



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: 3011638
Applicant Name: Julie LeDoux, Eco Seattle, Inc.
Address of Proposal: 804 N 60th ST

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land in an environmentally critical area. Proposed parcel sizes are: Parcel A) 5,000 sq. ft. and B) 5,000 sq. ft. Existing shed to be demolished.

The following approval is required:

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

SEPA - Environmental Determination (Seattle Municipal Code Chapter 25.05)

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: SF 5000.
Uses on Site: Single family residence.

Site Description:

The 10,000 square foot site is located approximately 50 feet east of the intersection of Linden Avenue North and North 60th Street. The site is relatively flat and developed with a single family residence located in the western portion of the site. A Magnolia tree is located at the southwest corner of the site and an apple tree is located in the northeast quadrant of the site. North 60th Street is fully improved with curbs, gutters and sidewalks. The site is located within 800 feet of an eagle's nest, and is mapped as being within a fish and wildlife habitat area.

Public Comment:

The Notice of Application comment period ended on October 13, 2010. One written public comment letter was 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's zone (SF 5000) is intended for single family residential development. The lots created by this proposed division of land would conform to this requirement and all applicable development standards of the SF 5000 zoning district.

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. Seattle City Light does not require an easement in order to provide service.

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.

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

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet 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.

The public use and interest would be served by this proposal because additional opportunities for single family residences would be provided within the City limits as a result of this subdivision.

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 survey identifies a 13 inch Magnolia located on proposed Parcel A. This tree is located at the southwest corner of the site, adjacent to the existing single family residence. An existing 15 inch apple tree is located on proposed Parcel B, which is undeveloped. The apple tree is located outside the front, rear and side setbacks, thus has the potential of being removed with development of the lot. In consideration of the existing single family residence and required minimum lot size of 5,000 square feet, the proposed plat has been designed to the extent possible to maximize the retention of trees. Therefore the proposal meets this short plat criterion.

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 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 to the extent possible in consideration of existing development and minimum parcel size. 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 **GRANTED**.

ANALYSIS - SEPA

Due to the development site located within a fish and wildlife habitat area (800 feet from an eagle's nest), the application is subject to SEPA review. SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical areas (ECA) regulations in SMC 25.09; and 2) evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review included identifying if any mitigation measures are needed to protect the eagle nest in order to achieve consistency with SEPA and other applicable environmental laws.

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated September 15, 2010. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and pertinent

