursuant to RCW 58.17.033, is filed with the city.

Staff Finding: An application was submitted on April 3, 2024, and determined complete on April 12, 2024, after review for consistency with the application requirements of CMC 15.16.050 A through D. Pursuant to CMC 15.09.050, an application for preliminary short plat approval shall be processed as a Type II permit which is subject to public notice and administrative approval by the City Planner. Public Notice was issued by mail to property owners within 300 feet on April 24, 2024, published in the Snoqualmie Valley Record on April 26, 2024, and posted on the property on April 22, 2024. The comment period ran from April 26, 2024, to May 10, 2024.

Staff Conclusion: The application for preliminary short subdivision approval was submitted, determined complete, and reviewed in accordance with Chapter 15.09 CMC, Local Project Review.

15.16.050 - Subdivision design for short plats.

Residential short plats are encouraged to incorporate the following design goals in order to promote livable neighborhoods that are integrated into existing development.

- A. *New residential short plats should be designed to integrate with the surrounding neighborhood. Wherever possible, new subdivisions should be designed so that individual separately designed projects work together to create distinct neighborhoods rather than disjointed or isolated enclaves.*

Staff Finding: The proposal is a short subdivision of a previously platted lot within the Tolt Townsite Company, Plat of Tolt, according to the Plat thereof recorded in Volume 20 of Plat, Page 43, Records of King County. Both proposed lots will front W. Commercial Street and have alley access available at the rear property line. The proposed lots will maintain the orientation of the property as currently developed, the surrounding neighborhood, and the original Plat of Tolt.

Staff Conclusion: The proposed short plat has been designed to integrate with the surrounding neighborhood.

- B. *Short plats adjacent to planned or existing parks or other public open spaces should maximize visibility and pedestrian access to these areas.*

Staff Finding: This proposed short subdivision is not adjacent to a planned or existing park or public open space. There is a mapped City Park across Stewart Avenue and approximately 80 feet to the north from the proposed short subdivision that is currently undeveloped (*ref. City Zoning Map*). The walking distance between the proposed short subdivision and the nearest entry path to Tolt MacDonald Park, a King County Park, is approximately 1,427 feet. The walking distance to Fred Hockert Park, a City of Carnation Park, is approximately 1,155 feet.

Staff Conclusion: The proposed short plat is not adjacent to planned or existing parks or other public open spaces but does have pedestrian access to those in the vicinity.

- C. *Wherever feasible, new public streets and sidewalks should be aligned with and connected to those of adjacent developments, in accordance with this chapter and Chapter 15.56 CMC Streets and Sidewalks.*

Staff Finding: This proposed short plat is a further division of a lot within the Plat of Tolt, will not create new public streets or sidewalks, and will maintain alignment with the existing streets and sidewalks.

Staff Conclusion: This proposed short plat will not create new public streets or sidewalks and will maintain alignment with the existing streets and sidewalks.

- D. *Wherever feasible, short plats design should provide for pedestrian connectivity with adjacent neighborhoods, nearby schools and parks, and to transit within one-fourth mile of the proposed subdivision. Any required streets and sidewalks should be designed to provide safe and pleasant conditions for pedestrians, the disabled, and cyclists.*

Staff Finding: The proposed lots will continue fronting the right-of-way for W. Commercial Street and would maintain the existing lot pattern within the City's right-of-way grid. As provided above, no internal streets or sidewalks are proposed, necessitated, or required of this proposed short subdivision. The final short plat will require completed frontage improvements along the property's Stewart Avenue, W. Commercial Street, and alley frontage.

Staff Conclusion: The proposed short plat will maintain pedestrian connectivity with adjacent neighborhoods, nearby schools and parks, and street frontages will be improved to current city standards.

- E. *To the extent possible, developments should be configured to face streets and not back up to them. Where short plats must back up to existing streets or arterials and a fence is provided, a minimum ten-foot landscape buffer shall be required to screen any tall fences. Landscaping shall follow the requirements of Chapter 15.76 CMC Screening, Landscaping and Trees.*

Staff Finding: Both lots of this proposed short subdivision would front the W. Commercial Street right-of-way, thus satisfying this criterion for approval.

Staff Conclusion: The proposed short plat is configured to front the abutting streets and not back up to them.

Note: There is no **CMC 15.16.050 F** provided in the Municipal Code.

- G. *Single loaded streets (i.e., those with residential development on one side and open space on the other) should be used to provide public access and visibility of natural open spaces, public parks, or schools, as well as buffering homes from parks and schools. Where single-loaded streets are both feasible or desirable, other methods that provide similar access and visibility may be used, including private streets, bike and pedestrian paths, or the placement of private common open space or recreation facilities adjacent to the public open space.*

Staff Finding: There are no single loaded streets within the proposed short subdivision; therefore, this criterion does not apply.

Staff Conclusion: There are no single loaded streets within the proposed short subdivision; therefore, this criterion does not apply.

- H. *The use of cul-de-sacs should be avoided wherever possible. If cul-de-sacs are necessary, pedestrian access and/or bikeway should be provided between private parcels to connect with an adjacent cul-de-sac, street, park or open space, if applicable.*

Staff Finding: There are no cul-de-sacs proposed; therefore, this criterion does not apply.

Staff Conclusion: There are no cul-de-sacs proposed; therefore, this criterion does not apply.

- I. *Alleys may be provided for garage access. Otherwise, individual lots are encouraged to be wide enough to accommodate garages at the side or rear of the lot, to minimize the appearance of street frontage that is dominated by garages and pavement.*

Staff Finding: The lots within this proposed short subdivision are wide enough to accommodate garages at the side or rear of the lot; however, each lot within this proposed short subdivision will abut the existing alley right-of-way along property's rear (south) property line, making alley access possible.

Staff Conclusion: Each lot within this proposed short subdivision abuts the existing alley right-of-way along property's rear (south) property line.

- J. *Perimeter buffers, fences and landscaping may be required when these features mitigate the adverse impacts of new subdivisions on adjoining uses that are lower in density.*

Staff Finding: The proposal is a short subdivision of a previously platted lot within the Tolt Townsite Company, Plat of Tolt, according to the Plat thereof recorded in Volume 20 of Plat, Page 43, Records of King County. The surrounding properties are developed to equal or higher densities, and the proposed lots do not expand or deviate from the lot layout, pattern, or features of the original Plat of Tolt. Therefore, the proposed short plat will not pose any impacts that require perimeter buffers, fences or landscaping as mitigation.

Staff Conclusion: The proposal is a short subdivision of a platted lot and does not deviate from the lot layout, pattern, or features of the original plat; therefore, there are no anticipated impacts that would require mitigation.

15.16.120 - Preliminary decision.

- A. *A written record of decision shall be prepared in each case. The record may be in the form of a staff report or other written document and shall indicate whether the application shall be*

approved, approved with conditions or denied. Pursuant to Chapter 15.09 CMC the city planner's decisions shall include any conditions to ensure consistency with the city's development regulations based on the following but not limited to:

- 1. Conformance with adopted city, county and state rules and regulations in effect on the date the complete application was received.*
- 2. A finding that the preliminary short subdivision makes appropriate provisions for, but not limited to, the public health, safety, and general welfare related to dedication of right-of-way or recreation space, and tracts, easements, or limitations which may be proposed or required for utilities, access, drainage controls, sanitation, and water supply and sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.*
- 3. A finding that proposed preliminary short subdivision complies with all applicable provisions of this title and other adopted regulations and administrative rules.*

Staff Finding: Review of the preliminary short subdivision map finds that the proposal would satisfy the bulk, density and use requirements of the R6 zone with the exception of the existing two story four-unit multifamily building established in 1918 which is a nonconforming situation under the current city regulations. This is discussed in greater detail below under “Nonconforming Situations, Chapter 15.32 CMC”.

The proposed lots in this short subdivision are intended to accommodate the multifamily residential use (proposed Lot 1) and the detached single family residential use (proposed Lot 2), currently situated on a single parcel, to each be on their separate lot. Each of the proposed lots would continue to front the W. Commercial Street public street right-of-way and would satisfy the lot size and configuration requirements for the underlying R6 zone. Both lots are within an existing residential neighborhood and the proposed lot configuration is consistent with the lot configuration requirements for the R6 zone and the existing lot pattern of the neighboring properties. Any future development is required to satisfy the applicable requirements of the Carnation Municipal Code. Therefore, this proposal would be in conformance with adopted city, county and state rules and regulations in effect at the time of this permit submittal.

As conditioned herein the approval of this short subdivision will ensure appropriate provisions for, but not limited to, the public health, safety, and general welfare related to dedication of right-of-way or recreation space, and tracts, easements, or limitations which may be proposed or required for utilities, access, drainage controls, sanitation, and water supply and sidewalks and other planning features that assure safe walking conditions for the general public.

Staff Conclusion: The findings of consistency with the criteria for approval provided herein constitutes a finding that this preliminary short subdivision complies with all applicable provisions of this title and other adopted regulations and administrative rules.

15.16.140 - Preliminary short subdivision time limitation.

- A. The city planner's decision shall become final and effective ten calendar days after the decision has been mailed, or upon completion of appeals filed pursuant to Chapter 15.11 CMC.*
- B. Short subdivision preliminary approvals shall be valid for thirty-six months. If any condition is not satisfied and the final short plat is not recorded within the approval period the short subdivision approval shall be null and void. If all conditions have been satisfied and all required documents have been submitted within the approval period, the department may grant a single extension of up to ninety days to obtain additional*

information or for the processing and recording of final short plat documents. Applicants will have a maximum of thirty days to comply with requests for additional information made within the extension period.

- C. *All construction and site development activities related to the short subdivision are prohibited until the preliminary decision becomes effective or until authorized by any plan approval required as a condition of preliminary short subdivision approval.*

Staff Finding: Pursuant to CMC 15.11.020.A. “Appeal Deadline”, “An administrative appeal of a project permit decision must be filed within fourteen calendar days following the date of issuance of the notice of decision [Emphasis Added]. Appeals and the appeal fee, if applicable, shall be delivered to the planner or city clerk, as prescribed by Section 15.11.010, by mail or personal delivery before four-thirty p.m. on the last business day of the appeal period.” Therefore, the preliminary approval of this application will become final and effective fourteen (14) calendar days after the decision has been mailed and will be valid for a period of thirty-six (36) months from the date of issuance provided herein.

If all conditions have not been completed and a final short plat has not been approved and filed within that period of time, the approval will expire and become null and void. No work shall be allowed until fourteen (14) business days after preliminary approval has been granted and notice of decision mailed or upon completion of appeals filed pursuant to Chapter 15.11 CMC. No site disturbing development activities may commence until such time as all permits related thereto have been approved by the City of Carnation.

Staff Conclusion: This permit approval will become final and effective fourteen (14) days after notice of decision has been mailed and will be valid for a period of thirty-six (36) months from that date, after which the approval will expire and become null and void.

15.16.730 - Approval of the development proposal.

- A. *No final development proposal shall be approved by the department, building permit issued for site plans, or certificate of occupancy or other permit issued, until each and all grading, paving of the streets, installation of curbs, sidewalks, monuments, sanitary and storm sewers, street lights, water mains, street signs and other improvements approved or required by the department are installed in accordance with the city standards and approved by the city engineer and the director.*

Staff Finding: Prior to final short plat approval, all improvements must be installed to City of Carnation standards or as otherwise approved by the City Engineer. All underground utility conduit (i.e., electric, phone, cable) will need to be extended to the property and terminating above ground as directed by the appropriate utility entity. Water service will need to be connected to the City’s water main and extended to the property, terminating with a meter setter inside of a meter box as approved by the City Engineer. The project applicant may submit a building permit for the demolition or relocation of the existing single-family residence prior to final short plat approval. The demolition or relocation of the single-family residence is considered an improvement requirement for final short plat approval. The relocation must be in a position that will comply with the setback requirements for the R6 zone. A final certificate of occupancy shall not be issued until such time as a final short plat has been approved and filed with the King County Recorders office.

Staff Conclusion: The final short plat will not be approved for recording until the improvement requirements of preliminary short plat approval have been satisfied or bonded for in accordance with CMC 15.16., Part VII. - Site Improvements and Security Mechanisms.

3. Conformance with the requirements for Nonconforming Situations, Chapter 15.32 CMC:

Staff Finding: Section 15.08.010 CMC provides that a *"Nonconforming situation" means a situation that occurs when, on the effective date of the ordinance codified in this title, any existing lot or structure or use of an existing lot or structure does not conform to one or more of the regulations applicable to the district in which the lot or structure is located... Among other possibilities, a nonconforming situation may arise because a lot does not meet minimum acreage requirements, because structures exceed maximum height limitations, because the relationship between existing buildings and the land (in such matters as density and setback requirements) is not in conformity with this title, or because land or buildings are used for purposes made unlawful by this title. Nonconforming signs shall not be regarded as nonconforming situations for purposes of Chapter 15.32 (Nonconforming Situations).*

It further provides that a *"Nonconforming use" means a nonconforming situation that occurs when property is used for a purpose or in a manner made unlawful by the use regulations applicable to the district in which the property is located. (For example, a commercial office building in a residential district may be a nonconforming use.) The term also refers to the activity that constitutes the use made of the property. (For example, all the activity associated with operating a retail clothing store in a residentially zoned area constitutes a nonconforming use.)"*

The existing development on the property is currently a nonconforming situation pursuant to CMC 15.32. The existing multifamily building is a lawfully established (*constructed in 1818; ref. Exhibit 7*) nonconforming situation by virtue of its 1.9-foot setback from Stewart Avenue and its multifamily use in the current R6 zoning district. The single-family residence currently has a lawfully established (*constructed in 1818; ref. Exhibit 8*) nonconforming 5' front yard setback which will be remedied by its relocation to the newly created proposed Lot 2 upon filing of a final short plat.

The nonconforming situations have not been abandoned or discontinued as outlined in Section 15.32.070 CMC. The single-family residence is currently occupied, and the multifamily building is currently being renovated under an active building permit issued by the City of Carnation. These uses/situations may be continued as if conforming in pursuant to CMC 15.32.

At the time of this application submittal and subsequent review, the City of Carnation is in the process of considering a zoning reclassification of the property to multifamily (R24) as part of their Comprehensive Plan update. The R24 zone is a high density multifamily residential zone allowing up to 24 units per acre. However, this application is vested under the R6 zoning designation and subject to the standards applicable thereto. A final short plat must be submitted in accordance with this approval within 36 months of issuance to maintain this vesting.

