



CITY OF SEATTLE

City Council

Agenda

Monday, May 18, 2020

2:00 PM

Remote Meeting. Call listen line at 206-684-8566 or access Seattle Channel online.

M. Lorena González, President

Lisa Herbold, Member

Debora Juarez, Member

Andrew J. Lewis, Member

Tammy J. Morales, Member

Teresa Mosqueda, Member

Alex Pedersen, Member

Kshama Sawant, Member

Dan Strauss, Member

Chair Info: 206-684-8809; Lorena.González@seattle.gov

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Council Chamber Listen Line: 206-684-8566

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CITY OF SEATTLE

City Council Agenda

May 18, 2020 - 2:00 PM

Meeting Location:

Remote Meeting. Call listen line at 206-684-8566 or access Seattle Channel online.

Committee Website:

<http://www.seattle.gov/council>

In-person attendance is currently prohibited per the Washington Governor's Proclamation No. 20-28.2 until May 31, 2020. Meeting participation is limited to access by telephone conference line and Seattle Channel online.

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at

<http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting will begin two hours before the 2:00 p.m. meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to all Councilmembers at

Council@seattle.gov

Sign-up to provide Public Comment at the meeting at

<http://www.seattle.gov/council/committees/public-comment>

Watch live streaming video of the meeting at

<http://www.seattle.gov/council/watch-council-live>

Listen to the meeting by calling the Council Chamber Listen Line at 206-684-8566

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATIONS**D. APPROVAL OF THE JOURNAL****E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR**

Introduction and referral to Council committees of Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF) for committee recommendation.

[IRC 255](#)

May 18, 2020

Attachments: [Introduction and Referral Calendar](#)

F. APPROVAL OF THE AGENDA**G. PUBLIC COMMENT**

Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 20 minutes.

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting will begin two hours before the 2:00 p.m. meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

H. PAYMENT OF BILLS

These are the only Bills which the City Charter allows to be introduced and passed at the same meeting.

[CB 119792](#)

AN ORDINANCE appropriating money to pay certain audited claims for the week of May 4, 2020 through May 8, 2020 and ordering the payment thereof.

I. COMMITTEE REPORTS

Discussion and vote on Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF).

CITY COUNCIL:

1. [CB 119791](#) AN ORDINANCE related to the City's response to the 2020 COVID-19 crisis; amending Ordinance 126000, which adopted the 2020 Budget; changing appropriations to various departments and budget control levels, and from various funds in the Budget; declaring an emergency; and establishing an immediate effective date, all by a 3/4 vote of the City Council.

Supporting Documents:

[Summary and Fiscal Note](#)
[Central Staff Memo](#)

2. [CF 314426](#) Full Unit Lot Subdivision of Pinehurst Land, LP, to subdivide one parcel into 31 unit lots at 12522 15th Avenue Northeast (Project No. 3026239-LU; Type III).

Attachments: [Application Material](#)

Supporting Documents:

[Central Staff Memo](#)

3. [CB 119790](#) AN ORDINANCE approving and confirming the plat of "Northline Townhomes" in the portions of Southwest Quarter of Southwest Quarter of Section 21, Township 26 North, Range 4 East, W.M. in King County, Washington.

Supporting Documents:

[Summary and Fiscal Note](#)
[Summary Att A - Vicinity Map](#)
[Central Staff Memo](#)

J. ADOPTION OF OTHER RESOLUTIONS**K. OTHER BUSINESS****L. ADJOURNMENT**



Legislation Text

File #: IRC 255, **Version:** 1

May 18, 2020



Introduction and Referral Calendar

List of proposed Council Bills (CB), Resolutions (Res), Appointments (Appt) and Clerk Files (CF) to be introduced and referred to a City Council committee

