



Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 39,280 square foot, the “parent lot,” into five parcels with the following area: 1) 8,556 sq. ft., 2) 7,681 sq. ft., 3.) 7,681 sq. ft, 4.) 7,200 sq. ft, and 5.) 8,162 sq. ft. Proposed Lot number 1 has frontage on South Morgan Street which provides its access, and proposed Lot numbers 2-5 will be accessed from a new driveway easement.

Public Comment:

The comment period for this proposal ended on June 21, 2006. During this period, there were no comment letters received.

**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; and*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, 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 not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. 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 SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

**CONDITIONS – SHORT SUBDIVISION**

*Conditions of Approval Prior to Recording*

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

1. Add a notation to the final plat that fire sprinkler systems are required within all new home construction on lots 3, 4 and 5 unless an alternative is approved by the Seattle Fire Marshal.
2. Include on the final plat all of the corrections noted in the Land Use Plans Correction Notice dated July 13, 2006.
3. Provide a Comprehensive Drainage Control Plan as noted in the Drainage approval review dated July 11, 2006:

“The proposed ingress, egress, and utilities easement and structures on each of the proposed parcels will be in excess of 5000sf of combined new or replaced impervious surface. In accordance with SMC 22.802.020 (B) 2, and as a condition of the Director’s decision, a Comprehensive Drainage Control Plan shall be prepared for review and approval with this application. This plan should show proposed Stormwater treatment (if there will be in excess of 5000sf of area subject to vehicular traffic). This plan will be recorded with the King County Assessor’s office and a copy of the drainage plan shall accompany all future building permits as a condition of the Short Plat.”

4. Include any required easement description provided by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.
5. 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 \_\_\_.”
6. 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.
7. Submit the recording fee and final recording forms for approval.
8. Label all structures “to be removed” on the final plat.

