



CITY OF SEATAC
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
SHORT SUBDIVISION PRELIMINARY APPROVAL



SYLVIA SHORT SUBDIVISION II/ SUB19-0004

ISSUE DATE: MARCH 22, 2022

A. DESCRIPTION OF PROPOSAL:

This application requests preliminary short plat approval for a subdivision of one pre-existing lot totaling 16,274 square feet into two single-family lots. Lot 1 will have access off of 53rd Avenue South via the existing driveway and Lot 2 will have access off of South 170th Lane.

B. GENERAL INFORMATION:

PRELIMINARY SHORT PLAT DECISION: Approved, subject to conditions.

OWNER/APPLICANT:

Sylvia Drake
5140 South 172nd Lane
Tukwila, WA 98188

CONTACT:

Harry Singh
5140 South 172nd Lane
Tukwila, WA 98188

SURVEYOR:

Stephen Woods
Contour Engineering, LLC
4706 97th Street NW, Suite 100
Gig Harbor, WA 98335

CITY OF SEATAC CONTACT:

Dennis Hartwick, Senior Planner
(206) 973-4837; Email: dhartwick@seatacwa.gov

LOCATION OF PROPOSAL:

17035 53rd Avenue South
SeaTac, WA 98188
Parcel No. 812520-0150

EXHIBITS:

1. Application
2. Short Plat Map
3. Valley View Sewer Availability Certificate
4. Highline Water District Availability Certificate
5. Determination of Completeness
6. Notice of Application

FINDINGS:

C. HISTORY & BACKGROUND:

Application Information:

Comprehensive Plan:	Urban Low Density Residential	Acreage:	0.37 / 16,274 SF
Zoning:	UL 7,200	Number of Lots Proposed:	2 lots
Proposed Use:	Single-Family	Lot Size:	Lot 1 – 9,015 SF Lot 2 – 7,266 SF
Sewer:	Valley View Sewer District	Fire Service:	Puget Sound Regional Fire Authority
Water Supply	Highline Water District 75	School District:	Highline School District

Application History:

Application Received:	March 18, 2019	Determination of Complete Application Sent:	April 12, 2019
Notice of Application Posted:	April 25, 2019	Public Comment Period Closure Date:	May 9, 2019

1. Public Comments:

- a. Resident Earl Gipson expressed concerns about a drainage pipe that runs along the southern boundary of the short plat. He wanted to make sure the pipe was not blocked, altered, or limited by the construction because it serves a large area of the neighborhood.
Response: Stormwater design will be reviewed as part of the construction permits for this project.
- b. Resident Ron Beaver expressed concerns about the short plat due to previous development near the wetland to the west and northwest of the site.
Response: See Wetland section below.

2. SEPA:

The proposal is exempt from State Environmental Policy Act.

D. CURRENT USE:

The existing lot is currently utilized as a single-family residence.

The proposed Lot 1 will retain the existing single-family home. An existing garage that straddles the proposed lot line between Lot 1 and 2 will be removed prior to final short plat recording.

The proposed Lot 2 will be vacant property.

Lot 1 will have access off of 53rd Avenue South via the existing driveway and Lot 2 will have access off of South 170th Lane.

E. SEATAC COMPREHENSIVE PLAN AND POLICIES:

Comprehensive Goal 2.3 Residential Land Use

Achieve a mix of housing types while maintaining healthy residential neighborhoods and guiding new housing development into appropriate areas.

Policy 2.3A

Stabilize and protect existing single-family residential neighborhoods by maintaining a designated Residential Low Density (Single-Family) area.

Staff Response: The property is designated Urban Low Density Residential. The proposed development of the property (single-family residence) is consistent with this designation.

F. ZONING CODE:

Title 14 Applicable Zoning Standards:

By receiving preliminary short plat approval for this project, the application complies with all regulations within SMC Title 14 that pertain to preliminary short plat standards; with exception to the conditions listed below that will be addressed at the time of application submittal for the final short plat.

Title 15 Applicable Zoning Standards:

1. Allowed Use(s):

SMC 15.205.040 states that a “detached dwelling unit” (or single-family residence) is an allowed use in the UL-7,200 zone.

Staff Response: The existing lot is currently developed with a single-family residence. The short plat proposes that Lot 1 retain the existing single-family residence and the existing garage that straddles the proposed lot line between Lots 1 and 2 will be removed prior to final short plat recording. The existing use meets the standards of SMC 15.205.040.

2. Lot Standards:

SMC 15.400.100 lists lot standards that each proposed lot shall comply with to receive preliminary short plat approval. (See table below in Staff Response).

Staff Response:

SeaTac Municipal Code Standards:		Proposed Lots and Measurements	
Minimum Lot Area		Lot 1	Lot 2
7,200 SF		9,015	7,266
Minimum Front Yard Setback		Lot 1	Lot 2
15 ft (for primary structure)	20 ft (for garage)	37.9'	N/A
Minimum Side Yard Setback		Lot 1	Lot 2
5ft		28.5'	N/A
Minimum Rear Yard Setback		Lot 1	Lot 2
15ft		15.4'	N/A
Building Lot Coverage		Lot 1	Lot 2
35%		11.1%	N/A
Max Structure Height		Lot 1	Lot 2
30ft		< 30'	N/A
Minimum Lot Width		Lot 1	Lot 2
50ft		90.18'	72.68'

N/A = there is no structure on this lot. These standards will be reviewed for at the time of building permit application.

Note: The existing garage that straddles the proposed lot line will be removed prior to final short plat recording.

3. Significant Trees:

SMC 15.445.410 requires, when applicable, a new short plat to retain two significant trees within each proposed lot.

