



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: 3008718
Applicant Name: Bob Winters
Address of Proposal: 6006 51st Place S

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into 2 parcels of land. Proposed parcel sizes are: X) 11,083 sq. ft. and Y) 10,533 sq. ft. Existing single-family residence on Parcel X to remain.

The following approval is required:

Short Subdivision – To subdivide one parcel into two lots.
(Chapter 23.24, Seattle Municipal Code).

SEPA – Environmental Determination –Chapter 25.05 Seattle Municipal Code

SEPA DETERMINATION: [] Exempt [X] DNS [] MDNS [] EIS

[] DNS with conditions

[] DNS involving non-exempt grading or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

Site visit: July 25, 2008

Zoning: Single Family Residential 9600

Uses on Site: One single-family residence and attached garage.

Substantive Site Characteristics:

This 21,616 square foot subject site (the “parent lot”) is an irregularly shaped lot that fronts on 51st Pl S to the northwest. The surrounding zoning is Single Family Residential 9600 (SF 9600) which continues in all directions. The majority of the site has a moderate slope up towards the south, with a small area of steep slope on the southern boundary of the site. There is approximately 32 feet elevation change over the 200 feet length of the project site. The site is located in a mapped critical area for its steep slope; however, this short plat proposal received an ECA exemption. The adjacent right-of-way street is 51st Pl S which is a wide concrete street with sidewalks on both sides.

Area Development:

Development in the vicinity consists primarily of single-family residences on lots of varying shapes and sizes.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 21,616 square foot, the “parent lot,” into two parcels of X) 11,083 sq. ft. and Y) 10,533 sq. ft. Parcel X will be created on the northern portion of the original lot and Parcel Y will be created on the southern portion of the original lot. The existing single family residence with attached garage will remain and will be located on Parcel X. Both Parcel X and Y will have frontage on 51st Pl S for vehicular and pedestrian access.

Public Comment:

The comment period for this proposal ended on August 6, 2008. During this period, no comment letters were 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;*
7. *Conformance to the provisions of Section 23.24.045, unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (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 located in an environmentally critical area; therefore SMC 25.09.240 is 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.**

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant on July 14, 2008 and annotated by the Land Use Planner. The information in the checklist, the supplemental information submitted by the applicant, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, “Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation” subject to some limitations. Under such limitations/circumstances (SMC 25.05.665) mitigation can be considered. A more detailed discussion of the potential impacts from this short plat follows.

Short-Term Impacts

There are no construction activities associated with this short subdivision and therefore, not pertinent to this review. Any future construction-related impacts will be mitigated by existing City codes and ordinances applicable to the project such as: the Noise Ordinance, the Critical Areas Ordinance, the Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code.

Long-Term Impacts

The long-term or use-related impacts that are anticipated from this short plat proposal include: an increase in housing units which can result in surface water runoff from greater site coverage by impervious surfaces; increased bulk and scale on the site; increased demand on public services and utilities; increased light and glare; loss of vegetation; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope, therefore, no SEPA conditioning is warranted.

The long-term impacts of any future development proposals are typical of single family residences and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are: Stormwater, Grading and Drainage Control Code (stormwater runoff from additional site coverage by impervious surface); Land Use Code (minimum lot area, vehicle access to parking); and the Seattle Energy Code (long-term energy consumption). Earth-related impacts may result in the long-term and are mitigated by the Critical Areas Ordinance.

An analysis of the impacts associated with specific SEPA policies regarding this short subdivision are as follows:

Earth

There is an area of approximately 67 square feet of a steep slope of 40% on the southern boundary of the lot. An exemption was granted on July 1, 2008 by the geotechnical engineer at DPD because "the steep slope is associated with the rockery at the property line and the slope immediately offsite." The Environmentally Critical Area Steep Slope Development standards are waived since the steep slope area has been previously developed with the rockeries. No geotechnical report was required for this short plat application.

Air

The applicant submitted a written response that this short subdivision will not result in any greenhouse gas emissions.

Plants and Animals

There are trees and vegetation on the southern area of the site, which provide a habitat for birds and urban wildlife such as raccoons, squirrels, and other rodents. None of the trees on the site are classified as exceptional trees per Director's Rule 6-2001. Future development on the proposed lots would likely occur on the southern portion of the site where there is more limited vegetation. Therefore, it is expected that most of the existing bird and wildlife habitat would be preserved on this site and that no mitigation of plant and animal impacts will be required.

Parking and Traffic

The Land Use Code requires each house to have one offstreet parking space so the minimum number of parking spaces will be provided. There is vehicular access to each of the proposed lots. Parcel X has access from a driveway off of 51st Pl S on the SW part of the street frontage to an attached garage. The vehicular access for proposed Parcel Y will be from a driveway on the NW part of the street frontage. The Institute of Transportation Engineers (ITE) Manual estimates that a single-family residence generates approximately ten vehicle trips per day. The 10 trips per day that will be generated by any future development on the additional lot as the result of this short subdivision will not be a significant increase to the total number of vehicle trips along 51st Place S. For these reasons, no mitigation of parking or traffic impacts is warranted.

Summary

In conclusion, several adverse effects on the environment are anticipated from the proposal. However, specific impacts identified in the foregoing analysis have been mitigated by existing codes and ordinances, per adopted City policies. Therefore, no additional SEPA conditions have been imposed on this short plat.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. Include on the final plat the corrections noted in the Land Use Correction Notice dated August 14, 2008.
2. 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.
3. 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 ___.”
4. 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.

5. Submit the recording fee and final recording forms for approval.

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) Date: September 8, 2008

Janet Wright, Land Use Planner
Department of Planning and Development

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