



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2306038
Applicant Name: Mark Travers
Address of Proposal: 1343 Sander Road South

SUMMARY OF PROPOSED ACTION

Master Use Permit to construct a three-story, two unit townhouse in an environmentally critical area. Parking for two vehicles will be provided within the structure.

The following approval is required:

SEPA - Environmental Determination – Chapter 25.05 (SMC)
Steep Slope and Potential Slide

SEPA DETERMINATION: Exempt DNS EIS

DNS with Conditions

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

BACKGROUND DATA

Proposal Description

The applicant proposes a two-unit townhouse structure with parking for two vehicles within the building. Access to the site is proposed from the abutting 30 foot wide street, Sander Road S. A future unit lot subdivision is expected to be submitted.

Site and Vicinity

The property is a vacant site. It is zoned Lowrise 2 multifamily residential, as are the adjacent properties to the north and south. To the west across the abutting street, 15th Avenue S. properties are zoned Lowrise 2. To the east across the abutting street, Sander Road S., the properties are zoned Lowrise 2.

The property slopes down from west to east, changing approximately 58 feet in elevation over its' 109-foot length. The site is located in mapped environmentally critical areas (ECAs), due to landslide prone soils and the presence of steep slopes.

Public Comment

Public notice of the proposed development was published on August 5, 2004, and the associated public comment period ended on August 18, 2004. Two comment letters were received which stated concern about increase in noise, vehicle traffic and aesthetics. The scope of environmental review as described In SMC 23.09.908 is limited to potential adverse impacts on the environmentally critical area. No additional review of the above topics is permitted by SEPA policies. One comment letter also stated concern about slope stability to neighboring properties which is discussed further.

ANALYSIS SEPA

The applicant submitted and Environmental Checklist to DPD on July 24, 2004, and a Geotechnical Engineering Report dated June 26, 2004. These documents disclose the project's potential impacts. This analysis and decision are based on the information provided in the checklist and reports, as well ad DPD experience with review of similar projects.

Section 225.05.908.B of the Seattle Municipal Code states that the scope of environmental review actions within environmentally critical areas is limited to the following:

1. Documenting whether the proposal is consistent with the City of Seattle regulations for Environmentally Critical Ares and
2. Evaluating potentially significant impacts of the environmentally critical area not adequately addressed in the City of Seattle Environmentally Critical Areas, including any additional mitigation measures needed to protect the environmentally critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

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 (SMC25.05.665) mitigation can be considered. Thus a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts on the identified critical area are expected: 1) temporary soil erosion and 2) temporary cut slopes. These impacts are not considered significant because they are temporary and /or minor in scope (SMC 25.05.794).

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the ECA ordinance and the Stormwater, Grading and Drainage Control Code. The Land Use Code requires trees and vegetation be planted after construction is complete. The Building Code provides for construction measures in general. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies.

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 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- 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 43.21.030(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 2c.

SEPA CONDITIONS

None.

Signature: (signature on file)
Lindsay King, Land Use Planner
Department of Planning and Development

Date: August 25, 2005