Should a final short plat occur prior to reclassification to R24, it should be adjusted to only encompass the multifamily lot, leaving the R6 zoning classification in place for proposed Lot 2 and avoiding creation of a nonconforming situation with a detached single-family residence in the multifamily (R24) zone. Should the zoning reclassification occur, the multifamily lot would be consistent with the 24 units per acre density requirements for the R24 zone. Should the reclassification to R24 occur prior to the filing of a final short plat, the project proponent may apply for a site-specific rezone for the 5,000 square foot proposed Lot 2 to avoid a nonconforming situation of a single family residence in a multifamily zone. In any case, pursuant to RCW 58.17.170(2)(a), *"any lots in a final plat filed for record shall be a valid land use notwithstanding any*

change in zoning laws ... for a period of five years from the date of filing if the date of filing is on or after January 1, 2015."

The project applicant has submitted this proposed application for short subdivision with the intent to relocate and remodel the detached single-family residence on its own individual lot in conformance with the setback requirements for the underlying R6 zone. The project applicant also has the option to demolish the structure altogether. The proposed short plat could not be approved as long as the single-family residence is on proposed Lot 1 because it would create an increase to the nonconforming density.

As to the filing of the final short plat's effect on timing for an approved building permit for relocation and remodel of the detached single-family residence, there should be none. The nonconforming situation is the 5-foot front yard setback where 15 feet is the minimum front yard setback requirement for the R6 zone. The single family residential "use" is a permitted use in the R6 zone; therefore, the submittal of a building permit for the relocation and remodel should be allowed at any time prior to the submittal of the final short plat as provided in CMC 15.32.040.E. which states that "*...any structure used for single-family residential purposes and maintained as a nonconforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities or increase the extent of existing nonconformities with respect to such matters as setback and parking requirements. This paragraph is subject to the limitations stated in Section 15.32.070 (abandonment and discontinuance of nonconforming situations).*"

The demolition or relocation of the single-family residence in conformance with the R6 zone setback requirements for proposed Lot 2 is required to occur prior to final short plat approval or bonded for consistent with the provisions of CMC 15.16. Part VII-Site Improvements and Security Mechanisms. If the single family residence relocation to proposed Lot 2 is completed prior to final short plat approval, a final certificate of occupancy must not be issued until such time as a final short plat has been approved by the city and filed with the King County Recorder's Office.

Staff Conclusion: The property is currently developed with a four-unit multifamily apartment building and a detached single-family residence. Both structures are nonconforming situations that have not been abandoned or discontinued and may be continued as if conforming in as provided in CMC 15.32.

4. Conformance with the Density and Dimensional Regulations, Chapter 15.48 CMC:

Staff Finding: The proposed short subdivision is located on property zoned R6. The purpose of the R6 zoning district is primarily to accommodate single-family detached residential uses in areas served by public utilities and services at the density provided for the R6 zone in Chapter 15.48 CMC.

The proposed lot sizes based on the preliminary short plat (map) are as follows:

- Lot 1 7,600 square feet.
- Lot 2: 5,000 square feet.

The total area of the subject property is approximately 12,600 square feet (.289 acres) according to King County Assessor's records. The proposed lot sizes on the preliminary short plat [map] would not conflict with any lot size requirements for the underlying R6 zone.

At the time of this application’s submittal and subsequent review, the City of Carnation is in the process of considering reclassifying the property to R24, a high density multifamily residential (R24) zone. However, the application for preliminary short subdivision approval was submitted under the R6 zoning classification and is subject to the standards applicable thereto. Should such a reclassification to R24 occur in the future, to avoid a nonconforming situation it should be adjusted to only encompass proposed Lot 1, the multifamily lot, leaving the R6 zoning classification in place for proposed Lot 2. The project applicant should work closely with the city on this matter to avoid the potential for a nonconforming use of proposed Lot 2.

Should such a zoning reclassification occur, the multifamily lot would be consistent with the 24 units per acre maximum allowable density requirements for the R24 zone. An acre being 43,560 square feet divided by 24 units per acre would amount to 1,815 square feet per unit. The four units in the existing multifamily building would require 7,260 square feet, which is adequately accommodated by the 7,600 square foot proposed Lot 1. Should such a reclassification occur prior to the filing of a final short plat, the project proponent may apply for a site-specific rezone for the 5,000 square foot proposed Lot 2 to maintain the R6 zone under which it was established. In the event the city does not follow through with the zoning reclassification of proposed Lot 1, the applicant should consider pursuit of a site-specific rezone to R24 pursuant to CMC 15.100.010.B.

The setback and dimensional standards for the R6 zone are as follows:

Zone	Minimum Lot Size	Max impervious surface	Maximum Building Height	Front Yard set-back	Side Yard, interior	Side Yard, street	Rear Yard
R6	5,000 sq.ft.	60%	25’	15’	5’	10’	25’

The minimum average for side yard setbacks is 7.5 feet.

The natural features of the site would not appear to limit or otherwise preclude conformance with the minimum setback requirements or other applicable development standards for the underlying zones that relate to development of the subject property.

Staff Conclusion: Notwithstanding the nonconforming situation of the multifamily building, the proposed short subdivision will conform with the use, density, and dimensional regulations of CMC 15.48.

5. Conformance with the requirements for Streets and Sidewalks, Chapter 15.56 CMC:

Staff Finding: No public right-of-way dedications are required of this proposed short subdivision. Pursuant to CMC 15.56.170.A., “...no land use or building permit shall be issued by the City unless or until the half of the public rights-of-way upon which the same abuts are deemed fully improved or guaranteed to the standards of the City and offered for dedication to the public.” Prior to final short plat approval (land use approval) the applicant will be required to complete frontage improvements as specified in condition number 2 of the City Engineer’s general conditions dated May 24, 2024 (*Exhibit 4*).

Staff Conclusion: As conditioned by the City Engineer, a final short plat will not be approved until half of the abutting public rights-of-way are deemed fully improved or guaranteed to the standards

of the city. Therefore, the final short plat will satisfy the requirements for Streets and Sidewalks as provided in CMC 15.56.

6. Conformance with the requirements for Utilities, Chapter 15.60 CMC:

Staff Finding: The City's water and sewer systems have adequate capacity to continue serving the proposed short subdivision. A Certificate of Water Availability and Certificate for Sewer Availability has been issued for the proposal. The City does not have a storm sewer system, and storm water will be infiltrated on-site for the new development as designed and approved for any future land use or building permits. Puget Sound Energy provides gas and electricity to this area.

In accordance with CMC 15.60.010, any case in which a developer installs or causes the installation of water, sewer, electrical power, natural gas, telephone, cable television, or other types of utility facilities and intends that such facilities shall be owned, operated, or maintained by a public utility or any entity other than the developer, the developer shall transfer to such utility or entity the necessary ownership or easement rights to enable the utility or entity to operate and maintain such facilities.

Every principal use and every building lot within a land division must have available to it a telephone service cable, and a source of electric power, each adequate to accommodate the reasonable needs of such use and every lot within such subdivision. An easement must be provided and graphically illustrated on the final short plat for any utilities not within a public right-of-way and over property other than which the utility serves.

Prior to performing any work within a public right-of-way, the person performing the work shall obtain a right-of-way permit from the Public Works Director, who may condition the permit as necessary to protect the public health, safety and welfare [CMC 15.60.030].

The general conditions provided by the City Engineer in their correspondence dated May 24, 2024, will ensure that the above requirements are satisfied prior to final short plat approval.

Staff Conclusion: As conditioned by the City Engineer, the final short plat will satisfy the requirements for utilities as provided in CMC 15.60.

7. Conformance with the requirements for Floodways, Floodplains, Drainage, and Erosion, Chapter 15.64 CMC:

Staff Finding: The subject property is partially within the mapped 100-year floodplain. As required by the Building Official/SAFEbuilt, an elevation certificate will be required at time of building permit submittal for the single-family residence. To ensure consistency for all development there should be a note on the final short plat stating that the property is within the FEMA 100-year floodplain and an elevation certificate may be required for any building permits, and that they should consult with the city's building official.

Staff Conclusion: The requirements of Chapter 15,64; Floodplains, Drainage, and Erosion Control have been addressed and conditioned to ensure consistency with the requirements therein for flooding, drainage and erosion control.

8. Conformance with the requirements for Parking, Chapter 15.72 CMC:

Staff Finding: Two of the multifamily units are one bedroom and two of the units are two bedrooms. Table VI the Table of Parking Requirements provides the need for 1.5 off street parking spaces per two-bedroom dwelling units plus one additional space for every four units in the development, and 1 off street parking space per dwelling unit plus 1 additional space for every four units in the development. Therefore, the project will require 6 off street parking spaces for the multifamily building on proposed Lot 1 prior to final short plat approval, and the requirement of 2 off street parking spaces for the single-family residence on proposed Lot 2 prior to issuance of final certificate of occupancy. The proposed lots will both have sufficient area to provide the required parking spaces (*source: 15.72.130, Table VI-Table of Parking Requirements*).

Staff Conclusion: As conditioned, the proposed lots in the proposed short plat will satisfy the parking requirements of CMC 15.72.

9. Conformance with the Critical Areas Code, Chapter. 15.88 CMC:

Staff Finding: There are no known or mapped critical areas associated with this property.

Staff Conclusion: The requirements of the City of Carnation Critical Areas Code are not applicable to this proposal.

10. Conformance with the requirements for Shoreline Management, Chapter 15.92 CMC:

Staff Finding: The subject property is not within 200 feet of any shorelines of the State; thus, it is not within the jurisdiction of the Carnation Shoreline Master Program or the requirements for shoreline management provided in Chapter 15.92 CMC.

Staff Conclusion: The requirements of the Carnation Shoreline Master Program and requirements for shoreline management provided in Chapter 15.92 CMC are not applicable to this proposal.

11. Conformance with the Environmental Policy Code, Chapter 14.04 CMC and the State

Environmental Policy Act (SEPA) Chapter 197-11 WAC:

Staff Finding: This proposed two (2) lot short subdivision is not a further subdivision of a platted lot within the last five years pursuant to RCW 58.17, does not contain wetlands or tidelands, and is not abutting a shoreline; therefore, this proposed short subdivision is categorically exempt from environmental review pursuant to WAC 197-11-800(1)(b) and WAC 197-11-800(6)(d).

Staff Conclusion: This proposal is categorically exempt from the requirements of the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(1)(b) and WAC 197-11-800(6)(d).

12. The Public Health, Safety, Welfare, Use and Interest, Chapter 58.17 RCW:

Staff Finding: The above findings demonstrate the proposal's meeting the requirements for the public health, safety, welfare, use, and interest; therefore, meeting the requirements of Chapter 58.17 RCW. One exception is *RCW 58.17.280, Naming and numbering of short subdivisions, subdivisions, streets, lots and blocks*, where it states that "Any city, town or county shall, by ordinance, regulate the procedure whereby short subdivisions, subdivisions, streets, lots and blocks are named and numbered. A lot numbering system and a house address system, however, shall be provided by the municipality for short subdivisions and subdivisions and must be clearly shown on the short plat or final plat at the time of approval." The City of Carnation currently has no ordinance by which it requires the lot numbering system and street naming system to be placed on a final plat or short plat.

Therefore, in accordance with RCW 58.17.280, the project proponent must obtain from the City a specific address for proposed Lot 2 and place it on the final short plat. The multifamily building currently has an address and will remain in its current location on proposed Lot 1.

Staff Conclusion: The proposed short subdivision has been found to meet the requirements for the public health, safety, welfare, use and interest as set forth in Chapter 58.17 RCW.

DECISION

Following review of the subject Preliminary Short Subdivision application for conformity with the City of Carnation Comprehensive Plan, Municipal Code, and other applicable ordinances, laws and policies, applications number SHP 24-0001 is hereby granted **APPROVAL subject to** the following conditions:

1. The final short plat shall be in substantial conformance with the submitted preliminary short subdivision map as modified through preliminary approval [*Exhibit 2*]. The complete short plat number and existing (parent) parcel numbers must appear at the top right corner of the final plat as follows:

FINAL SHORT PLAT NO. SHP 24-0001
ASSESSOR'S PARCEL NO. 865830-3330

2. The final short plat shall be approved by the city prior to recording. An electronic version of the final short plat shall be submitted to the City of Carnation. After recording the final short plat with the King County Recorder's Office, an electronic copy along with one full scale hardcopy of the recorded final short plat shall be provided to the City of Carnation's City Planner.
3. There shall be a note on the final short plat stating that the property is within the 100-year floodplain and that an elevation certificate may be required for any building permits.
4. There shall be a note on the final short plat stating that "All building downspouts and drains from all impervious surfaces such as patios and driveways shall be connected to an approved on-site stormwater infiltration drainage system."

City Engineer conditions

5. Unless otherwise waived or modified by the City Engineer, the proponent shall satisfy the conditions set forth by the in their comments dated May 24, 2024 [*Exhibit 5*] as follows:

5.1. All existing and proposed electric, telephone, cable, and communication lines shall be placed underground from the existing distribution lines along the W. Commercial Street frontage. [15.60.350 CMC].

5.2. Half-street frontage improvements along Stewart Avenue and W. Commercial Street shall be constructed. The Public Works Director may also require paving of the alley along the property frontage. These improvements shall be constructed or guaranteed prior to final plat approval and installed per the City Street and Storm Sewer Standards. [15.56.170 CMC].

5.3. Residential driveways shall be installed for each lot per the City Street and Storm Sewer Standards.

- 5.4. *A right-of-way permit is required for work within the City right-of-way [15.60.030 CMC]. An on-site pre-construction meeting shall be held before commencing work within the right-of-way.*
- 5.5. *A drainage permit is required for the stormwater management systems if the applicable thresholds are exceeded. [15.64.230 CMC]. Design shall be per the requirements of the 2012 DOE Stormwater Manual for Western Washington as adopted by the City of Carnation (15.64.170 CMC) and City standards including but not limited to:*
- a. Preparation of Stormwater Site Plans*
 - b. Preparation of a Construction Stormwater Pollution Prevention Plan*
 - c. Source Control of Pollution*
 - d. Preservation of Natural Drainage Systems*
 - e. Onsite Stormwater Management through infiltration if feasible (15.64.190 CMC)*
- 5.6. *An application for Clearing, Filling & Grading is required if the total volume of earth moved including cut, fill, and regrading exceeds 50 cubic yards [15.40.070 CMC]. A spill prevention and control plan is required.*
- 5.7. *A sewer service connection shall be made per City standards to the existing sewer trunkline in the alley between W. Commercial Street and W. Bird Street. The proposed lot will require a new valve pit in the alley to serve the additional structure.*
- 5.8. *A water service connection shall be made per City standards to the existing 8-inch main in the alley between W. Commercial Street and W. Bird Street.*
- 5.9. *Additional requirements as applicable are specified in the standards for land divisions [15.16 CMC], the City of Carnation Comprehensive Plan, the Density and Dimensional Regulations [15.48 CMC], the Critical Areas Code [15.88 CMC], Shoreline Management [15.92 CMC], the Environmental Policy Code [14.10 CMC], and the Public Health, Safety, Welfare, Use and Interest [58.17 RCW].*
6. Prior to final short plat approval, the applicant shall provide the required six (6) off street parking spaces for the multifamily building on proposed Lot 1. The required two (2) off-street parking spaces for the single-family residence on proposed Lot 2 shall be satisfied prior to issuance of final certificate of occupancy. All provisions for off-street parking shall be in conformance with the applicable parking standards in CMC 15.72.
7. Prior to final short plat approval, the westernmost accessory structure currently located over the proposed lot line dividing proposed Lots 1 and 2 will need to be removed or relocated to a position that satisfies the setbacks for accessory structures the R6 zone.
8. Prior to final short plat approval, the demolition or relocation of the single-family residence to a position on proposed Lot 2 in conformance with the R6 zone setback requirements shall be completed or bonded for consistent with the provisions of CMC 15.16. Part VII-Site Improvements and Security Mechanisms. A final certificate of occupancy shall not be issued until such time as a final short plat has been approved by the city and filed with the King County Recorder's Office.
9. All easements shall be provided and graphically illustrated on the final short plat for any utilities not within a public right-of-way and over property other than which the utility serves.