Staff Response: The site does not contain any significant trees.

SMC 15.445.440 requires a minimum number of trees to be planted per new residential lot for all short plats:

- Two significant trees
- One significant tree and two new trees, or
- Four new trees.

Staff Response:

Lot 1: Four new trees shall be planted prior to final short plat recording.

Lot 2: Four new trees shall be planted prior to final short plat recording.

G. PUBLIC SERVICES

1. **Sewage Disposal:** A Certificate of Sewer Availability from Valley View Sewer District, dated 3/18/2019, indicates the district's capability to serve the proposed development. (See Exhibit 3)
2. **Water Supply:** A Certificate of Water Availability from Highline Water District 75, dated 3/18/2019, indicates the district's capability to serve the proposed development. (See Exhibit 4)
3. **School Facilities:** The short plat is located within the Highline School District. Local schools have adequate capacity to serve the number of students expected to be reside within future homes.
4. **Sidewalks:** South 170th Lane and 53rd Avenue South do not have sidewalks. South 170th Lane is a private road and doesn't require sidewalks. 53rd Avenue South is a public street within the City of Tukwila.

H. SUBDIVISION/SHORT PLAT:

RCW 58.17.110 Approval or disapproval of subdivision and dedication — Factors to be considered — Conditions for approval — Finding — Release from damages

"... (2) A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. ..."

Staff Response: The City has assessed the proposed short plat to be in compliance with RCW 58.17.110. It is deemed that the public use and interest will be served.

I. WETLAND REVIEW:

The City Wetland Inventory Map did not show signs of a wetland being located on the property.

Staff Response: No additional wetland review was required for this short plat application.

CONCLUSIONS

The City of SeaTac has completed review of this short plat per RCW 58.17.060, RCW 58.17.110, and the review criteria of SMC 14.17 and SMC 14.18. The short plat will comply with the goals and objectives of the City of SeaTac Comprehensive Plan and will comply with the requirements of the Subdivision, Zoning and other official development controls, provided compliance with the following codes and conditions, and required improvements are completed to city standards.

DECISION

The proposed Short Plat received March 18, 2019 -- is **Granted Preliminary Approval With Conditions** (see conditions below). You, or parties of record, may appeal this "Notice of Decision" (NOD) within fourteen (14) days from this date to the City of SeaTac Hearing Examiner. All appeals must be received by the SeaTac City Clerk no later than **5:00 p.m., Tuesday, April 05, 2022**. There is a filing fee to appeal this action, please check with City Staff for more information.

CONDITIONS:

Planning Division conditions:

1. All work shall be in substantial conformance with plans approved within Exhibit 2.
2. The existing garage that straddles the proposed lot line shall be removed prior to final short plat recording.
3. Tree Replacement:
 - a. Lot 1: four new trees shall be planted prior to final short plat recording.
 - b. Lot 2: four new trees shall be planted prior to final inspection of any residence on the lot.

Tree size and type standards are as follows:

- Deciduous trees, a minimum of two inches in caliper measured at four feet from its base at the time of planting; or
- Evergreen trees with a minimum height of eight feet, not including growth leaders.

The following plants are not considered trees:

- Vine Maple (*Acer circinatum*).
 - Serviceberry (*Amelanchier*).
 - Arborvitae (not including Western Red Cedar [*Thuja plicata*]).
 - Any other tree that could be considered a shrub.
4. A tree protection plan shall be provided with the STE permit application and set in place prior to commencing work on the site. See SMC 15.445.450 for protection standards.
 5. An easement allowing ingress, egress and utilities shall be established through Lot 1, for the benefit of Lot 2 prior to final approval of the plat. A maintenance agreement for this area shall also be provided, or modified to incorporate new parcels, prior to final approval.
 6. Final Plat approval shall not be granted until all required on-site and off-site improvements have constructed, or financial security has been established, per SMC 13.200. This shall apply to both public and private improvements.
 7. Lot addresses shall be included on the final short plat drawing, as follows:
LOT 1- 17035 53rd Avenue South
LOT 2- 5230 South 170th Lane
 8. SMC 14.18.080 Time Limits on Preliminary Approval:
Once granted preliminary approval for any short subdivision, the applicant shall have three (3) years in which to file a final short plat with the City. Where any conditions for approval are not satisfied, required improvements not constructed, or the final plat not recorded within those three (3) years, the preliminary approval shall be null and void, unless approved for extension per SMC 14.18.080. Based on the date of issuance, the date of expiration shall be **Friday, March 21, 2025**.

Public Works Department conditions:

1. An STE permit application (Engineering Plans, Drainage Reports, Bond Quantity Worksheet, etc.) shall be submitted for any required work, prior to applying for Final Short Plat.
2. A bond quantity worksheet shall be submitted prior to application for final plat.
3. ROW permit application will be required for any work that needs to be performed within the City's Right-of-Way.
4. Traffic impact fees imposed pursuant to SMC 11.15.040 will be assessed as part of the process for future building permits.
5. All construction activities must meet the minimum requirements of the King County Surface Water Design Manual (KCSWDM), and the King County Road Design and construction Standards (KCRDCS), latest editions.
6. If required, All Traffic Control Plans (TCP) must meet the minimum requirements of the Manual on Uniform Traffic Control Devices (MUTCD), latest edition.
7. A stormwater covenant for the short plat shall be executed prior to final approval.
8. The 5-foot private storm drain easement shown on Sheet 2 of 3 shall be recorded prior to final approval. The recording number shall be included on the short plat.



Jennifer Kester, Planning Manager

3/22/2022

Date

Please note that affected property owners may request a change in valuation for property tax purposes not withstanding any program of revaluation.