



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

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

Application Number: 3007036
Applicant Name: Kevin H. Weare
Address of Proposal: 6530 18th Av SW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 10,602.5 square feet, B) 5,338 square feet; and C) 5,012 square feet.

The following approval is required:

Short Subdivision - To create three parcels of land.
(SMC Chapter 23.24)

BACKGROUND DATA

The Zoning of the subject site is SF 5000 and there is an existing single family residence located on the western portion of the site which is to be retained on proposed Parcel A. The subject site is located along 18th Avenue SW within a long block bounded on the north by SW Graham St and on the south by SW Holly St. The surrounding zoning is Single Family, and most of the platted lots in the immediate area are developed with single family residences. There is a mapped, category IV wetland adjacent the property in the unopened 17th Avenue SW right-of-way. The extreme northwest corner of proposed Parcel B is located within the required wetlands buffer area. Conformance with the applicable provisions of SMC 25.09.240, regarding subdivisions in environmentally critical areas, shall require that an additional xxx square foot of area be added to Parcel B.

Public Comment

No comment letters were received during the comment period that ended on September 8, 2004.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

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

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Departments (SFD), Seattle City Light, 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 proposal site is located in a mapped environmentally critical area (wetland buffer) and the provisions of SMC 25.09.240 are applicable. Supplemental materials provided by the applicant include an *Environmentally Critical Area Study*, prepared by Wetland Resources, Inc. and dated September 14, 2006. Conditions include: providing a non-disturbance wetland buffer at the northeast corner of proposed Parcel B and a no protest agreement for potential future improvement of 18th Avenue SW. When these conditions are met, the lots to be created will meet all minimum standards or applicable exceptions as set forth in the Land Use Code and other applicable codes, 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 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**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Please do not show conditions of approval prior to recording on the plat to be recorded.)

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

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

1. Quantitatively identify, in square feet, the exact area within the wetlands buffer on proposed Parcel B and redraw the proposed boundaries of the parcel within the plat to provide a parcel with 5338 square feet plus the area within the buffer.

2. Adjust the size of the other proposed parcels on the plat to compensate for the increased size of Parcel B, namely Parcel C at 5012 Square feet and Parcel A at 10,602.5 square feet. .
3. Install permanent visible markers in order to delineate the wetland buffer area on proposed Parcel B.
4. Record with the King County Office of Records and Elections a permanent covenant that describes the required non-disturbance area, prohibits development on and disturbance of the area, and prohibits considering the area for development credit in future plats or development proposals.
5. Correct the plat to show fire access in conformance with the following 2003 Seattle Fire Code sections: Sect. 503.1.1; Set. 503.2.1; Set. 503.2.5; Sect. 503.2.3.
6. Comply with all applicable standard recording requirements and instructions.

Prior to Issuance of any Building Permit on either lot

7. 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.

NON-APPEALABLE ZONING REQUIREMENTS (TO BE SATISFIED PRIOR TO RECORDING)

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

8. Provide a no protest agreement addressing potential future improvement of 18th Avenue SW.

Signature: _____ (Signature on file)
Michael Dorcy, Land Use Planner
Department of Planning and Development
Land Use Services

Date: April 12, 2007