Public Facilities

10. Applicant shall satisfy any requirements for School Impact Fees as imposed by the Riverview School District for each individual lot shall be assessed at the time of building permit issuance and paid prior to final certificate of occupancy.
11. Applicant shall satisfy any requirements for Parks Impact Fees for each individual lot shall be assessed at the time of building permit issuance and paid prior to final certificate of occupancy.
12. Applicant shall satisfy any requirements for Transportation Impact Fees for each individual lot shall be assessed at the time of building permit issuance and paid prior to final certificate of occupancy.

General

13. All permit requests will be reviewed for compliance with applicable codes, ordinances, laws, rules and regulations prior to issuance of approval.
14. Any application for building permit shall comply with the requirements of the Department of Ecology Stormwater Management Manual for Western Washington, 2012, including any future amendments, revisions, updates or future year editions thereof. In accordance with RCW 58.17.280, the project proponent shall obtain from the City a specific address for the new lot and place it on the final short.
15. In the event that the US Postal Service will provide mail delivery to any of the proposed lots, mailboxes shall be provided in accordance with City of Carnation Street and Storm Sewer Standards. Location shall be approved by the US Postal Service and the City.
16. Current City of Carnation standard plan general notes, roadway notes, drainage notes, and erosion and sediment control notes shall be shown on the engineering plans submitted for approval.
17. Prior to final short plat approval, all existing, extended, and new electric power lines, telephone, gas distribution, cable television, and other communication lines in or adjacent to the proposed project shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the city's "Design and Construction Standards and Specification," or as otherwise specified by the city engineer [CMC 15.60.350.A].
18. Where the developer installs or causes to be installed any utility line within the city, or connects to existing facilities within the city, the developer shall, as soon as practicable after installation is complete, and before acceptance of any utility line, furnish the city with a printed and an AutoCAD computer disk (or other format acceptable to the city engineer) copy of a drawing that shows the exact location of such utility lines. Such drawings must be verified as accurate by the utility service provider.
19. The above requirements and/or decision are subject to change if proposed lot sizes or any other information provided by the applicants, or their authorized representative proves inaccurate.
20. This preliminary short subdivision shall be valid for a period of thirty-six (36) months as specified in Section 15.16.140.B. If any condition is not satisfied and the final short plat is not recorded within the approval period, the preliminary short plat shall be null and void. If all conditions have been satisfied and all required documents have been submitted within the approval period, the department may grant a single extension of up to ninety (90) days to obtain additional information for the processing and recording of the final plat documents.

SIGNED THIS 21st DAY OF June, 2024.



Tim Woolett, City Planner/Consultant
City of Carnation

Exhibits

1. Application form.
2. Preliminary Short Plat (map).
3. Building Official/SAFEbuilt comments dated 5/20/2024
4. City Engineer/AHBL comments dated 5/24/2024
5. ESFD comments dated 5/15/2024
6. FEMA FIRM for King County and Incorporated Area Panel 418 of 1725.
7. King County Assessor's Multifamily Apartment Property Detail.
8. King County Assessor's Single Family Residence Property Detail.

Any other documents, ordinance, statute, law or reference to case law, or other article referenced herein shall be incorporated by reference into this record.

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CITY OF CARNATION

4621 Tolt Avenue • P. O. Box 1238 • Carnation, WA 98014-1238
 (425) 333-4192 phone • (425) 333-4336 fax • www.carnationwa.gov

MASTER APPLICATION FORM, PROJECT PERMITS TYPE II, III, IV, IV-A, V

Permit Review and Approval in the City of Carnation is governed by Title 15 of Carnation Municipal Code. A copy of the Carnation Municipal Code can be found on the City of Carnation website, www.carnationwa.gov. Please use the “Submittal Requirements” for the type of permit you are applying for. The submittal requirements list all of the necessary materials that must accompany this application.

APPLICANT: Please check the box of the permit(s) you are applying for:

Type II	Type III	Type IV	Type IV A	Type V	Misc/Other
<input type="checkbox"/> Special Use Permit (CMC 15.18.010 et. Seq.)	<input type="checkbox"/> Conditional Use Permit (CMC 15.17.190 et seq.)	<input type="checkbox"/> Preliminary Long Plat	<input type="checkbox"/> Site Specific Rezone – not consolidated with a Comprehensive Plan amendment	<input type="checkbox"/> Final Plat Approval (CMC 15.16.350) ⁽¹⁾	<input type="checkbox"/> Development Agreement *
<input type="checkbox"/> Clear and Grade if Type II (CMC 15.09.050)	<input type="checkbox"/> Shoreline Conditional Use Permit (CMC 15.92)	<input type="checkbox"/> Preliminary Long Plat Amendment (CMC 15.16.370)		<input type="checkbox"/> Site Specific Rezone – Consolidated with a Comprehensive Plan Amendment	
<input checked="" type="checkbox"/> Short Plat (CMC 15.16.010 et. Seq.)	<input type="checkbox"/> Shoreline Variance (CMC 15.92.120)	<input type="checkbox"/> Preliminary Unit Lot Subdivision (CMC 15.16.461)			
<input type="checkbox"/> Short Plat Amendment (CMC 15.16.460)	<input type="checkbox"/> Variance (CMC 15.20.030)				
<input type="checkbox"/> Binding Site Plan (CMC 15.18.410 et seq.)	<input type="checkbox"/> Sign Variance (CMC 15.68.120)				
<input type="checkbox"/> Residential Condominium Binding Site Plan (CMC 15.18.520 et seq.)	<input type="checkbox"/> Critical Areas Reasonable Use Exception (CMC 15.88.050)				
<input type="checkbox"/> Shoreline Substantial Development (CMC 15.92)					
<input type="checkbox"/> Site Development Review (CMC 15.16.150 et. Seq.)					
<input type="checkbox"/> Design Review, Major (CMC 15.18.720)					

* Pursuant to CMC 15.17.050, an application for Development Agreement shall be accompanied by a signed Cost Reimbursement Agreement and Concurrent Permit Processing Waiver and Release Form



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MASTER APPLICATION FORM, PROJECT PERMITS TYPE II, III, IV, IV-A, V

Affidavit:

I, the undersigned, hereby declare that the above information is true and complete to the best of my knowledge. It is understood that the City of Carnation may nullify any decision made in reliance upon information given on this application form should there be any willful omission of significant information or any misrepresentation or lack of full disclosure on my part.

Applicant's Signature: Clifford M. Low
(to be signed in the presence of a Notary Public)

Date: 4/3/2024

Certificate for An Acknowledgment in an Individual Capacity

STATE OF WASHINGTON)
COUNTY OF King) SS

I certify that I know or have satisfactory evidence that Clifford M. Low is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 04.03.2024



X [Signature]
Notary Public in and for the State of Washington
Tina Ramezani
Printed Name

Residing at: Issaquah, King
My appointment expires: 05.14.2026

For City use only:

Date Received:	Received By:	
Date of Determination of Complete Application:	Date of Notice of Application:	Date of Notice of Decision
Comments:		



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MASTER APPLICATION FORM, PROJECT PERMITS TYPE II, III, IV, IV-A, V

APPLICANT: Please complete the following with as much detail as possible.

General Information		
Property Owner Name*: Mirrormount, LLC		
Property Owner Mailing Address: 815 4th Ave NW, Issaquah WA 98027		
Property Owner Phone: (206)293-2233	Property Owner Fax: N/A	
Applicant Name*: Cliff Low	Applicant Phone: (206)293-2233	
Applicant Mailing Address: 815 4th Ave NW, Issaquah WA 98027		
Applicant Fax: N/A	Applicant Email: cliffmlow@gmail.com	
<p><i>* A notarized statement of ownership signed by all owners of record must accompany this application. If the owner(s) of record is/are not the applicant, a notarized statement signed by all of the property owners authorizing the applicant to act as a representative for the property owners must accompany this application. All owners of the subject property must sign the notarized statement.</i></p>		
Project Information:		
Project Name: 31628 W. Commercial Subdivision		
Site Address: 31628 W. Commercial Street		
Assessor's PIN: 865830-33300	Zone: R24	Total Parcel Area (sf): 12,6200 kc
Existing Use of Property: 1 fourplex and 1 single family home on one lot		
Proposed Use of Property: 2 lots with 1 fourplex and 1 single family home either moved or remodled		
Total square feet of new construction or expansion, if applicable: None		
Number of new lots proposed, if applicable: 1		
Square Footage of Existing Buildings:		
<input type="text"/> Retail <input type="text"/> Residential <input type="text"/> Storage <input type="text"/> Industrial <input type="text"/> Office <input type="text"/> TOTAL	est 4000	4000



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MASTER APPLICATION FORM, PROJECT PERMITS TYPE II, III, IV, IV-A, V

Please describe the scope of the proposed project:

This is a request to subdivide 31628 W. Commercial Street into two lots maintaining the grandfathered status of both the recently restored four plex and the existing single family home.

Since the current single-family home will be on the newly created property line and it is currently in the front yard setback, it will need to be moved.

Once the subdivision is complete, the plans will be to move the existing single-family home, while maintaining the grandfathered status, to either lot where it will meet the current city setback locations.



SHORT PLAT NO. SHP _____ - _____

OWNER(S) CONSENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF CARNATION, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF CARNATION.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF CARNATION, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION, PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF CARNATION, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF CARNATION, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

PILGRIM HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____ NAME: MARK HODGES ITS: MANAGER

STATE OF _____) COUNTY OF _____) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME MARK HODGES, TO ME KNOWN TO BE A MANAGER OF PILGRIM HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF _____, 20____.

DATED _____ SIGNATURE OF NOTARY PUBLIC _____ PRINTED NAME OF NOTARY PUBLIC _____ TITLE _____ MY APPOINTMENT EXPIRES _____

APPROVALS

EXAMINED AND APPROVED PER C.M.C. 15.09 THIS _____ DAY OF _____, 20____.

CITY ENGINEER CITY OF CARNATION

PUBLIC WORKS DIRECTOR CITY OF CARNATION

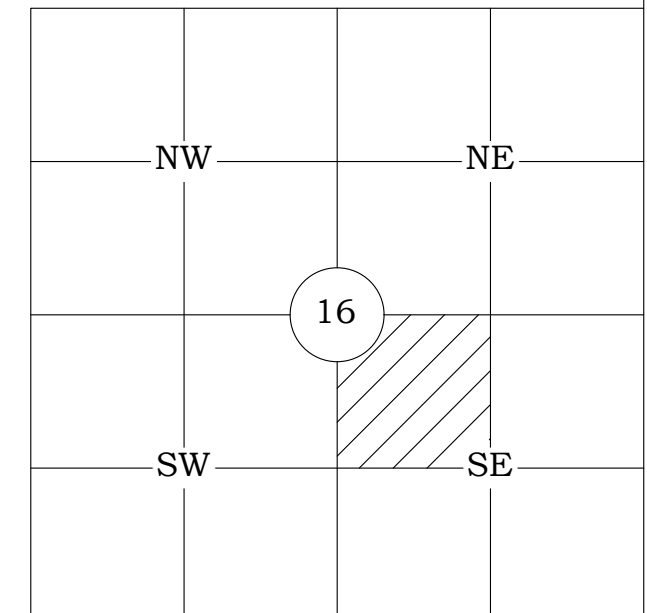
CITY PANNER CITY OF CARNATION

CITY MANAGER CITY OF CARNATION

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CLIFFORD LOW.

Mark Borys 4/16/2024 CERTIFICATE NO.: 46876



JOB NO. 220205 SHEET 1 OF 4

NW 1/4, SE 1/4, SEC. 16, T. 25 N., R. 7 E., W.M.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2024 AT _____ M IN BOOK _____ OF SURVEYS, PAGE _____ AT THE REQUEST OF BBA LAND SURVEYING, LLC

MANAGER SUPT. OF RECORDS

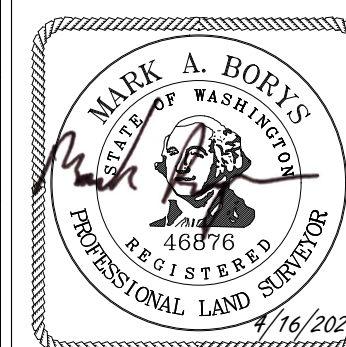
KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024