Record No.	Title	Committee Referral
<u>By: Mosqueda</u>		
1. CB 119792	AN ORDINANCE appropriating money to pay certain audited claims for the week of May 4, 2020 through May 8, 2020 and ordering the payment thereof.	City Council
<u>By: Mosqueda</u>		
2. CB 119793	AN ORDINANCE relating to gig workers in Seattle; establishing labor standards requirements for paid sick and paid safe time for gig workers working in Seattle; and amending Sections 3.02.125 and 6.208.020 of the Seattle Municipal Code.	City Council
<u>By: González</u>		
3. CB 119794	AN ORDINANCE relating to City employment; authorizing execution of a collective bargaining agreement between The City of Seattle and Seattle Parking Enforcement Officers' Guild; and ratifying and confirming certain prior acts.	City Council
<u>By: González</u>		
4. CB 119795	AN ORDINANCE relating to City employment; authorizing the execution of a Memorandum of Understanding for flexibility to respond to the civil emergency declared on March 3, 2020; providing certain benefits and conditions for employees using leave pursuant to the Families First Coronavirus Response Act; temporarily suspending vacation accrual maximums of Seattle Municipal Code 4.34.020; providing for maintenance of medical benefits for unpaid leave; temporarily suspending scheduling change notices to employees required by Seattle Municipal Code 4.20.365; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the Seattle City Council.	City Council
<u>By: Sawant, Juarez</u>		
5. CB 119797	AN ORDINANCE relating to land use and zoning; extending for six months a moratorium established by Ordinance 125764, and extended by Ordinance 126006, on the filing, acceptance, processing, and/or approval of any application to establish a new principal or accessory use, or change a principal or accessory use, for any site currently used as a mobile home park, as defined in Section 23.84A.032 of the Seattle Municipal Code.	City Council

By: González ,Mosqueda

6. [Res 31946](#) A RESOLUTION related to the response to the Covid-19 public health emergency; requesting that Governor Inslee create a “Washington Worker Relief Fund” to provide economic assistance to undocumented Washingtonians during the Covid-19 pandemic. City Council for Introduction and Adoption

By: Herbold

7. [Appt 01584](#) Appointment of Andrea Scheele as Executive Director of the Civil Service Commission and of the Public Safety Civil Service Commission, for a term to January 21, 2023. City Council

By: Morales, Mosqueda,Sawant

8. [CB 119796](#) AN ORDINANCE relating to activities to relocate or remove sanctioned and unsanctioned encampments of people experiencing homelessness during the COVID-19 pandemic; amending Ordinance 126000, which adopted the 2020 budget; imposing provisos; and establishing an immediate effective date; all by a 3/4 vote of the City Council. Select Committee on Homelessness Strategies and Investments



Legislation Text

File #: CB 119792, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE appropriating money to pay certain audited claims for the week of May 4, 2020 through May 8, 2020 and ordering the payment thereof.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Payment of the sum of \$19,013,535.51 on PeopleSoft 9.2 mechanical warrants numbered 4100337734- 4100339190 plus manual or cancellation issues for claims, E-Payables of \$70,115.27 on PeopleSoft 9.2 9100006243- 9100006291 and Electronic Financial Transactions (EFT) in the amount of \$22,482,096.86 are presented for ratification by the City Council per RCW 42.24.180.

Section 2. Any act consistent with the authority of this ordinance taken prior to its effective date is hereby ratified and confirmed.

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 18th day of May 2020 and signed by me in open session in authentication of its passage this 18th day of May 2020.

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

Monica Martinez Simmons, City Clerk

(Seal)



Legislation Text

File #: CB 119791, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE related to the City’s response to the 2020 COVID-19 crisis; amending Ordinance 126000, which adopted the 2020 Budget; changing appropriations to various departments and budget control levels, and from various funds in the Budget; declaring an emergency; and establishing an immediate effective date, all by a 3/4 vote of the City Council.

WHEREAS, the World Health Organization (WHO) has declared that COVID-19 disease is a global pandemic, which is particularly severe in high risk populations such as people with underlying medical conditions and the elderly, and the WHO has raised the health emergency to the highest level requiring dramatic interventions to disrupt the spread of this disease; and

WHEREAS, on February 29, 2020, Governor Jay Inslee declared a statewide state of emergency in response to outbreaks of the COVID-19 disease in Washington; and

WHEREAS, in response to outbreaks of the COVID-19 disease in Seattle, Mayor Jenny Durkan proclaimed a civil emergency exists in the City of Seattle in the Mayoral Proclamation of Civil Emergency dated March 3, 2020, modified by Resolution 31937; and

WHEREAS, on March 23, 2020, the Governor issued a “Stay Home, Stay Healthy” order, which, combined with other measures taken to prevent the transmission of COVID-19, effectively closed many businesses in the state of Washington; and

WHEREAS, on May 4, 2020, the Governor extended the “Stay Home, Stay Healthy” order through May 31, 2020; and

