

The site abuts and has approximately 201 lineal feet of street frontage along the west side of 53rd Avenue South, a 40-foot wide right-of-way with a 16-foot of roadway surface without curbs, gutters, or sidewalks at the site location. Access to the site is provided through a driveway easement that connects to South Augusta Street, approximately 260 feet to the north. Another driveway easement, providing access to a neighboring property to the south loops through the subject lot's south property line.

No structures are present at the subject lot that is heavily vegetated with mature deciduous trees, including Pacific Black Willows, Red Alders, Big Leaf Maples, and ground cover. The subject property moderately slopes downward from its northeast corner to the southwest corner, providing an elevation change of approximately 30 feet over a distance of 210 feet. The elevation change is most dramatic within the first 20 feet from the 53rd Avenue South street frontage.

The development site contained a mapped 40% steep slope near the southeast corner. The applicant submitted an Environmental Critical Areas Exemption Request (project #2500613) from steep sloped standards and was granted a limited exemption on February 24, 2005. DPD concluded that the slope adjacent to the 53rd Avenue South frontage appeared to have been created by previous legal grading activities coupled with findings from the geotechnical report that stated no adverse impacts would be encountered supported the determination to grant the exemption request.

Area Development

The subject site's zone, SF 9600, extends in each direction around the proposal site. The vicinity is populated with a mix of modern and older one and two-story residential structures. The area is marked by large tracts of land with dense mature vegetation. Zoning in the area includes a lower density residential, Single Family 5000 to the northwest of the development site outside the expansive SF 9600 zoned area.

Proposal

The proposal is to subdivide one parcel of land into three parcels of land. Proposed parcel areas are indicated in the summary above. Proposed parcels will have indirect access to South Augusta Street and 53rd Avenue South.

Public Comment:

Date of Notice of Application:	April 18, 2005
Date End of Comment Period:	April 27, 2005
# Letters	0
Issues:	

No letters were received during the public comment period.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. Conformance to the applicable Land Use Code provisions;

The subject property is zoned for single-family residential with a minimum lot size of 9,600 square feet. The allowed use in a single family zone is one dwelling unit per lot. Maximum lot coverage is 35 percent. Front setbacks are an average of the neighboring adjacent lots, or twenty (20) feet, which ever is less. The minimum side yard setback is five feet. Minimum rear yard setback is twenty-five (25) feet or 20% of lot depth. The proposed parcel configurations created by this proposed division of land will conform to all development standards of the SF 9600 zoning district. With the creation of proposed Parcels "A" & "B" the front yard will be along the north property line to maximize available development potential. Proposed Parcel "C" will establish its front yard adjacent to the 53rd Avenue South frontage which will require a twenty (20) foot setback from the property boundary line. Any future development must conform to land use code requirements at the time of application.

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

The proposed lots will have vehicular access to both South Augusta Street through a shared driveway access and 53rd Avenue South, consistent with the provisions of the Code. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and will require an easement to provide for electrical facilities and service to the proposed parcels. This short plat provides for adequate access for vehicles, utilities, and fire protection.

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

This area is served with domestic water and sanitary sewer facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate (#2005-0511) was approved and issued on April 8, 2005. The development site, proposed for short plat, has adequate water service, including an 8-inch public sanitary sewer (PSS) and water main located in 53rd Avenue South to support future development.

New construction with discharge to the sanitary sewer will require a side-sewer permit. There is no public infrastructure to convey stormwater runoff in the vicinity of the proposed short plat. A comprehensive drainage control plan prepared in accordance with SMC 22.802.015D and 22.802.020{B}2 will be required prior to issuance of this project. If the project includes greater than 5,000 square feet of new or replaced impervious surface, the plan shall show stormwater treatment and flow control mitigation measures. Plan review requirements regarding storm water are made at time of building permit application.

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

One objective of the short subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing needs. An equally important objective is to ensure that new development is compatible with neighborhood character. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

The development site contains mapped Steep Slope Environmentally Critical Areas as defined in Seattle Municipal Code Chapter 25.09. The applicant sought and was granted an ECA limited exemption (project #2500613) from Steep Slope Critical Areas. It was determined that the critical area at the subject site was a result of legal grading activities. The environmentally critical areas general and submittal standards, as well as the specific standards for geologic hazard areas and other related development standards are still applicable.

New construction on the parcels containing the Geological Hazard Areas will also be subject to the provisions SMC Chapter 25.09, Regulations for Environmentally Critical Areas. Grading and construction of any future structures will be reviewed during the building permitting stage and will be examined for conformance with all applicable requirements of the Land Use Code and Policies pertaining to Environmentally Critical Areas Ordinance. Therefore, this proposed short subdivision is in conformance with City of Seattle Policies and Regulations for development in Environmentally Critical Areas.

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

There are approximately twelve (12) deciduous trees located upon the development site that will be removed to allow for construction activity. Twenty-five trees are slated to be protected and preserved, depending upon the location of any future construction, the extent of the root systems and the overall health of the trees. Future construction will be subject to the provisions of SMC 23.44.008 which sets forth tree planting requirements on single family lots.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This Short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

SEPA DETERMINATION

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 prepared by Todd Shirley and submitted on March 31, 2005. The information in the checklist, a Geotechnical Report prepared by RMI Associates, LLC, dated February 9, 2005, public comment, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision. Note that pursuant to SMC 25.05.908.B, the scope of the environmental review of the subject short subdivision is limited to:

1. Documenting whether the proposal is consistent with The City of Seattle Regulations for Environmentally Critical Areas, SMC Chapter 25.09; and
2. Evaluating potentially significant impacts on the environmentally critical area resources not adequately addressed in The City of Seattle Environmentally Critical Areas Policies or the requirements of SMC Chapter 25.09, Regulations for Environmentally Critical Areas, including in additional mitigation measures needed to protect the environmentally critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

The undersigned planner has analyzed the environmental checklist submitted by the project applicant; reviewed the project plans and the additional information in the file; and any comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

DECISION

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.

- [X] 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).

CONDITIONS - SEPA

None.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.
3. Prepare and submit a Comprehensive Drainage Control Plan in accordance with SMC 22.802.020{B}2. This plan shall document stormwater treatment (if there will be more than 5,000 square feet of development and impervious coverage) and flow control mitigation measures. This plan will be recorded with the King County Assessor's office and a copy of the drainage plan shall accompany all future building permits.
4. Provide an easement or covenant to allow for the placement of a visually accessible driveway address sign adjacent to South Augusta Street, and an address sign at the development site abutting 53rd Avenue South for the benefit of proposed Parcels A, and B.
5. Add the conditions of approval to the face of the short plat, or on a separate page if needed. If the conditions are on a separate page, insert on the plat:
"For conditions of approval after recording, see Page ___ of ___." (If necessary, renumber the pages).
6. Outline on the face of the short plat: the legal descriptions for the proposed parcels; the location of the existing utility lines on the face of the plat; all ingress and egress and utilities easements. If a utility easement is required by Seattle City Light, then the easement in its entirety (typically referred to as "Easement A") shall be shown on the face of the plat.

After Recording and Prior to Issuance of future Building Permit

The owner(s) and/or responsible party(s) shall:

7. Attach a copy of the recorded short plat to all building permit plan sets.
8. Submit a standard drainage control plan for all initial building permits on proposed parcels.

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

Date: August 22, 2005