ASSESSOR DEPUTY ASSESSOR TAX ACCOUNT NO. 8659303330

CITY OF CARNATION SHORT PLAT

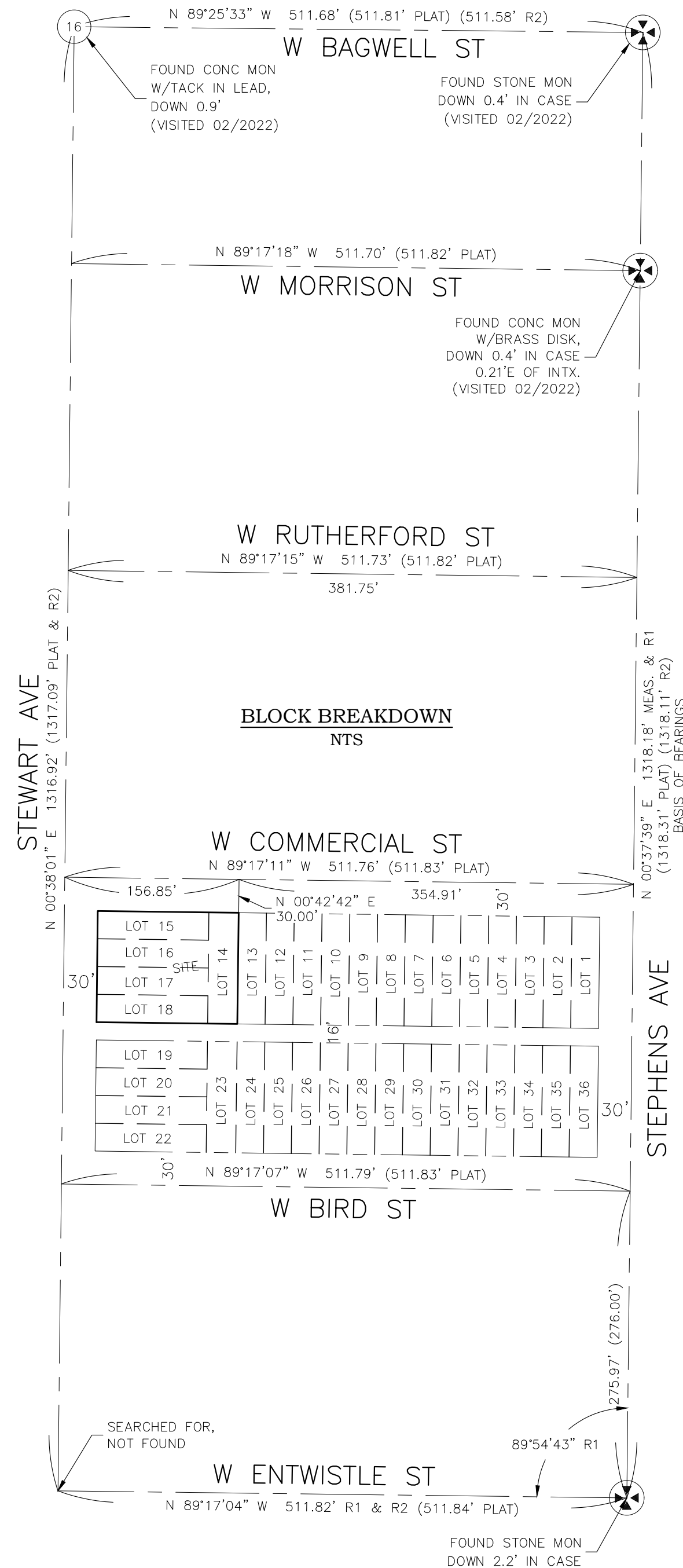
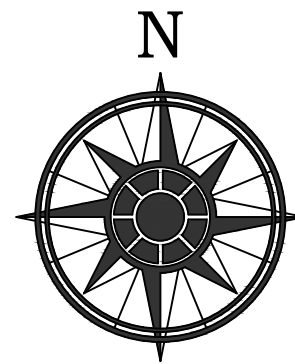
PILGRIM HOLDINGS, LLC 31628 W COMMERCIAL ST CARNATION, WA 98014



Ph: 206.406.1257 nicoleb@bbasurveying.com www.bbassurveying.com



SHORT PLAT NO. SHP _____



LEGAL DESCRIPTION

LOTS 14, 15, 16, 17 AND 18, BLOCK 24, TOLT TOWNSITE COMPANY PLAT OF TOLT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM, NAD83(2011), NORTH ZONE, DERIVED FROM WASHINGTON STATE REFERENCE NETWORK - ACCEPTED THE BEARING OF N 00°37'39" E FOR THE CENTERLINE OF STEPHENS AVE, BASED ON FOUND MONUMENTS IN CASE.

VERTICAL DATUM & CONTOUR INTERVAL

NAVD88 - ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM SITE BENCHMARK USED FOR CONSTRUCTION EAST OF THE SUBJECT PARCEL, WHICH CLOSELY MATCHED GNSS OBSERVATIONS.

FOUND PK NAIL ALONG SOUTH SIDE OF COMMERCIAL STREET IN FRONT OF 31731 W COMMERCIAL ST 180± W OF INTX. OF COMMERCIAL ST AND STEPHENS AVE MARKED WITH ELEVATION.

ELEVATION: 74.18 FEET

REFERENCES

- RECORD OF SURVEY, VOL. 85, PG. 154
- CITY OF CARNATION SHORT PLAT NO. SHP 15-0001, VOL. 338, PG. 117

RECORDS OF KING COUNTY, WASHINGTON

GENERAL NOTES

- THIS SURVEY IS BASED ON STEWART TITLE GUARANTY COMPANY'S "ALTA OWNER'S POLICY OF TITLE INSURANCE", FILE NO. 806106RT, DATED MAY 27, 2022.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA TS16 ROBOTIC TOTAL STATION AND/OR LEICA GS16 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2024 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
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- VARIOUS VERTICAL SITE BENCHMARKS ARE INCLUDED ON THIS DRAWING WHICH CAN BECOME DISTURBED OVER TIME OR MISIDENTIFIED. WHEN UTILIZING SITE BENCHMARKS, IT SHALL BE THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO VERIFY THAT THE BENCHMARK ELEVATION POSTED ON THE DRAWING CORRECTLY REPRESENTS THE ELEVATION OF THE CORRESPONDING SURVEY POINT BEING USED ON SITE. VERIFICATION DILIGENCE WOULD INCLUDE CHECKING VERTICAL RELATIONSHIPS BETWEEN THE SITE BENCHMARK AND VARIOUS OTHER POINTS WITH KNOWN ELEVATIONS, INCLUDING OTHER SITE BENCHMARKS.

PROJECT INFORMATION

TAX PARCEL NUMBER: 8658303330

PROJECT ADDRESS: 31628 W COMMERCIAL ST
CARNATION, WA 98014

ZONING: R6

JURISDICTION: CARNATION

PARCEL ACREAGE: 12,672 S.F. (0.29± ACRES)
AS SURVEYED

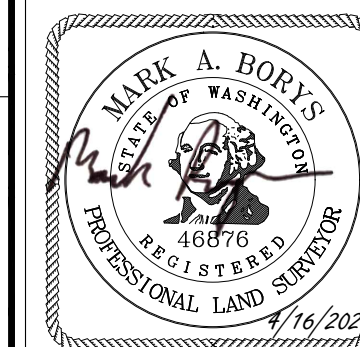
JOB NO. 220205 SHEET 2 OF 4

NW 1/4, SE 1/4, SEC. 16, T. 25 N., R. 7 E., W.M.

CITY OF CARNATION SHORT PLAT

PILGRIM HOLDINGS, LLC

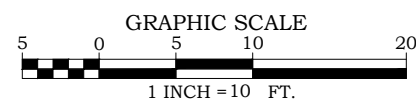
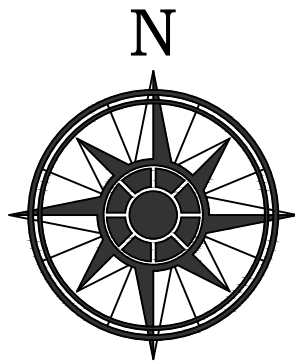
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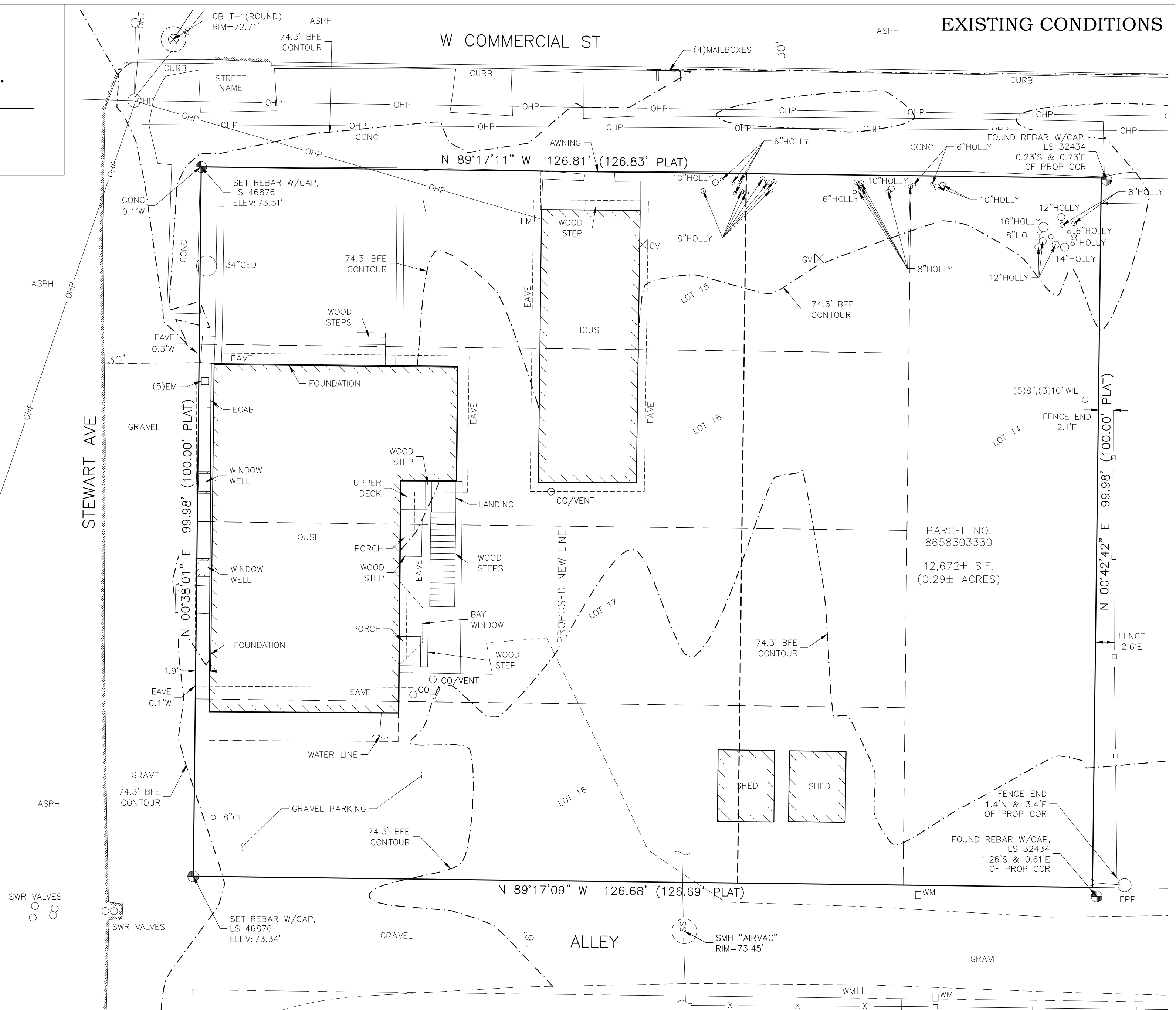
SHORT PLAT NO. SHP _____



LEGEND

- SIGN
- MANHOLE
- CLEANOUT
- WATER METER
- GAS VALVE
- CEDAR
- CHERRY
- DOUGLAS FIR
- WILLOW
- CATCH BASIN
- GUY ANCHOR
- WATER VALVE
- POWER POLE W/LIGHT
- RESIDENTIAL MAILBOX
- SET/FOUND BOUNDARY MARKER, AS DESCRIBED
- SEWER VALVES
- ELECTRIC POWER POLE
- FOUND MONUMENT IN CASE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- WATER LINE
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- WOOD FENCE
- CHAIN LINK FENCE
- BUILDING LINE
- WALL

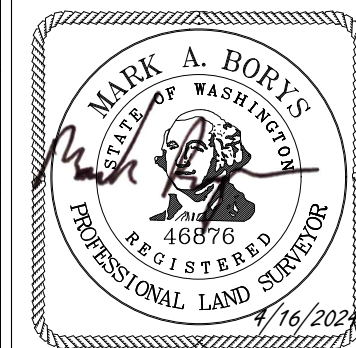
EXISTING CONDITIONS



JOB NO. 220205 SHEET 3 OF 4

NW 1/4, SE 1/4, SEC. 16, T. 25 N., R. 7 E., W.M.

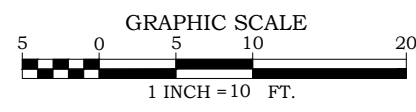
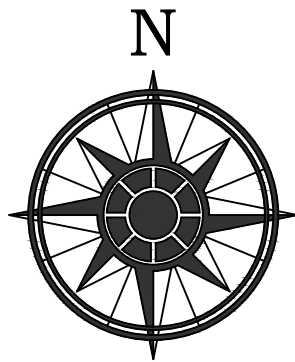
CITY OF CARNATION SHORT PLAT
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 CARNATION, WA 98014



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 nicoleb@bbasurveying.com
 www.bbasurveying.com



SHORT PLAT NO. SHP _____



LEGEND

Building line symbol: BUILDING LINE

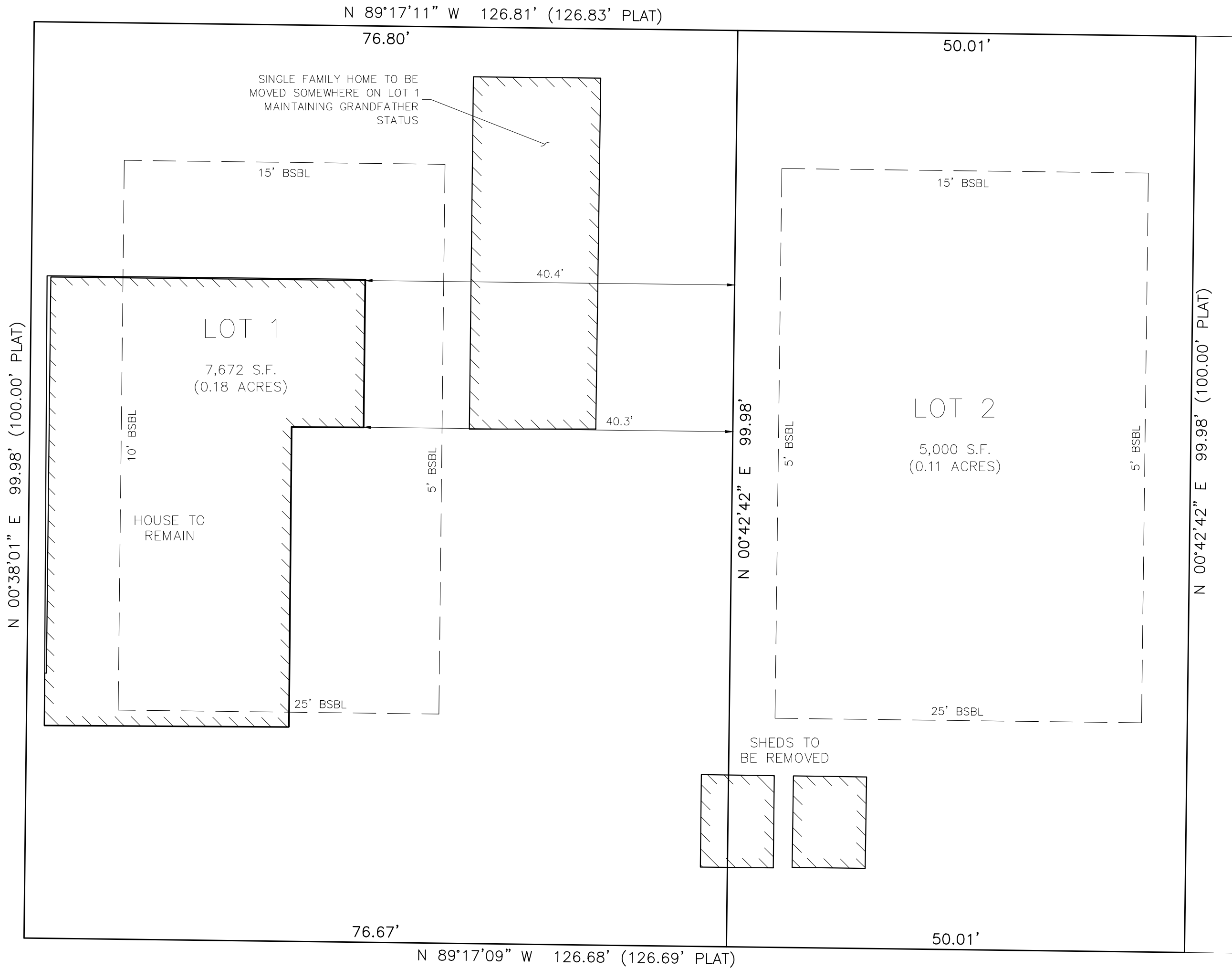
SETBACKS

SETBACKS DEPICTED HEREON ARE BASED ON AN INTERPRETATION OF CITY OF CARNATION CODE SECTION "15.48.070 - RESIDENTIAL ZONE DENSITY AND DIMENSIONAL STANDARDS", WHICH MAY VARY FROM SAID CITY'S INTERPRETATION. THE INTERPRETATION DEPICTED HEREON SHALL BE CONFIRMED OR REVISED BY SAID CITY PRIOR TO BEING RELIED UPON.