WHEREAS, many people in Seattle are struggling with the impacts of the COVID-19 disease and the measures

taken to prevent its spread, including unemployment, housing insecurity, food insecurity; and

WHEREAS, local companies have recently reported laying off employees, experiencing substantial revenue losses, dealing with lost business due to fear and stigma, and seeing major declines in foot traffic as tens of thousands of employees are being asked to work from home; and

WHEREAS, these impacts are being felt across all industry sectors, including retail, restaurant, hospitality, transportation, logistics, arts, and culture; and

WHEREAS, the economic impact may have long-term, dynamic, and unpredictable local and regional consequences, necessitating the City to act and plan accordingly; and

WHEREAS, a number of City departments have implemented immediate assistance for affected local small businesses and displaced workers; and

WHEREAS, the City's Small Business Stabilization Fund received nearly 9,000 applications for the first 250 in available grants, demonstrating overwhelming need for continued assistance; and

WHEREAS, the Mayor and City Council wish to redirect additional City resources to aid small businesses; and

WHEREAS, more than half of Seattle's residents are renters, and even before COVID-19, a substantial share of renters paid more than 30 percent of their income to remain stably housed; and

WHEREAS, the global COVID-19 crisis shows that our collective health depends on people being stably housed; and

WHEREAS, many Seattle renters are facing job loss, struggling with childcare, and dealing with other unprecedented financial burdens stemming from the global COVID-19 crisis, leaving many unable to pay rent; and

WHEREAS, notwithstanding Governor Inslee's eviction moratorium, renters need to pay their rent to ensure long-term housing stability; and

WHEREAS, the United Way of King County's expanded Home Base program to provide rental assistance to King County households that have lost all or part of their income due to the coronavirus pandemic,

originally funded at \$5 million, including \$1 million of City resources, was oversubscribed within days of its creation, further evidencing the impact of the immediate rental crisis; and

WHEREAS, on January 25, 2019, a point in time count enumerated more than 7,700 persons experiencing homelessness in Seattle; and

WHEREAS, among those persons experiencing homelessness, over 3,500 were unsheltered; and

WHEREAS, 70 percent of persons experiencing homelessness across King County find shelter and services in Seattle; and

WHEREAS, the Centers for Disease Control (CDC) has published its Interim Guidance on responding to COVID-19 among people experiencing homelessness that suggests a variety of responses and preventive measures to limit the spread of the virus among this extremely vulnerable population; and

WHEREAS, both the CDC and Seattle - King County Public Health recommend ensuring social distancing by maintaining at least 6 feet of distance between persons sleeping sheltered and unsheltered; and

WHEREAS, existing shelters that cannot meet the social distance minimum should be de-concentrated through redistribution of clients to alternate shelters, requiring The City of Seattle to invest in 450 new temporary shelter beds across the city; and

WHEREAS, there is insufficient shelter capacity to offer beds to every person sleeping outside and the City is aligned with the CDC recommendation against dispersion of encampments as that can contribute to the spread of the virus through social contact, thus requiring the City to increase access to hygiene facilities, toilets, handwashing, and showers by placing portable units across the City; and

WHEREAS, the most effective response to homelessness is a combination of poverty alleviation through safety net programs such as food banks, job training, and health care access; prevention of housing loss through employment assistance and education, rent support, and connection to appropriate supportive services; and immediate response to homelessness through ready access to shelter and health services, especially behavioral health care, and rapid connection to housing with short- or long-term financial support; NOW,

THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council finds and declares that:

A. On February 29, 2020, Governor Inslee proclaimed a State of Emergency for all counties throughout the State of Washington as a result of the confirmed person-to-person spread of COVID-19 in Washington State.

B. The COVID-19 disease, caused by a virus that spreads easily from person to person and which may cause serious injury and death, has spread throughout King County and the City of Seattle.

C. On March 3, 2020, Mayor Durkan issued a Proclamation of Civil Emergency declaring a civil emergency within the City of Seattle based on the confirmed spread of COVID-19 in King County and resulting deaths.

D. In recognition of the danger that hospitals may become overwhelmed with COVID-19 patients unless the spread of the disease is slowed, on March 23, 2020, Governor Inslee imposed a stay-home order throughout Washington State prohibiting all people in the State from leaving their homes or participating in gatherings with only limited exceptions for participating in essential activities or essential business services. As of May 8, 2020, that order is in effect through May 31, 2020.

