



City of Seattle

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**Department of Planning and Development**  
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**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2503821  
**Applicant Name:** Terry Drexler and Don Clabaugh  
**Address of Project:** 8661 Dallas Ave South

**SUMMARY OF PROPOSED ACTION**

Master Use Permit for removal of 26 existing above-ground oil storage tanks. 18 tanks have already been removed. 8 additional tanks would be removed following approvals. Total storage capacity of 26 tanks is 255,610 gallons. Future planned activities include removal of all structures on site and grading property level.

The following approval is required:

**SEPA - Environmental Determination** (Chapter 25.05, Seattle Municipal Code)

**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 and area description

The 3,600 square-foot site is located in a General Industrial 2 (IG2) zone on Dallas Ave. S. between 17<sup>th</sup> Ave S. and S. Donovan St. The Duwamish River is located approximately 240 feet to the east. The site is flat and gradually slopes from the southwest corner to the east (approximately 2% slope at the steepest point). The site is a mapped Environmentally Critical Area (ECA) due soil liquefaction potential on the western portion of the site.

Properties to the south are also zoned IG2 and classified as liquefaction ECA. Properties to the west are zoned Industrial Buffer (IB). The site is currently occupied by an office building, a trailer, three storage sheds, concrete pad areas, and 8 remaining heating oil tanks (18 tanks were removed without permit).

### Proposal Description

The applicant has requested approvals for removal of all 26 above ground heating oil tanks. The applicant has stated that they will later apply for permits to remove all structures and grade the site level. Future development may require geotechnical soils reports to address Liquefaction Environmentally Critical Areas, as well as potential remediation in the event of soil contamination.

**The Seattle Fire Department has noted that the current proposal will require permits from the Fire Marshall.**

**The applicant will also need permits from the Department of Ecology to avoid potential soil contamination.**

### Public Comments

Public notice was issued on September 29, 2005. No comment letters were received.

### ANALYSIS – SEPA

The proposal includes the removal of 26 heating oil tanks with 255,610 gallons of capacity, which makes the application is subject to SEPA review.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant July 22, 2005. The information in the checklist, supplemental information provided by the applicant, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) 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 certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