STEWART AVE

W COMMERCIAL ST

16' ALLEY

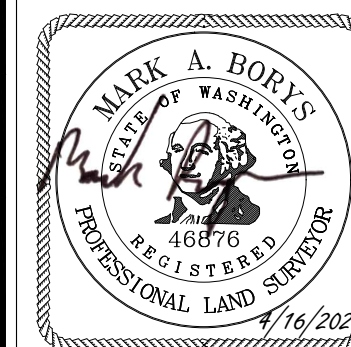


JOB NO. 220205 SHEET 4 OF 4

NW 1/4, SE 1/4, SEC. 16, T. 25 N., R. 7 E., W.M.

CITY OF CARNATION SHORT PLAT

PILGRIM HOLDINGS, LLC
31628 W COMMERCIAL ST
CARNATION, WA 98014



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www.bbassurveying.com

BUILDING DEPARTMENT REVIEW



SHORT PLAN AND DESIGN REVIEW NOTES

DATE: 5/20/24

TO: CITY OF CARNATION
PHONE: 425-333-4192
EMAIL: permits@carnationwa.gov

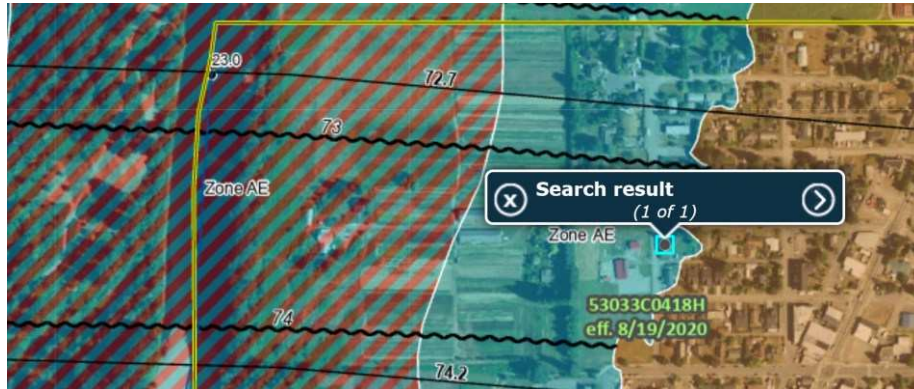
FROM: Lou Tyler
PHONE: 206-503-5948
EMAIL: ltyler@safebuilt.com

PERMIT #: SHP-24-0001
PROJECT: **SHORT PLAT AND DESIGN REVIEW FOR MIRRORMOUNT**
ADDRESS: 31628 W COMMERCIAL SUBDIVISION



SAFEbuilt has completed a short plat for Mirrormount. This is a quick review of the land use and site map showing duplex. This review is per the adopted 2021 International Residential Code (IRC), the 2021 International Fire Code (IFC), and the 2021 Revised Code of Washington (RCW).

This review *assumes* that this four-dplex is;

- **R-2 Occupancy**
- **2-Story assumed**
- **V-B construction**
- **NOT sprinklered**
- **An existing house will be relocated on property to meet setbacks.**
- **Property is within the 500-year floodplain and will require an elevation certificate at time of permit submittal.**



Flood Hazard Zones

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway

To help with this review there is a need to know and understand the following definitions:

DEFINITION OF 310.3 RESIDENTIAL GROUP R-2.

Residential Group R-2 occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are primarily permanent in nature, including:

- Apartment houses
- *Congregate living facilities* (nontransient) with more than 16 occupants
 - *Boarding houses (nontransient)*
 - Convents
 - *Dormitories*
 - Fraternities and sororities
 - Monasteries
- Hotels (nontransient)
- *Live/work units*
- Motels (nontransient)
- Vacation timeshare properties

705.3 FIRE SEPARATION DISTANCE. The distance measured from the foundation wall or face of the wall framing, whichever is closer, to one of the following:

1. To the closest interior lot line; or
2. To the center of a street, an alley, or public way; or
3. To an imaginary line between two buildings on a lot. The distance shall be measure at a right angle from the wall.



COMMENTS NOTED

COMMENTS:

No.	SHEET	COMMENT
1	SAFEBUILT NOTES SITE PLAN	<p>PROPERTY LINES APPLICABLE TO ALL:</p> <ul style="list-style-type: none"> It is assumed that the fourplex will NOT be owned by the individual tenant as the site plan does not show individual lot numbers.
2	SAFEBUILT NOTES SITE PLAN	<p>EXTERIOR WALL SECTION 705</p> <ul style="list-style-type: none"> 705.5 Fire-resistance ratings. <i>Exterior walls shall be fire-resistance rated in accordance with Table 601, based on the type of construction, and Table 705.5, based on the fire separation distance. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides.</i>
3	SAFEBUILT NOTES SITE PLAN	<p>EXTERIOR WALL SECTION 705</p> <ul style="list-style-type: none"> 705.11 PARAPETS Parapets shall be provided on <i>exterior walls</i> of buildings. Exceptions: A parapet need not be provided on an exterior wall where any of the following conditions exist: <ol style="list-style-type: none"> The wall is not required to be <i>fire-resistance rated</i> in accordance with Table 705.5 because of <i>fire separation distance</i>. The building has an area of not more than 1,000 square feet (93 m²) on any floor. Walls that terminate at roofs of not less than 2-hour fire-resistance-rated construction or where the roof, including the deck or slab and supporting construction, is constructed entirely of noncombustible materials. One-hour fire-resistance-rated <i>exterior walls</i> that terminate at the underside of the roof sheathing, deck or slab, provided that: <ol style="list-style-type: none"> Where the roof/ceiling framing elements are parallel to the walls, such framing and elements supporting such framing shall not be of less than 1-hour fire-resistance-



		<p>rated construction for a width of 4 feet (1220 mm) for Groups R and U and 10 feet (3048 mm) for other occupancies, measured from the interior side of the wall.</p> <p>4.2 Where roof/ceiling framing elements are not parallel to the wall, the entire span of such framing and elements supporting such framing shall not be of less than 1-hour fire-resistance-rated construction.</p> <p>4.3 Openings in the roof shall not be located within 5 feet (1524 mm) of the 1-hour fire-resistance-rated <i>exterior wall</i> for Groups R and U and 10 feet (3048 mm) for other occupancies, measured from the interior side of the wall.</p> <p>4.4 The entire building shall be provided with not less than a Class B <i>roof covering</i>.</p> <p>5. In Groups R-2 and R-3 where the entire building is provided with a Class C <i>roof covering</i>, the <i>exterior wall</i> shall be permitted to terminate at the underside of the roof sheathing or deck in Types III, IV and V construction, provided that one or both of the following criteria is met:</p> <p>5.1 The roof sheathing or deck is constructed of <i>approved</i> noncombustible materials or of <i>fire-retardant-treated wood</i> for a distance of 4 feet (1220 mm).</p> <p>5.2 The roof is protected with 0.625-inch (16 mm) Type X <i>gypsum board</i> directly beneath the underside of the roof sheathing or deck, supported by not less than nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members for a minimum distance of 4 feet (1220 mm).</p> <p>6. Where the wall is permitted to have not less than 25 percent of the <i>exterior wall</i> areas containing unprotected openings based on <i>fire separation distance</i> as determined in accordance with Section 705.8.</p>
<p>4</p>	<p>SAFEBUILT NOTES SITE PLAN</p>	<p>FIRE WALLS SECTION 706</p> <p>706.1 General. <i>Fire walls</i> shall be constructed in accordance with Sections 706.2 through 706.11. The extent and location of such <i>fire walls</i> shall provide a complete separation. Where a <i>fire wall</i> separates occupancies that are required to be separated by a <i>fire barrier</i> wall, the most restrictive requirements of each separation shall apply.</p>



<p>5</p>	<p>SAFEBUILT NOTES SITE PLAN</p>	<p>FIRE WALLS SECTION 706</p> <p>706.1.1 Party walls. Any wall located on a <i>lot line</i> between adjacent buildings, which is used or adapted for <i>joint</i> service between the two buildings, shall be constructed as a <i>fire wall</i> in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1.1. Openings in a party wall separating an <i>anchor building</i> and a <i>mall</i> shall be in accordance with Section 402.4.2.2.1. 2.2. Party walls and fire walls are not required on <i>lot lines</i> dividing a building for ownership purposes where the aggregate height and area of the portions of the building located on both sides of the <i>lot line</i> do not exceed the maximum height and area requirements of this code. For the <i>building official's</i> review and approval, the official shall be provided with copies of dedicated access easements and contractual agreements that permit the <i>owners</i> of portions of the building located on either side of the <i>lot line</i> access to the other side for purposes of maintaining fire and <i>life safety systems</i> necessary for the operation of the building.
<p>6</p>	<p>SAFEBUILT NOTES SITE PLAN</p>	<p>FIRE PROTECTION SYSTEMS SECTION 901.2</p> <p><i>Fire protection and life safety systems</i> shall be installed, repaired, operated and maintained in accordance with this code and the International Fire Code.</p> <p>Any <i>fire protection or life safety system</i> for which an exception or reduction to the provisions of this code has been granted shall be considered to be a required system.</p> <p>Exception: Any <i>fire protection or life safety system</i> or portion thereof not required by this code shall be permitted to be installed for partial or complete protection provided that such system meets the requirements of this code.</p>



7	<p>SAFEBUILT NOTES SITE PLAN</p>	<p>ACCESSIBILITY SECTION 1101</p> <p>1101.1 Scope. The provisions of this chapter shall control the design and construction of facilities for accessibility for individuals with disabilities.</p> <p><u>1101.2 Design.</u> <u>Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1, except those portions of ICC A117.1 amended by this section.</u></p>
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Please do not hesitate to contact me if any assistance is needed with this process.

Sincerely,

Low Tyler

Senior Plans Examiner
1621 114th Ave SE, Ste 219
Bellevue, WA 98004
ltyler@safebuilt.com

#2



SHORT PLAT NO. SHP _____ - _____

SEE SAFEbuilt SHORT PLAT AND DESIGN REVIEW LETTER FOR OFFICIAL COMMENTS FROM SAFEbuilt DATED 5/20/24.

PERMIT #: SHP-24-0001
PROJECT: SHORT PLAT AND DESIGN REVIEW FOR MIRRORMOUNT
ADDRESS: 31628 W COMMERCIAL SUBDIVISION

Reviewed by SAFEbuilt 05/20/2024

OWNER(S) CONSENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF CARNATION, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF CARNATION.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF CARNATION, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION, PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF CARNATION, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF CARNATION, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

PILGRIM HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____ NAME: MARK HODGES ITS: MANAGER

STATE OF _____) COUNTY OF _____) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME MARK HODGES, TO ME KNOWN TO BE A MANAGER OF PILGRIM HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF _____, 20____.

DATED _____ SIGNATURE OF NOTARY PUBLIC _____ PRINTED NAME OF NOTARY PUBLIC _____ TITLE _____ MY APPOINTMENT EXPIRES _____

APPROVALS

EXAMINED AND APPROVED PER C.M.C. 15.09 THIS _____ DAY OF _____, 20____.

CITY ENGINEER CITY OF CARNATION

PUBLIC WORKS DIRECTOR CITY OF CARNATION

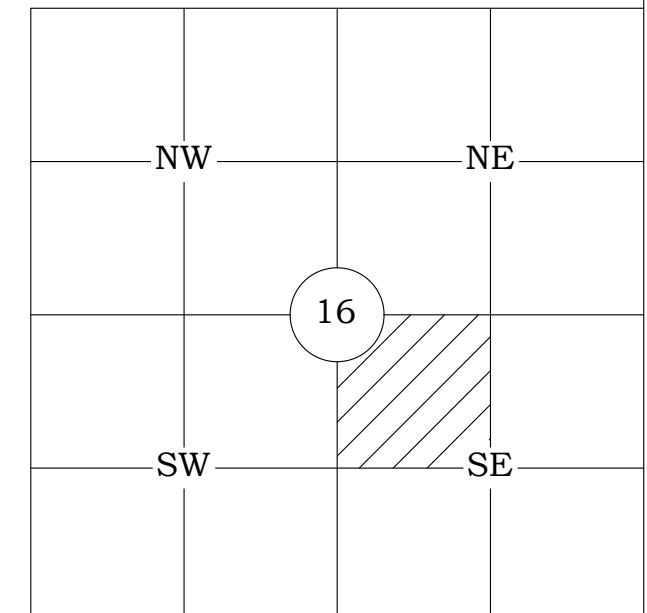
CITY PANNER CITY OF CARNATION

CITY MANAGER CITY OF CARNATION

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CLIFFORD LOW.

Signature: Mark Borys Date: 4/16/2024 CERTIFICATE NO.: 46876



JOB NO. 220205 SHEET 1 OF 4

NW 1/4, SE 1/4, SEC. 16, T. 25 N., R. 7 E., W.M.