E. In addition to the paramount public health concerns, the spread of COVID-19 and the necessary measures taken to reduce that spread are causing and will continue to cause severe economic dislocation in the State of Washington, King County, and the City of Seattle. On March 26, it was announced that over 133,000 Washington residents filed for jobless benefits the previous week - nine times greater than a week earlier and five times greater than in any week during the Great Recession. Indeed, the velocity of jobless claims is the greatest since the 1930s - even before the effect of Governor Inslee's stay-at-home order is fully felt. In addition, governments at all levels, including The City of Seattle, face major reductions in tax revenues even as they face major new emergency expenditures to combat the pandemic.

F. The United States federal government has taken a number of steps to mitigate the impacts of the COVID-19 pandemic on people, organizations and businesses, including passing the Coronavirus Aid, Relief, and Economic Security (CARES) Act in March 2020, which added federal appropriations to programs used by The City of Seattle.

G. The State of Washington has also taken a number of steps to mitigate the impacts of the COVID-19 pandemic on people, organizations, and businesses of Washington, including passing a COVID-19 relief bill in March 2020, which added state appropriations to programs used by The City of Seattle.

H. The quick acceptance and appropriation of these newly available funds is crucial to mitigating the impacts of COVID-19 on The City of Seattle and the people and organizations it serves.

I. The City Council determines that the foregoing creates an emergency justifying adoption of the ordinance without a pre-adoption public hearing and justifying making the ordinance immediately effective. Holding a public hearing and following the normal rules for the ordinance becoming effective (e.g. after 30 days) would delay the proposed changes for over one month. This would stymie the City's and region's recovery from the COVID-19 emergency.

Section 2. On May 4, 2020, the City Council passed Council Bill 119783; item 2.5 authorized the Mayor or the Mayor's designee and the Human Services Director to accept \$1,410,045 in non-City funding from the Community Development Block Grant Program. The bill became Ordinance 126074 after being signed by the Mayor on May 6, 2020.

Section 3. The Mayor or the Mayor's designee and the Human Services Director are authorized to execute, deliver, and perform, on behalf of The City of Seattle, agreements for the purposes described below. The funds, when received, shall be deposited in the receiving funds identified below to support the appropriations in Section 4 of this ordinance.

Item	Department	Grantor	Purpose	Fund	Amount
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3.1	Human Services Department	U.S. Department of Housing and Urban Development - Emergency Solutions Grants	Shelter redistribution and deintensification	Human Services Fund (16200)	\$1,410,045
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Section 4. Contingent upon the execution of the grant or other funding agreement authorized in Ordinance 126074 and Section 3 of this ordinance, the appropriations for the following items in the 2020 Budget are increased from the funds shown, as follows:

Item	Department	Fund	Budget Summary Level/ BCL Code	Amount
4.1	Human Services Department	Human Services Fund (16200)	Addressing Homelessness (BO-HS-H3000)	\$1,410,045
Total				\$1,410,045

Unspent funds so appropriated shall carry forward to subsequent fiscal years until they are exhausted or abandoned by ordinance.

Section 5. Based on the findings of fact set forth in Section 1 of this ordinance, the Council finds and declares that this ordinance is a public emergency ordinance, which shall take effect immediately and is necessary for the protection of the public health, safety, and welfare.

Section 6. By reason of the findings set out in this ordinance, and the emergency that is declared to exist, this ordinance shall become effective immediately upon a passage by a 3/4 vote of the Council, and its approval by the Mayor, as provided in Article IV, subsection 1.I of the Charter of the City.

Passed by a 3/4 vote of all the members of the City Council the _____ day of _____, 2020, and signed by me in open session in authentication of its passage this _____ day of _____, 2020.

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
LEG	Amy Gore/x69107	

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE related to the City’s response to the 2020 COVID-19 crisis; amending Ordinance 126000, which adopted the 2020 Budget; changing appropriations to various departments and budget control levels, and from various funds in the Budget; declaring an emergency; and establishing an immediate effective date, all by a 3/4 vote of the City Council.

