



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: 3003583
Applicant Name: Lem Hebb
Address of Proposal: 1410 North 85th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 4,634.1 sq. ft. and B) 4,620.7 sq. ft. Existing structures to remain.

The following approval is required:

Short Subdivision - to subdivide one parcel into two.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Zoning: Site: SF5000; between two other SF-zoned lots comparably sized to the proposed lots, all fronting on N 85th Street.

Street: Asphalt paving, curb. Asphalt paving in area of sidewalk. No planting strip.

Surrounding Development: Typical for zone consisting of single family homes on individual lots.

Public Comment:

One comment letter received, expressing concern about adequacy of water, power and sewers.

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

Based on information provided by the applicant, referral comments as appropriate from DPD, City Light, Water (SPU), Fire Department (SFD; no comments), 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. As conditioned, the lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as 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 a mapped environmentally critical area meeting definitions of SMC Chapter 25.09, nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees, in that platting allows for reasonable development without cutting any but the 4 locusts near the front of proposed Parcel B. There is an exceptional tree on proposed Parcel A, a 6-inch lodgepole pine. It is located in the SW corner of the required front yard, and no reasonable development on the site is likely to require either cutting or adversely impacting it. However, project approval is conditioned, for the life of the plat, to preserve this tree. 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

Conditions of Approval Prior to Recording, and for the Life of the Project

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

1. The owner(s) and/or responsible party(s) shall revise the plat to show that the existing 6-inch lodgepole pine on proposed Parcel A shall be preserved for the life of the project.

Prior to Issuance of any Building Permit

2. 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)

Paul M. Janos, Land Use Planner
Department of Planning and Development
Land Use Services

Date: August 14, 2008