© 2024, BBA LAND SURVEYING, LLC, ALL RIGHTS RESERVED

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2024 AT _____ M IN BOOK _____ OF SURVEYS, PAGE _____ AT THE REQUEST OF BBA LAND SURVEYING, LLC

MANAGER SUPT. OF RECORDS

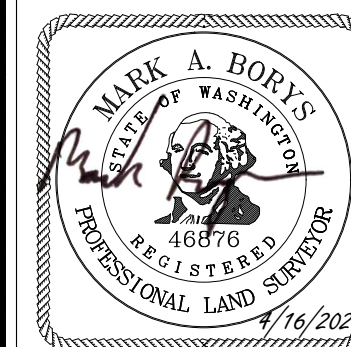
KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024

ASSESSOR DEPUTY ASSESSOR TAX ACCOUNT NO. 8659303330

CITY OF CARNATION SHORT PLAT

PILGRIM HOLDINGS, LLC 31628 W COMMERCIAL ST CARNATION, WA 98014



Ph: 206.406.1257 nicoleb@bbasurveying.com www.bbassurveying.com



SHORT PLAT NO. SHP _____

Reviewed by SAFEbuilt 05/20/2024

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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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ELEVATION: 74.18 FEET

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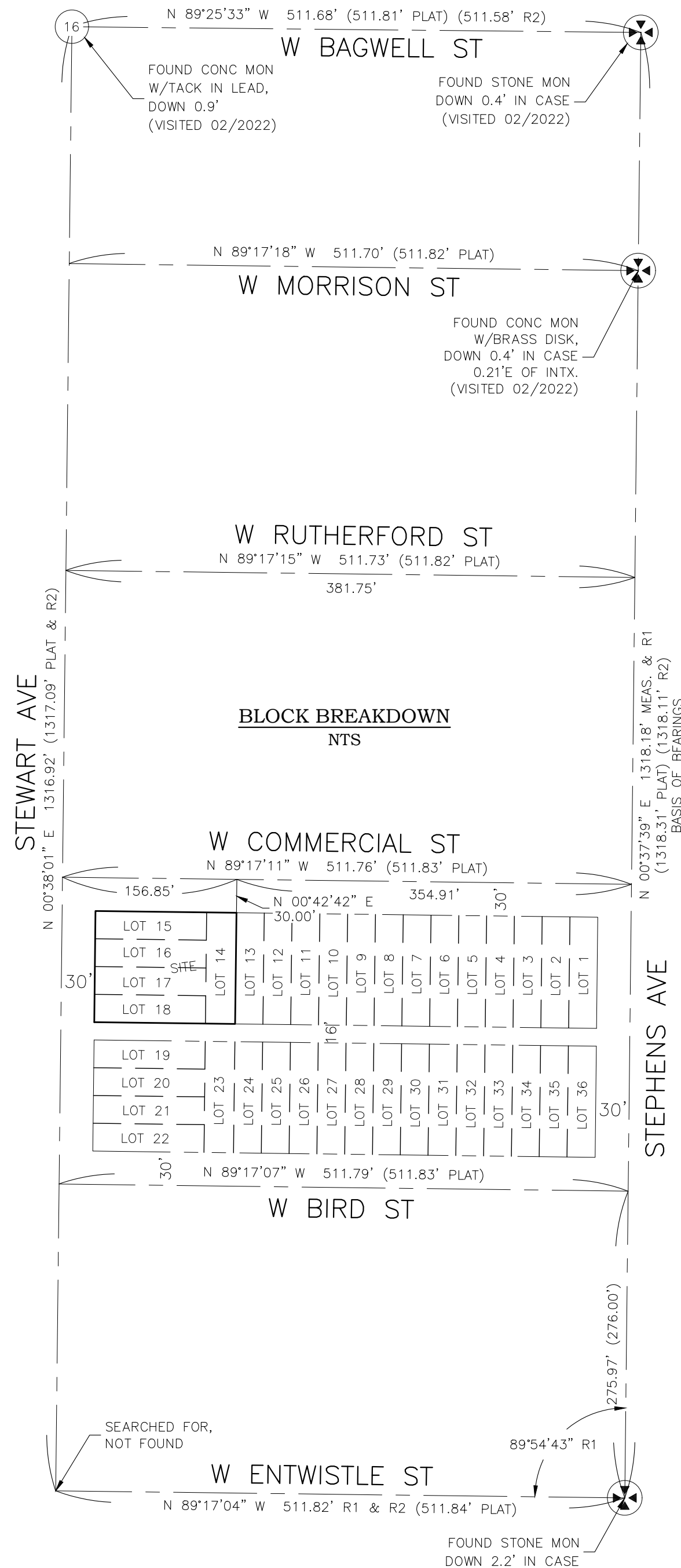
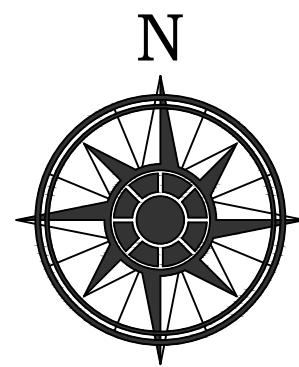
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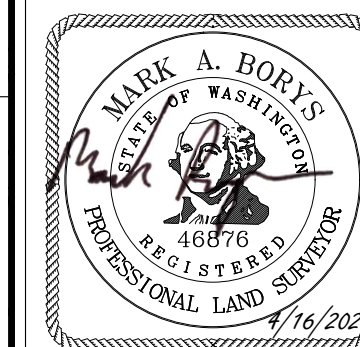
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ZONING: R6
JURISDICTION: CARNATION
PARCEL ACREAGE: 12,672 S.F. (0.29± ACRES) AS SURVEYED



CITY OF CARNATION SHORT PLAT

PILGRIM HOLDINGS, LLC

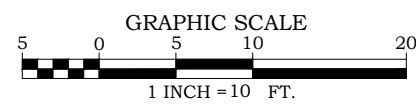
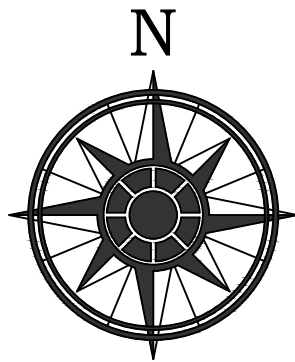
31628 W COMMERCIAL ST CARNATION, WA 98014



Ph: 206.406.1257 nicoleb@bbasurveying.com www.bbasurveying.com

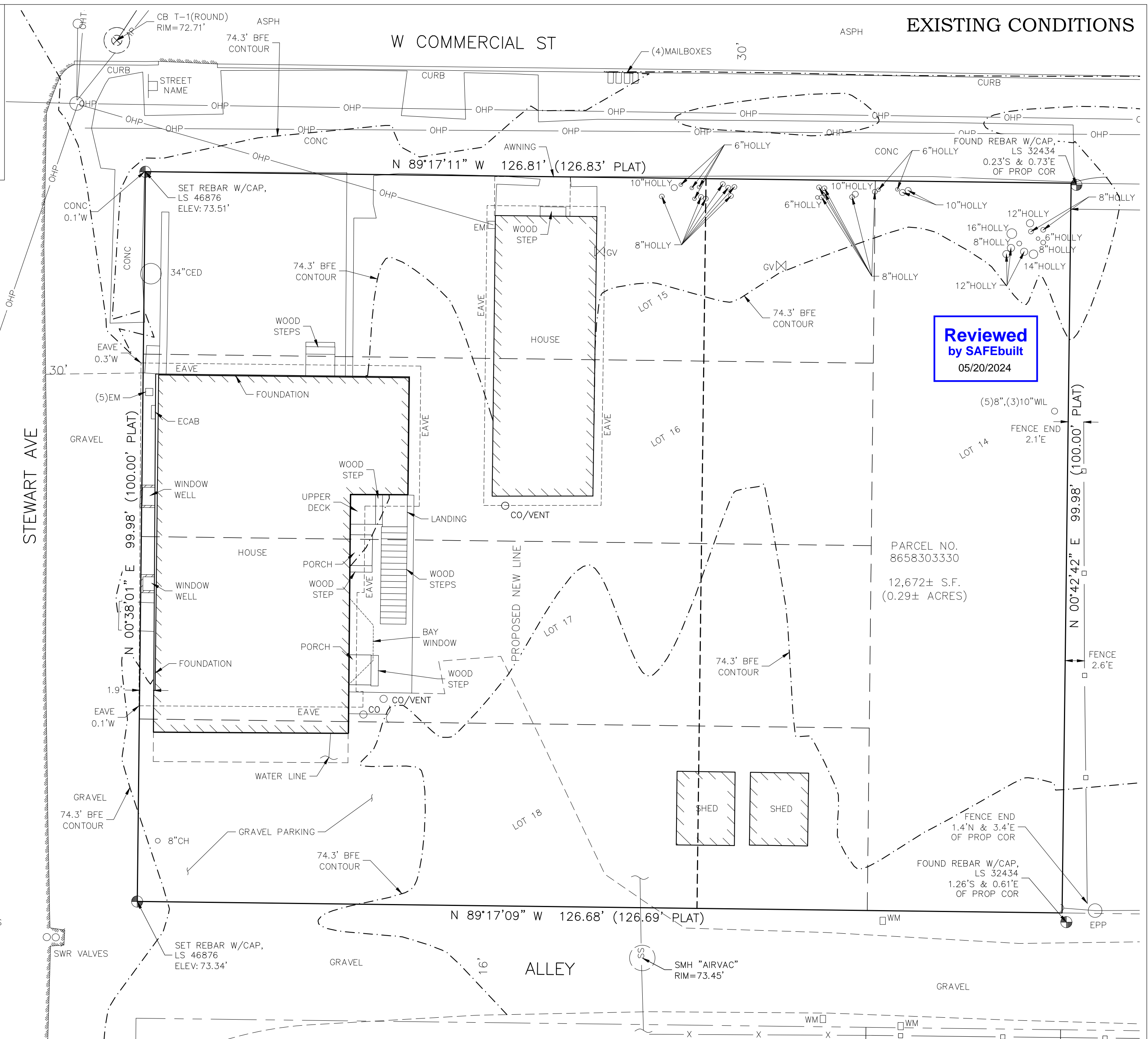


SHORT PLAT NO. SHP _____



LEGEND

	SIGN
	MANHOLE
	CLEANOUT
	WATER METER
	GAS VALVE
	CEDAR
	CHERRY
	DOUGLAS FIR
	WILLOW
	CATCH BASIN
	GUY ANCHOR
	WATER VALVE
	POWER POLE W/LIGHT
	RESIDENTIAL MAILBOX
	SET/FOUND BOUNDARY MARKER, AS DESCRIBED
	SEWER VALVES
	ELECTRIC POWER POLE
	FOUND MONUMENT IN CASE
	SANITARY SEWER LINE
	STORM DRAINAGE LINE
	WATER LINE
	OVERHEAD POWER
	OVERHEAD TELEPHONE
	WOOD FENCE
	CHAIN LINK FENCE
	BUILDING LINE
	WALL



Reviewed by SAFEbuilt 05/20/2024

PARCEL NO. 8658303330
12,672± S.F. (0.29± ACRES)

This is a request to subdivide 31628 W. Commercial Street into two lots maintaining the grandfathered status of both the recently restored four plex and the existing single family home.

Since the current single-family home will be on the newly created property line and it is currently in the front yard setback, it will need to be moved.

Once the subdivision is complete, the plans will be to move the existing single-family home, while maintaining the grandfathered status, to either lot where it will meet the current city setback locations.

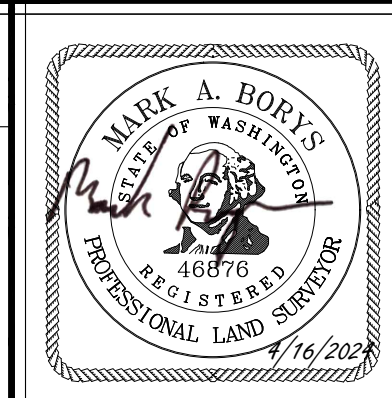
JOB NO. 220205 SHEET 3 OF 4

NW 1/4, SE 1/4, SEC. 16, T. 25 N., R. 7 E., W.M.

CITY OF CARNATION SHORT PLAT

PILGRIM HOLDINGS, LLC

31628 W COMMERCIAL ST
CARNATION, WA 98014

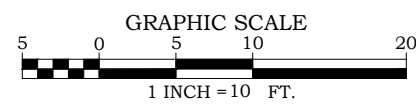
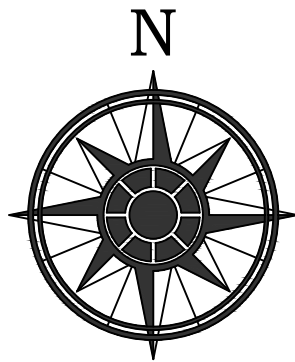


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www.bbassurveying.com

Reviewed
by SAFEbuilt
05/20/2024



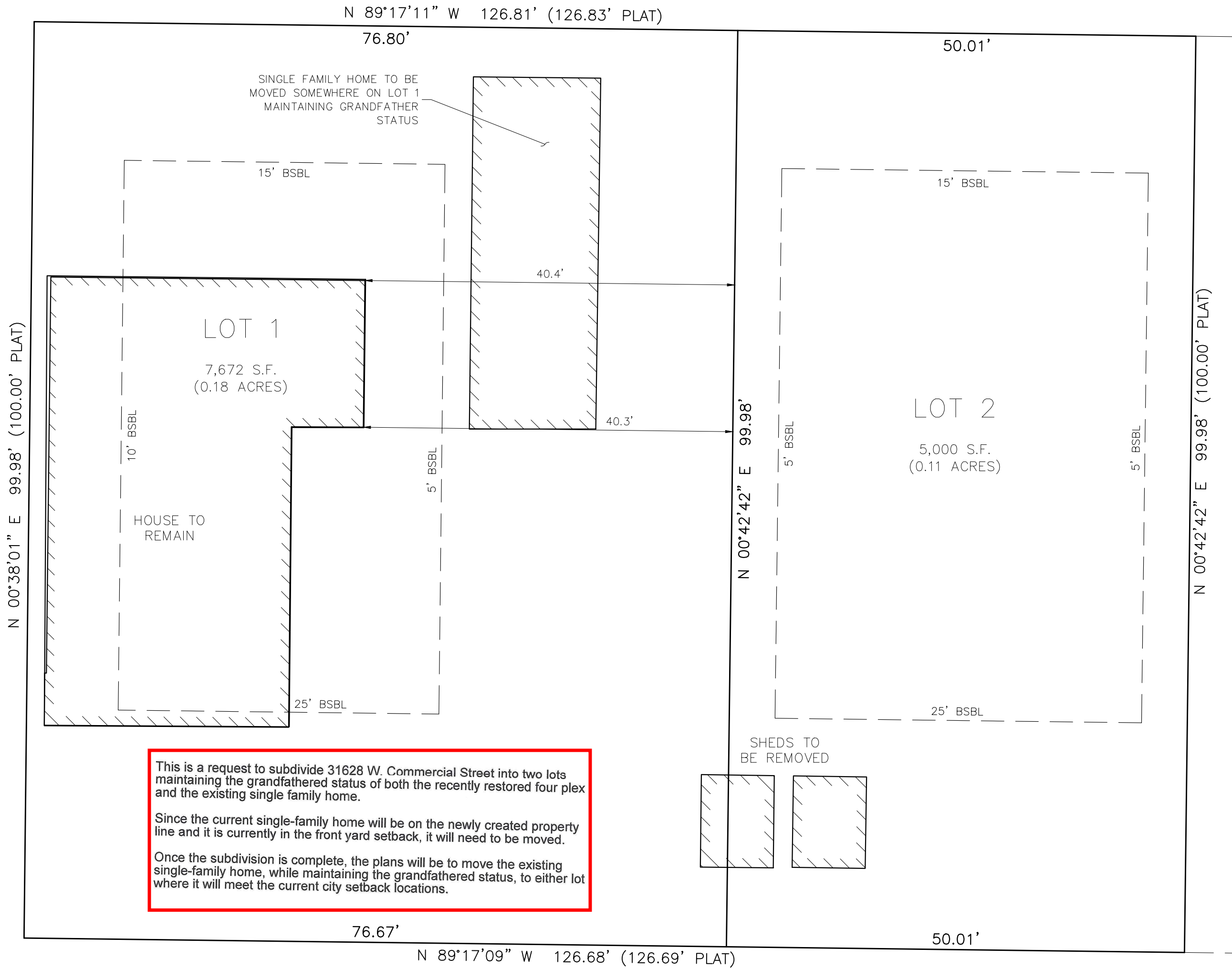
SHORT PLAT NO.
SHP _____ - _____



LEGEND

BUILDING LINE

STEWART AVE



This is a request to subdivide 31628 W. Commercial Street into two lots maintaining the grandfathered status of both the recently restored four plex and the existing single family home.