Summary and background of the Legislation: On May 4, 2020, City Council passed Ordinance 126074 which accepted \$14,026,978 in federal grants to address the COVID-19 public health crisis but appropriated only \$12,616,933. This Council Bill appropriates the remaining \$1,410,045. This bill:

- 1) Makes legislative findings that an emergency ordinance is necessary to appropriate these funds as quickly as possible.
- 2) Appropriates approximately \$1.41 million in HUD CDBG funding to support shelter deintensification by providing additional non-congregate shelter space for individuals experiencing homelessness and at risk of contracting COVID-19 in a congregate shelter environment.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? X Yes ___ No

Appropriation change (\$):	General Fund \$		Other \$	
	2020	2021	2020	2021
	-	-	\$1,410,045	-
Estimated revenue change (\$):	Revenue to General Fund		Revenue to Other Funds	
	2020	2021	2020	2021
	-	-	-	-

Positions affected:	No. of Positions		Total FTE Change	
	2020	2021	2020	2021
	-	-	-	-

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No.

Is there financial cost or other impacts of *not* implementing the legislation?

No.

3.a. Appropriations

This legislation adds, changes, or deletes appropriations.

Fund Name and number	Dept	Budget Control Level Name/##*	2020 Appropriation Change	2021 Estimated Appropriation Change
Human Services Fund (16200)	HSD	Addressing Homelessness (BO-HS-H3000)	\$1,410,045	-
TOTAL			\$1,410,045	-

*See budget book to obtain the appropriate Budget Control Level for your department.

Is this change one-time or ongoing?

One-time

3.b. Revenues/Reimbursements

This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2020 Revenue	2021 Estimated Revenue
TOTAL			-	-

Is this change one-time or ongoing?

One-time

3.c. Positions

This legislation adds, changes, or deletes positions.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
This is an appropriation bill that impacts the Human Services Department, as described above.
- b. Is a public hearing required for this legislation?**
No.
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**
No.
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No.
- e. Does this legislation affect a piece of property?**
No.
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**
The impacts of the COVID-19 pandemic and measures taken to combat it disproportionately impact vulnerable communities, including people experiencing homelessness. This bill aides the City's ability to mitigate the negative impacts on those individuals as well as the community at large.
- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**
N/A

List attachments/exhibits below:

May 14, 2020

MEMORANDUM

To: Seattle City Council
From: Amy Gore, Analyst
Subject: Council Bill 119791 CARES Act Federal Grants Appropriation

On Monday, May 18, 2020, Council is scheduled to consider and vote on [Council Bill \(CB\) 119791](#), which appropriates \$1.4 million in federal grants related to the COVID-19 emergency response by amending [Ordinance 126000](#), which adopted the 2020 Budget. This legislation is in accordance with [Proclamation 20-28.1](#) because it is necessary to respond to the COVID-19 outbreak and the current public health emergency. This memo describes the Council Bill and provides next steps.

Background

On May 4, 2020, Council passed [CB 119783](#) which accepted \$14,026,978 from five federal grant sources:

- \$2,829,807 from Emergency Solutions Grant (ESG) Program
- \$426,340 from Housing Opportunities for Persons with AIDS (HOPWA) Program
- \$4,983,977 from Older Americans Act Grant
- \$146,669 from Medicare Title XIX
- \$5,640,185 from the Community Development Block Grant (CDBG) Program

During deliberation of CB 119783, Council amended the bill to make the following changes:

- Reduced appropriations of CDBG funds for the Human Services Department's (HSD's) Homelessness Prevention programs from \$1.5 million to \$705,025.
- Reduced appropriations of CDBG funds for rental assistance through United Way's HomeBase program from \$1.5 million to \$705,025.
- Decreased appropriations of CDBG funds to the Office of Economic Development for the Small Business Stabilization Fund from \$1.5 million to \$1.4 million.
- Increased appropriations of CDBG funds to the Office of Housing for the Building Stability Fund to provide rental assistance to non-profit building owners from \$1.1 million to \$1.4 million.

A total of \$1,410,045 was not appropriated to allow additional time for discussions about the best use of these funds.

Council Bill Appropriations

CB 119791 appropriates the \$1.4 million in federal grant funds accepted in CB 119783 to HSD for the purpose of shelter redistribution and deintensification. As noted in the Summary and Fiscal Note, Council's intention is that these funds will be used for shelter redistribution into non-congregate shelter (e.g., hotel rooms or tiny homes) for people experiencing homelessness and at risk of contracting COVID-19.

