

DPD

Director's Rule 3-2007

Applicant: City of Seattle Department of Planning and Development	Page 1 of 2	Supersedes (with 4-2007): 3-94
	Publication: 1/25/07	Effective: 2/21/07
Subject: Application Submittal Requirements in Environmentally Critical Areas	Code and Section Reference: Seattle Environmentally Critical Areas Ordinance SMC 25.09.330	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC 3.06.040	
Index: Environmental/Technical Requirements	Approved (signature on file) Diane M. Sugimura, Director, DPD	Date 2/18/07

PURPOSE

The purpose of this Rule is to clarify when modifications to the application submittal requirements contained in Section 25.09.330 will be allowed.

SECTION 1: Compliance with Substantive Requirements of the ECA Regulations

Rule: The Director may modify the ECA application submittal requirements of Section 25.09.330 when the applicant demonstrates to the satisfaction of the Director that complete submittals are not necessary in order for the Director to review the proposal for compliance with the substantive requirements of the ECA regulations. The applicant must document the reasons for a requested exemption from the submittal requirements.

SECTION 2: Denied Permission for Right of Entry to Adjoining Properties

Section 25.09.330 A requires the preparation of a surveyed site plan that includes the description of conditions both on and off site. Section 25.09.330 B outlines additional site plan requirements pertaining to the location of specified critical areas and proposed development impacts both on and off-site. The intent of these survey requirements is to provide DPD with information detailing on and off-site conditions to facilitate review of drainage, erosion control, and other issues associated with development on or near critical areas.

Rule: In cases where the applicant has asked but been denied permission for the surveyor for the right of entry to adjoining properties, the Director may allow the surveyor to indicate on the survey the general conditions of the off-site areas for the requirements listed in section 25.09.330 A. The Director shall only allow this modification to the survey requirements when the applicant demonstrates that entry has been denied. In these cases, the surveyor shall always indicate on the face of the survey what information is estimated, including their general observations. The applicant shall describe in writing what efforts were made to obtain right of entry for the off-site areas and sign a statement verifying that the request for entry has been denied. Applicants still must meet the requirements listed in section 25.09.330 B.