Since the current single-family home will be on the newly created property line and it is currently in the front yard setback, it will need to be moved.

Once the subdivision is complete, the plans will be to move the existing single-family home, while maintaining the grandfathered status, to either lot where it will meet the current city setback locations.

SETBACKS

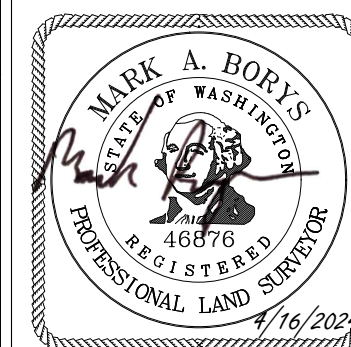
SETBACKS DEPICTED HEREON ARE BASED ON AN INTERPRETATION OF CITY OF CARNATION CODE SECTION "15.48.070 - RESIDENTIAL ZONE DENSITY AND DIMENSIONAL STANDARDS", WHICH MAY VARY FROM SAID CITY'S INTERPRETATION. THE INTERPRETATION DEPICTED HEREON SHALL BE CONFIRMED OR REVISED BY SAID CITY PRIOR TO BEING RELIED UPON.

JOB NO. 220205 SHEET 4 OF 4

NW 1/4, SE 1/4, SEC. 16, T. 25 N., R. 7 E., W.M.

CITY OF CARNATION SHORT PLAT

PILGRIM HOLDINGS, LLC
31628 W COMMERCIAL ST
CARNATION, WA 98014



Ph: 206.406.1257
nicoleb@bbasurveying.com
www.bbasurveying.com



May 24, 2024

Exhibit 4

Tim Woolett
City of Carnation Project Planner
4621 Tolt Avenue
P.O. Box 1238
Carnation, WA 98014-1238

Subject: Mirrormount Short Subdivision – Survey and Engineering Review

Tim:

The following comments are based on the submitted Short Plat documents for the 0.29-acre property at 31628 W Commercial Street. The depicted topography and boundary appear to conform to survey standards. Site civil design and construction of the project shall conform to the Construction and Design Standards listed in Carnation Municipal Code 12.06.010 and applicable stormwater, water, and sanitary sewer design standards. These comments are preliminary and will be refined as the design is developed.

General:

1. All existing and proposed electric, telephone, cable, and communication lines shall be placed underground from the existing distribution lines along the W. Commercial Street frontage. [15.60.350 CMC].
2. Half-street frontage improvements along Stewart Avenue and W. Commercial Street shall be constructed. The Public Works Director may also require paving of the alley along the property frontage. These improvements shall be constructed or guaranteed prior to final plat approval and installed per the City Street and Storm Sewer Standards. [15.56.170 CMC].
3. Residential driveways shall be installed for each lot per the City Street and Storm Sewer Standards.
4. A right-of-way permit is required for work within the City right-of-way [15.60.030 CMC]. An on-site pre-construction meeting shall be held before commencing work within the right-of-way.
5. A drainage permit is required for the stormwater management systems if the applicable thresholds are exceeded. [15.64.230 CMC]. Design shall be per the requirements of the 2012 DOE Stormwater Manual for Western Washington as adopted by the City of Carnation (15.64.170 CMC) and City standards including but not limited to:
 - a. Preparation of Stormwater Site Plans
 - b. Preparation of a Construction Stormwater Pollution Prevention Plan
 - c. Source Control of Pollution
 - d. Preservation of Natural Drainage Systems
 - e. Onsite Stormwater Management through infiltration if feasible (15.64.190 CMC)

6. An application for Clearing, Filling & Grading is required if the total volume of earth moved including cut, fill, and regrading exceeds 50 cubic yards [15.40.070 CMC]. A spill prevention and control plan is required.
7. A sewer service connection shall be made per City standards to the existing sewer trunkline in the alley between W. Commercial Street and W. Bird Street. The proposed lot will require a new valve pit in the alley to serve the additional structure.
8. A water service connection shall be made per City standards to the existing 8-inch main in the alley between W. Commercial Street and W. Bird Street.
9. Additional requirements as applicable are specified in the standards for land divisions [15.16 CMC], the City of Carnation Comprehensive Plan, the Density and Dimensional Regulations [15.48 CMC], the Critical Areas Code [15.88 CMC], Shoreline Management [15.92 CMC], the Environmental Policy Code [14.10 CMC], and the Public Health, Safety, Welfare, Use and Interest [58.17 RCW].

RE: Preliminary Short Subdivision Application No. SHP 24-0001; Cliff Low

Mark Lawrence <MLawrence@ESF-R.ORG>

Wed 5/15/2024 2:11 PM

To: Tim Woolett <tim.woolett@carnationwa.gov>

You don't often get email from mlawrence@esf-r.org. [Learn why this is important](#)

The sender of this email is EXTERNAL to the City of Carnation. Please proceed with caution.

Hi Tim,

I hope all is well.

I have no comments or concerns for this review.

Thanks,

Mark



Mark Lawrence, CFM | Fire Marshal – North Division
Carnation, Duvall, Sammamish & Woodinville
Woodinville Fire Station 31

Headquarters:
EASTSIDE FIRE & RESCUE
175 Newport Way NW,
Issaquah WA 98027
MLawrence@esf-r.org
425-765-1670



From: Tim Woolett <tim.woolett@carnationwa.gov>

Sent: Wednesday, May 15, 2024 1:05 PM

To: wfierst@AHBL.com; Mark Lawrence <MLawrence@ESF-R.ORG>; dspencer@safebuilt.com; Brandon Schell <brandon.schell@carnationwa.gov>

Subject: Preliminary Short Subdivision Application No. SHP 24-0001; Cliff Low

Please review the attached application for preliminary short subdivision and return comments and/or conditions to be incorporated into the review and decision on the matter. Please respond no later than May 27th.

If you have any questions or find the need for additional information, please don't hesitate to contact me.

Thanks.

Tim

PUBLIC RECORDS LAW DISCLOSURE

This e-mail is a public record of Eastside Fire & Rescue and is subject to public disclosure unless exempt from disclosure under Washington Public Records Law. This email is subject to the State Retention Schedule.

NOTES TO USERS

is for use in administering the National Flood Insurance Program. It does not identify all areas subject to flooding, particularly from local drainage of small size. The community map repository should be consulted for updated or additional flood hazard information.

more detailed information in areas where **Base Flood Elevations (BFEs)** have been determined, users are encouraged to consult the Flood and Floodway Data and/or Summary of Stillwater Elevations tables contained in the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users are aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should be used as the sole source of flood elevation information. Accordingly, elevation data presented in the FIS Report should be utilized in conjunction with the FIS Report for purposes of construction and/or floodplain management.

Base Flood Elevations shown on this map apply only to landward of 0.0 coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

of the **floodways** were computed at cross sections and interpolated cross sections. The floodways were based on hydraulic considerations with requirements of the National Flood Insurance Program. Floodway widths in the floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

was not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

Projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The horizontal datum was NAD 83 GRS 1980. Differences in datum, spheroid, projection or UTM zones used in the preparation of FIRM maps for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

ations on this map are referenced to the North American Vertical Datum of 1988. Flood elevations must be compared to structure and ground elevations of the same vertical datum. For information regarding conversion to the National Geodetic Vertical Datum of 1929 and the North American Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at (301) 713-3242.

ation Services
NGS12
Geodetic Survey
#9202
West Highway
Baltimore, Maryland 20910-3282
3242

current elevation, description, and/or location information for **bench marks** on this map, please contact the Information Services Branch of the National Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DOT, and Pierce County GIS. This information was compiled at scales of 1:24,000 during the time period of 1994-2012.

Baselines depicted on this map represent the hydraulic modeling baselines used in the flood profiles in the FIS report. As a result of improved topographic data, the baselines, in some cases, may deviate significantly from the channel or appear outside the SFHA.

updated topographic information, this map reflects more detailed and accurate stream channel configurations and floodplain delineations than shown on the previous FIRM for this jurisdiction. As a result, the Flood and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect channel distances that differ from what is shown on the map. Also, the floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate officials to verify current corporate limit locations.

refer to the separately printed **Map Index** for an overview map of the community showing the layout of map panels, community map repository addresses, and a listing of Communities table containing National Flood Insurance Program community information as well as a listing of the panels on which each community is shown.

ation on available products associated with this FIRM visit the **Map Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, digital versions of this map. Many of these products can be ordered or downloaded directly from the MSC website.

ve questions about this map, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/businessinfo>.

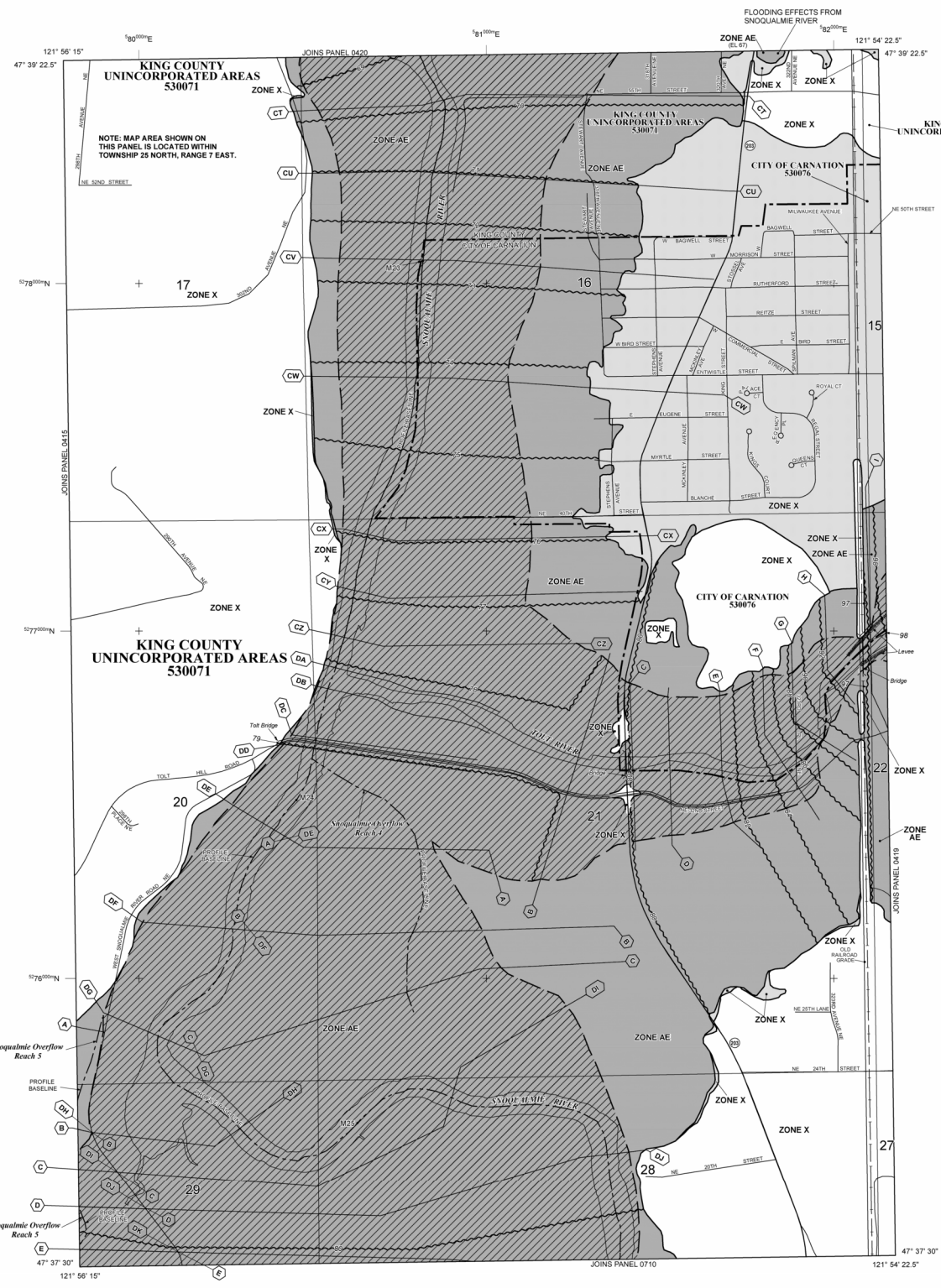


Exhibit 6

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood with a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Areas are subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, VE, and X. The Base Flood Elevation is the water elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevation determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be encroached so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE D Areas determined to be outside the 0.2% annual chance floodplain.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary

0.2% Annual Chance Floodplain Boundary

Floodway boundary

Zone D boundary

Zone X boundary

Boundary dividing Special Flood Hazard Areas and floodway areas

Base Flood Elevation line and value; elevation in feet (EL 987)

Base Flood Elevation value where uniform within zone, in feet

Referenced to the North American Vertical Datum of 1988

Cross section line

Transsect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere

1000-meter Universal Transverse Mercator grid values, zone

Bench mark (see explanation in Notes to Users section of FIS Report)

River Mile

MAP REPOSITORIES

Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

September 29, 1999

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

December 6, 2001

May 16, 1999

August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and rail names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Change.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 800-638-8620.

