



City of Seattle

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:** 3011384  
**Applicant Name:** Bob Fong  
**Address of Proposal:** 10345 Sand Point Way NE

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 6,993 sq. ft. and B) 6,189 sq. ft. Existing structures to remain.

The following approval is required:

**Short Subdivision** - to subdivide one existing parcel into two parcels of land.  
(Seattle Municipal Code Chapter 23.24)

**BACKGROUND DATA**

**Zoning:** Single Family 7200.  
**Uses on Site:** Proposed Parcel A is developed with an existing single family residence and Proposed Parcel B is developed with an accessory structure that is proposed to be converted to a single family residence under DPD Permit No. 6268712.  
**Public Comment:** The public comment period ended on September 22, 2010. Several comments 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;*

The subject property is zoned SF 7200. The lots created by this proposed division of land comply with applicable development standards and provisions of the Land Use Code, including the exception from minimum lot area found at SMC 23.44.010.B1, known as the "75/80 Rule."

The applicant will be required to provide a No Protest Agreement, consenting to formation of a local improvement district to satisfy code requirements, as a condition of approval of this short plat.

2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access. The Seattle City Light easement will be required to be shown on the plat as a condition of approval.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. DPD Drainage and SPU have reviewed and approved the short plat application without conditions.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision meets all applicable Land Use Code provisions. The proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. As conditioned, the public use and interest will be 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;*

The site is not located in a riparian corridor, shoreline habitat, shoreline habitat buffer, wetland, or wetland buffer, as demonstrated through surveys and reports. Therefore the provisions of SMC Section 25.09.240 are not applicable.

6. *Is designed to maximize the retention of existing trees;*

The subject site is currently developed with structures and surface parking. Parcel A and Parcel B both are developed with structures. The current proposed parcel lines maximize the retention of existing trees.

### Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met. The lots to be created by this short subdivision will meet all minimum standards set forth in the Land Use Code, and are consistent with applicable development standards. 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 can be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposed plat maximizes the retention of existing trees to the extent possible in consideration of existing development. The public use and interest are served by the proposal since all applicable criteria are met.

**DECISION - SHORT SUBDIVISION**

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

**CONDITIONS - SHORT SUBDIVISION**

Prior to Recording

1. A No-protest Agreement, consenting to formation of a local improvement district, will be required prior to recording of the plat.
2. The required Seattle City Light Easement must be shown on the final plat.

Signature: \_\_\_\_\_ (signature on file) Date: June 28, 2012  
Molly Hurley, Senior Land Use Planner  
Department of Planning and Development

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