



City of Seattle

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**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:** 3011249  
**Applicant Name:** Henry Mills  
**Address of Proposal:** 12551 Corliss Avenue North

**SUMMARY OF PROPOSED ACTION**

Land Use Application for the construction of a 304 sq. ft. pier accessory to an existing single family residence.

The following approvals are required:

**SEPA - Environmental Determination** - Chapter 25.05 SMC

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

**BACKGROUND DATA**

Site Location and Description

The project site is a waterfront lot on Haller Lake in North Seattle. The length of shoreline at the site is approximately 57 feet. There is an existing single family residence on the site. There is currently no pier on the site.

Zoning

The property is zoned Single Family 7200 (SF 7200). Haller Lake is also regulated as a riparian corridor in Seattle's Environmentally Critical Areas (ECA) Ordinance. Other properties in the vicinity are also zoned SF 7200 and are developed with single family residences.

### Proposal Description

The applicant proposes to construct a new floating pier, which is 44 feet long and six feet wide, with a ten-foot by ten-foot 'L' section. The new decking on the dock will consist of a fully grated (plastic) surface to allow light to transmit through the surface.

### Public Comment

The public comment period ended on May 16, 2010, and no comment letters were received within that time period.

### **ANALYSIS - SEPA**

The initial disclosure of the potential impacts from this project was made in the Environmental Checklist (dated April 8, 2010). The information in the checklist, the supplemental information in the file and on the plans, 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, and 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 or circumstances (SMC 25.05.665 D) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate. Short-term and long-term adverse impacts are anticipated from the proposal.

### Short-term Impacts

The following temporary or construction-related impacts are expected: temporary increase in noise levels, increase in water turbidity levels, increased levels of fugitive dust and fumes from the construction equipment, disturbance of shorelines and displacement of some fish wildlife species due to increased water turbidity levels and increased noise from the construction activities. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC 25.05.794).

Several adopted codes and/or ordinances provide mitigation for the identified construction impacts. Specifically these are: the Seattle Noise Ordinance (construction noise); State Air Quality Codes administered by the Puget Sound Clean Air Agency (air quality); and the Seattle Environmentally Critical Areas Ordinance. Compliance with these codes and/or ordinances will lessen the environmental impacts of the proposed project.

No SEPA conditioning of potential short-term impacts is warranted because impacts from the short term construction impacts will be mitigated through other codes, ordinances and regulations.

### Long-term Impacts

Long-term or use related impacts are also anticipated from the proposal and include: an increase in over-water coverage in the form of a pier and pier platform and an increase in structures in the lake environment. These long-term impacts are potentially significant without mitigation; therefore, merit a detailed discussion of the impacts and the required mitigation.

### Plants and Animals

Haller Lake is regulated as a Riparian Corridor Environmentally Critical Area (ECA) is Seattle ECA Ordinance at SMC 25.09.200. Per this section:

“On Haller and Bitter Lakes, piers are regulated pursuant to the development standards for similar structures in the Seattle Shoreline Master Program, Chapter 23.60, Part X, The Urban Residential Environment. If a pier is allowed, access to it through the riparian management area is also allowed, provided the impact on the naturally functioning condition of the riparian management area from the pier's location, method of construction, and construction materials is kept to a minimum.”

The dimensions of the proposed pier are consistent with the applicable development standards for residential piers found in SMC 23.60.204.

The applicant has proposed the use of grated decking in the construction of the proposed pier in order to allow natural light penetration to the aquatic habitat below the pier, which is consistent with the general development standards for environmental critical areas per SMC 25.09.060.

In addition, Hydraulics Project Approval (HPA) will be required from the Washington State Department of Fish and Wildlife Habitat (WDFW). The use of grated decking and compliance with requirements of the HPA will be sufficient to mitigate any long term impacts of the proposal. No additional mitigation under Seattle's SEPA Ordinance is warranted or required.

### **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 requirements of the State Environmental Policy Act (RCW 43.21.C), 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 significant adverse impacts 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).

