



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3003607
Applicant Name: Scott and Kathy Perrault
Address of Proposal: 11013 Alton Avenue NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,282 sq. ft. and B) 7,412 sq. ft. The existing structures will remain.

The following approval is required:

Short Subdivision - to create two parcels of land. (SMC Chapter 23.24).

BACKGROUND DATA

Zoning: SF 7200.

Uses on Site: Single family residence.

Substantive Site Characteristics:

This 14,694 sq. ft. lot is located on the block NE of John Rogers Elementary School in northeast Seattle. A 16 foot wide alley adjoins the west side of the site. Lake Washington is five blocks to the east and Thornton Creek is four blocks to the west. The site is mapped as being located in a salmon watershed area. Development in the vicinity consists primarily of single family residences on varying sized lots. Parcel B will have street frontage on Alton Avenue NE. Parcel A will obtain vehicle access from a ten foot wide easement across Parcel B. The site is developed with a single family residence on proposed Parcel B. There are trees on both of the proposed parcels. The trees on proposed Parcel B will not be impacted because the existing house will remain. The trees on Parcel A are located along the property lines in the required yards and will not impact the building site. The trees on the site are not listed as exceptional trees and the short plat proposal maximizes the retention of trees on the site.

Public Comment:

Four comment letters were received during the comment period which ended January 11, 2006. Concerns were expressed about: stormwater runoff, soil erosion, increased impervious surface, loss trees and wildlife habitat, an increase in demand for onstreet parking, traffic safety due to driveway slope, increased housing density, and a change in the neighborhood character.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is located in an environmentally critical area and the requirements of SMC 25.09.240 have been met. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION – SHORT PLAT

The proposed short plat is **CONDITIONALLY GRANTED.**

CONDITIONS – SHORT PLAT

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ___ of ___.”
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
3. Submit the recording fee and final recording forms for approval.
4. Show an unobstructed ten foot wide vehicular easement across Parcel B to serve Parcel A and indicate removal or modification of the deck/carport by permit to allow for the easement on the plat map prior to the sale or transfer of ownership of Parcels A or B.
5. Comply with 2003 Seattle Fire Code Sections 503.1.1 Buildings and Facilities, 503.2.1 Dimensions, Appendix D, D 103.34 Dead Ends, and 503.2.3 Surface or the allowed exceptions.

Prior to Issuance of any Building Permit

6. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: (signature on file)
Malli Anderson, Land Use Planner
Department of Planning and Development

Date: December 18, 2006