MAP SCALE 1" = 500'

250 500 1000 FEET

0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0418H

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 418 OF 1725

(SEE MAP INDEX FOR FIRM PANEL LIST)

CONTAINS:

COMMUNITY	NUMBER	PANEL
CARNATION, CITY OF	53007E	0418
KING COUNTY	530071	0418

Notice to User: The Map Number should be used when placing map orders. The Community Number shown above should be used on insurance applications for the community.

FEDERAL EMERGENCY MANAGEMENT AGENCY

MAP NUMBER 53033C

MAP REVISION AUGUST 19, 2020

ADVERTISEMENT

New Search Property Tax Bill Map This Property Glossary of Terms Area Report Print Property Detail

PARCEL DATA

Parcel	865830-3330	Jurisdiction	CARNATION
Name	MIRRORMOUNT LLC	Levy Code	0971
Site Address	31628 W COMMERCIAL ST 98014	Property Type	C
Geo Area	95-35	Plat Block / Building Number	24
Spec Area	100-440	Plat Lot / Unit Number	14 THRU 18
Property Name	5-UNIT APT	Quarter-Section-Township-Range	SE-16-25-7

Legal Description

TOLT TOWNSITE COS PLAT OF TOLT PLat Block: 24 Plat Lot: 14 THRU 18
--

LAND DATA

Highest & Best Use As If Vacant	MULTI-FAMILY DWELLING
Highest & Best Use As Improved	PRESENT USE
Present Use	Apartment
Land SqFt	12,600
Acres	0.29

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	R6
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING

Building Number	1
Building Description	4-PLEX
Number Of Buildings Aggregated	1
Predominant Use	MULTIPLE RESIDENCE (LOW RISE) (352)



Click the camera to see more pictures.

Reference Links

- [Residential Physic Inspection Areas](#)
- [King County Taxin Districts Codes an Levies \(.PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Advis](#)
- [Washington State Department of Revenue](#) (External link)
- [Washington State Board of Tax Appe](#) (External link)
- [Board of Appeals/Equalizati](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)
- [Scanned images o surveys and other map documents](#)
- [Scanned images o plats](#)
- [Housing Availabili Dashboard](#)

Construction Class	WOOD FRAME
Building Quality	LOW/AVERAGE
Stories	2
Building Gross Sq Ft	3,260
Building Net Sq Ft	2,025
Year Built	1918
Eff. Year	1986
Percentage Complete	100
Heating System	ELECTRIC WALL
Sprinklers	No
Elevators	No
1 2	



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	MULTIPLE RESIDENCE (LOW RISE) (352)		2	9		2,612	2,025
2	BASEMENT, UNFINISHED (703)		1	7	0	648	0

Accessory

Accessory Type	Picture	Description	Qty	Unit Of Measure	Size	Grade	Eff Yr	%	Value	Date Valued
Pkg: Open, Unsec						(unknown)				

Apartment / Condo Complex Data

Complex Type	Res Condo Apt
Complex Description	5 Res Units
Value Distribution Method	
# of Bldgs	2
# of Stories	2
# of Units	5
Avg Unit Size	514
Land Per Unit	0
Project Location	AVERAGE
Project Appeal	AVERAGE
% With View	0
Construction Class	WOOD FRAME
Building Quality	LOW/AVERAGE
Condition	Average
Year Built	1918
Eff Year	1983
% Complete	100
Elevators	N
Security System	N
FirePlace	N
Laundry	COMMON
Kitchens	
# of Meals	0
Founder's Fee	
Apt Conversion	N
Condo Land Type	

Unit Breakdown

Unit Type	Number of This Type	Sq Ft	# of Bedrooms	# of Baths
Flat	4	448	1	1
Flat	1	775	2	1

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
865830333007	2023	2024		0971	189,000	532,000	721,000	0	189,000	532,000	721,000	
865830333007	2022	2023		0971	138,600	580,400	719,000	0	138,600	580,400	719,000	
865830333007	2021	2022		0971	100,800	549,200	650,000	0	100,800	549,200	650,000	

865830333007	2019	2020	0971	100,800	443,200	544,000	28,000	100,800	443,200	544,000	
865830333007	2018	2019	0971	100,800	329,200	430,000	0	100,800	329,200	430,000	
865830333007	2017	2018	0971	100,800	300,200	401,000	0	100,800	300,200	401,000	
865830333007	2016	2017	0970	97,600	227,400	325,000	0	97,600	227,400	325,000	
865830333007	2015	2016	0970	88,200	266,800	355,000	0	88,200	266,800	355,000	
865830333007	2014	2015	0970	88,200	205,800	294,000	0	88,200	205,800	294,000	
865830333007	2013	2014	0970	88,200	211,800	300,000	0	88,200	211,800	300,000	
865830333007	2012	2013	0970	88,200	176,800	265,000	0	88,200	176,800	265,000	
865830333007	2011	2012	0970	88,200	158,800	247,000	0	88,200	158,800	247,000	
865830333007	2010	2011	0970	88,200	160,800	249,000	0	88,200	160,800	249,000	
865830333007	2009	2010	0970	88,200	160,800	249,000	0	88,200	160,800	249,000	
865830333007	2008	2009	0970	88,000	240,000	328,000	0	88,000	240,000	328,000	
865830333007	2007	2008	0970	80,000	243,000	323,000	0	80,000	243,000	323,000	
865830333007	2006	2007	0970	81,100	241,900	323,000	0	81,100	241,900	323,000	
865830333007	2005	2006	0970	65,500	197,500	263,000	0	65,500	197,500	263,000	
865830333007	2004	2005	0970	65,500	145,500	211,000	0	65,500	145,500	211,000	
865830333007	2003	2004	0970	65,500	145,500	211,000	0	65,500	145,500	211,000	
865830333007	2002	2003	0970	50,400	160,600	211,000	0	50,400	160,600	211,000	
865830333007	2001	2002	0970	50,000	181,000	231,000	0	50,000	181,000	231,000	
865830333007	2000	2001	0970	38,000	173,000	211,000	0	38,000	173,000	211,000	
865830333007	1999	2000	0970	38,000	149,400	187,400	0	38,000	149,400	187,400	
865830333007	1998	1999	0970	38,000	149,400	187,400	0	38,000	149,400	187,400	
865830333007	1997	1998	0970	0	0	0	0	38,000	70,000	108,000	
865830333007	1996	1997	0970	0	0	0	0	38,000	70,000	108,000	
865830333007	1994	1995	0970	0	0	0	0	38,000	70,000	108,000	
865830333007	1992	1993	0950	0	0	0	0	30,000	66,000	96,000	
865830333007	1990	1991	0950	0	0	0	0	25,200	44,800	70,000	
865830333007	1988	1989	0950	0	0	0	0	25,200	44,800	70,000	
865830333007	1986	1987	0950	0	0	0	0	15,800	46,800	62,600	
865830333007	1984	1985	0950	0	0	0	0	15,800	46,800	62,600	
865830333007	1982	1983	0950	0	0	0	0	8,000	49,000	57,000	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
3251111	20230824000667	5/10/2023	\$0.00	PILGRIM HOLDINGS LLC	MIRRORMOUNT LLC	Quit Claim Deed	Other
3226390	20230215000598	11/22/2022	\$0.00	PILGRIM HOLDINGS LLC	MIRRORMOUNT LLC	Quit Claim Deed	Other
3192330	20220527001663	5/24/2022	\$770,000.00	QUINN ROLAND W	PILGRIM HOLDINGS LLC	Warranty Deed	None
2010399	20031226001321	12/23/2003	\$215,000.00	BERGQUIST DENNIS+CONNIE	QUINN ROLLAND W	Statutory Warranty Deed	None
792724	198409180274	10/21/1977	\$0.00	BERGQUIST CLARENCE+CATHERINE	BERGQUIST DENNIS+CONNIE	Quit Claim Deed	Settlement

REVIEW HISTORY

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
BLD-22-0016	Demolition - Fixtures, windows\doors, drywall and stairwell Installation of new wiring, fixtures, stairway, windows\doors, upper floor lofts, new drywall and finishes throughout,	Remodel	10/4/2022	\$136,000	CARNATION	8/7/2023
BLD-18-0024	Re-roof,	Building, New	6/18/2018	\$1,500	CARNATION	8/15/2019
BLD-16-0094	Re-roof,	Other	10/26/2016	\$1,500	CARNATION	6/12/2017

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New Search Property Tax Bill Map This Property Glossary of Terms Area Report Print Property Detail

PARCEL DATA

Parcel	865830-3330	Jurisdiction	CARNATION
Name	MIRRORMOUNT LLC	Levy Code	0971
Site Address	31628 W COMMERCIAL ST 98014	Property Type	C
Geo Area	95-35	Plat Block / Building Number	24
Spec Area	100-440	Plat Lot / Unit Number	14 THRU 18
Property Name	5-UNIT APT	Quarter-Section-Township-Range	SE-16-25-7

Legal Description

TOLT TOWNSITE COS PLAT OF TOLT PLat Block: 24 Plat Lot: 14 THRU 18
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LAND DATA

Highest & Best Use As If Vacant	MULTI-FAMILY DWELLING
Highest & Best Use As Improved	PRESENT USE
Present Use	Apartment
Land SqFt	12,600
Acres	0.29

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	R6
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
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BUILDING

Reference Links

- [Residential Physic Inspection Areas](#)
- [King County Taxin Districts Codes an Levies \(.PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Advis](#)
- [Washington State Department of Revenue](#) (External link)
- [Washington State Board of Tax Appe](#) (External link)
- [Board of Appeals/Equalizati](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)
- [Scanned images o surveys and other map documents](#)
- [Scanned images o plats](#)
- [Housing Availabili Dashboard](#)

Building Number	1
Building Description	Detached Rental Unit
Number Of Buildings Aggregated	1
Predominant Use	Residence (348)
Shape	Long Rect or Irreg
Construction Class	WOOD FRAME
Building Quality	LOW COST
Stories	1
Building Gross Sq Ft	543
Building Net Sq Ft	543
Year Built	1918
Eff. Year	1976
Percentage Complete	100
Heating System	ELECTRIC WALL
Sprinklers	
Elevators	
1 2	



Section(s) Of Building Number: 2

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	Single-Family Residence (351)		1	8	0	543	543

Accessory

Accessory Type	Picture	Description	Qty	Unit Of Measure	Size	Grade	Eff Yr	%	Value	Date Valued
Pkg: Open, Unsec						(unknown)				

Apartment / Condo Complex Data

Complex Type	Res Condo Apt
Complex Description	5 Res Units
Value Distribution Method	
# of Bldgs	2
# of Stories	2
# of Units	5
Avg Unit Size	514
Land Per Unit	0
Project Location	AVERAGE
Project Appeal	AVERAGE
% With View	0
Construction Class	WOOD FRAME
Building Quality	LOW/AVERAGE
Condition	Average
Year Built	1918
Eff Year	1983
% Complete	100
Elevators	N
Security System	N
FirePlace	N
Laundry	COMMON
Kitchens	
# of Meals	0
Founder's Fee	
Apt Conversion	N
Condo Land Type	

Unit Breakdown

Unit Type	Number of This Type	Sq Ft	# of Bedrooms	# of Baths
Flat	4	448	1	1
Flat	1	775	2	1

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
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865830333007	2022	2023		0971	138,600	580,400	719,000	0	138,600	580,400	719,000	
865830333007	2021	2022		0971	100,800	549,200	650,000	0	100,800	549,200	650,000	
865830333007	2020	2021		0971	100,800	536,200	637,000	0	100,800	536,200	637,000	
865830333007	2019	2020		0971	100,800	443,200	544,000	28,000	100,800	443,200	544,000	
865830333007	2018	2019		0971	100,800	329,200	430,000	0	100,800	329,200	430,000	
865830333007	2017	2018		0971	100,800	300,200	401,000	0	100,800	300,200	401,000	
865830333007	2016	2017		0970	97,600	227,400	325,000	0	97,600	227,400	325,000	
865830333007	2015	2016		0970	88,200	266,800	355,000	0	88,200	266,800	355,000	
865830333007	2014	2015		0970	88,200	205,800	294,000	0	88,200	205,800	294,000	
865830333007	2013	2014		0970	88,200	211,800	300,000	0	88,200	211,800	300,000	
865830333007	2012	2013		0970	88,200	176,800	265,000	0	88,200	176,800	265,000	
865830333007	2011	2012		0970	88,200	158,800	247,000	0	88,200	158,800	247,000	
865830333007	2010	2011		0970	88,200	160,800	249,000	0	88,200	160,800	249,000	
865830333007	2009	2010		0970	88,200	160,800	249,000	0	88,200	160,800	249,000	
865830333007	2008	2009		0970	88,000	240,000	328,000	0	88,000	240,000	328,000	
865830333007	2007	2008		0970	80,000	243,000	323,000	0	80,000	243,000	323,000	
865830333007	2006	2007		0970	81,100	241,900	323,000	0	81,100	241,900	323,000	
865830333007	2005	2006		0970	65,500	197,500	263,000	0	65,500	197,500	263,000	
865830333007	2004	2005		0970	65,500	145,500	211,000	0	65,500	145,500	211,000	
865830333007	2003	2004		0970	65,500	145,500	211,000	0	65,500	145,500	211,000	
865830333007	2002	2003		0970	50,400	160,600	211,000	0	50,400	160,600	211,000	
865830333007	2001	2002		0970	50,000	181,000	231,000	0	50,000	181,000	231,000	
865830333007	2000	2001		0970	38,000	173,000	211,000	0	38,000	173,000	211,000	
865830333007	1999	2000		0970	38,000	149,400	187,400	0	38,000	149,400	187,400	
865830333007	1998	1999		0970	38,000	149,400	187,400	0	38,000	149,400	187,400	
865830333007	1997	1998		0970	0	0	0	0	38,000	70,000	108,000	
865830333007	1996	1997		0970	0	0	0	0	38,000	70,000	108,000	
865830333007	1994	1995		0970	0	0	0	0	38,000	70,000	108,000	
865830333007	1992	1993		0950	0	0	0	0	30,000	66,000	96,000	
865830333007	1990	1991		0950	0	0	0	0	25,200	44,800	70,000	
865830333007	1988	1989		0950	0	0	0	0	25,200	44,800	70,000	
865830333007	1986	1987		0950	0	0	0	0	15,800	46,800	62,600	
865830333007	1984	1985		0950	0	0	0	0	15,800	46,800	62,600	
865830333007	1982	1983		0950	0	0	0	0	8,000	49,000	57,000	

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