



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: 3013343
Applicant Name: Karen Galt for Seattle Parks and Recreation Department
Address of Proposal: 8061 Densmore Avenue N

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a temporary trailer accessory to maintenance facility for up to six months (Seattle Parks Department).

The following approval is required:

Temporary Use Permit - Chapter 23.42.040.

SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

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

BACKGROUND DATA

Site Location: 8061 Densmore Ave N

Zoning: SF 5000 (single family 5000 sq. ft.)

Parcel Size: The Parks parcel has an area of approximately 96,000 sq. ft. The temporary office trailer has an area of 320 sq. ft.

Existing Uses: Parking lot for The Seattle Parks Department Maintenance yards.

Zoning in Vicinity: The subject is located at the southeast corner of Ashworth Ave North and North 82nd Street. The properties on all four corners of the intersection are all zoned SF5000.

Uses in Vicinity: A one story Parks maintenance building is located approximately 15 feet. to the east, and the paved maintenance yard is to the south. Single family houses are across the streets to the north and west, and for several blocks beyond in four directions. A school is located two blocks to the northeast, and some commercial uses line Green Lake Drive N, one block to the southwest.

Proposal Description

The applicant, Seattle Parks Department, proposes to temporarily locate a 320 sq. ft. pre-fabricated office trailer on an existing parking lot, adjacent to a Parks Department building at the maintenance yard known as “North Park Shops”. The temporary office trailer will be used by Parks staff for 6 months maximum.

The affected area of the existing parking lot is currently vacant. The trailer will be placed on temporary supports and include a site-built disabled ramp to the entry doors. The trailer is inside an existing chain link fence that surrounds the full maintenance yard, and the trailer will end up being 23-25 feet. setback from the property line, behind a thick row of existing Cedar trees.

Public Comments

The comment period for this proposal ended June 6, 2012. No comments were received.

ANALYSIS - TEMPORARY USE

Pursuant to Seattle Municipal Code (SMC) 23.42.040, the Director may grant, deny, or condition an application for temporary uses not otherwise permitted or not meeting development standards in the zone, and which are in keeping with the spirit and purpose of Title 23 (the Land Use Code). SMC 23.42.040.C states: “A Master Use Permit for a time period of up to six months may be authorized for any use that does not involve the erection of any permanent structure and that meets the requirements of subsections A.1.a: the use shall not be materially detrimental to the public welfare; A.1.b: the use shall not result in substantial injury to the property in the vicinity; and A.1.c: the use shall be consistent with the spirit and purpose of the Land Use Code.”

The proposed site for the temporary office trailer is currently vacant paving, set behind an existing 6 ft. high fence and vegetative screening. The proposal temporary office trailer will allow Parks staff to continue their duties in close proximity to other staff and facilities, improving work efficiency and reducing extra vehicle trips. The trailer is a small footprint of 10 x32 feet and approximately 14 feet tall.

Since office use is not permitted outright in the SF 5000 zone, a temporary use permit is required. However, the proposed temporary office trailer does meet certain key development standards in the SF5000 zone, such as exceeding the minimum yard setbacks, and being well under the 30 foot height limit. The proposed trailer does not involve the erection of any permanent structure.

SMC 23.42.040.A.1.a: The proposed temporary office trailer use is not materially detrimental to the public welfare. The trailer is located behind a continuous fence enclosing the entire maintenance parcel. Installing the trailer might require temporary removal of portions of the fence but it will be reinstated. The site paving has previously been used for miscellaneous maintenance storage. The temporary trailer will allow Parks staff to continue their work in proximity to other staff and facilities.

SMC 23.42.040.A.1.b: The proposed use will not result in any substantial injury to the property in the vicinity. The existing Parks maintenance uses will continue on the parcel, plus a minimal added presence of staff in the proposed trailer. New staff personal parking, if required, will be managed by using the on-site parking lot.

SMC 23.42.040.A.1.c: This proposal is consistent with the spirit and purpose of the Land Use Code. Office uses are not permitted in the zone, but the compliance with SF5000 setbacks and height, the existing tree and fence screening, and the temporary duration of the proposed office trailer use will ameliorate the minimal office activity. Once the trailer is removed, the existing paving will be restored to its existing condition.

DECISION – TEMPORARY USE

This temporary use application request is **GRANTED.**

Signature: _____ (signature on file) Date: August 2, 2012
Garry Papers, Senior Land Use Planner
Department of Planning and Development

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