Next Steps

Council Bill 119791 is scheduled for a vote at the City Council meeting on May 18. The legislation includes an emergency provision and would have an immediate effective date assuming the bill is passed by three-quarters of the Councilmembers and signed by the Mayor.

If you have any additional questions or requests for amendments, please contact me at 206-386-9107.

cc: Kirstan Arestad, Executive Director
Aly Pennucci, Supervising Analyst



Legislation Text

File #: CF 314426, **Version:** 1

Full Unit Lot Subdivision of Pinehurst Land, LP, to subdivide one parcel into 31 unit lots at 12522 15th Avenue Northeast (Project No. 3026239-LU; Type III).

The Full Unit Lot Subdivision material is provided as an Attachment.

Seattle Department of Construction and Inspections is reviewing

Project:

3026239-LU

Full Unit Lot Subdivision

What is it?

- Units: 31
- Other: construction under #6541734-CN

Required Approvals:

- Hearing Examiner
- Environmental Review

12522 15th Ave NE

Sign company
Insert Map Here

Submit comments to:

- Email: PRC@seattle.gov
- Mail: SDCI/PRC, P.O. Box 34019
Seattle, WA 98124-4019

Include the project number and address.

(The comment period may be extended by written request prior to the date below.)

More Information:

- Online: Enter project number **3026239-LU** at www.seattle.gov/dpd/documentlibrary
- Phone: (206) 684-8467 (message line)

Insert project photo here

Submit comments by _____.

* All comments are posted on our website in their entirety.



Representation only; approved project may vary.

**PLAT OF PINEHURST SUBDIVISION
NO. 3026239-LU**

GRANTOR: PINEHURST LAND, LP
5256 RAINIER AVE S
SEATTLE, WA 98118

CONTACT PERSON:
PATRICK COBB
PSW REAL ESTATE
5256 RAINIER AVE S
SEATTLE, WA 98118
PATRICK.COBB@PSWREALESTATE.COM

GRANTEE: CITY OF SEATTLE
KING COUNTY, WA

ABBREVIATED LEGAL: PARCEL B, CITY OF SEATTLE
L.B.A. NO. 3029176, VOL. ____
OF SURVEYS, PAGE ____

PROPERTY ADDRESS: _____

ASSESSOR'S PARCEL NO.: _____

ZONING CLASSIFICATION: THE PARCEL BEING SUBDIVIDED AS
SHOWN HEREON IS ZONED _____

REFERENCE NO'S FOR RELATED PROJECTS: _____

UNIT LOT SUBDIVISION NOTE

THIS SUBDIVISION HAS UNIT LOT BOUNDARIES THAT ARE BASED ON THE LOCATION OF THE RESIDENTIAL DEVELOPMENT AS PROPOSED ON THE PERMIT APPLICATION NUMBERS REFERENCED ON THIS SHEET, FILED AT THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS. THIS DEVELOPMENT MAY INCLUDE STRUCTURES THAT CROSS UNIT LOT LINES AND MAY HAVE OTHER DEVELOPMENT ASPECTS OF COMMON INTEREST TO UNIT OWNERS.

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS PERMIT APPLICATION NO. _____

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MASTER USE PERMIT NO. _____

APPROVALS

CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION
EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____, 2018

DIRECTOR OF TRANSPORTATION

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____, 2018

DIRECTOR

CITY OF SEATTLE, CITY CLERK
I HEREBY CERTIFY THAT THE PLAT OF PINEHURST WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. _____, APPROVED THIS ____ DAY OF _____, 2018

CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF EXECUTIVE ADMINISTRATION
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

ON THIS ____ DAY OF _____, 2018

DIRECTOR, DEPARTMENT OF EXECUTIVE ADMINISTRATION

KING COUNTY, DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____, 2018

KING COUNTY ASSESSOR

DEPUTY, KING COUNTY ASSESSOR

KING COUNTY, COMPTROLLER
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

ON THIS ____ DAY OF _____, 2018

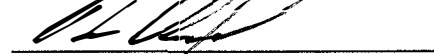
OFFICE OF THE COMPTROLLER, TREASURY DIVISION

MANAGER, FINANCE DIVISION

DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF PINEHURST IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 3 EAST, W.M., THAT THE DISTANCES AND COURSES ARE SHOWN HEREON CORRECTLY, THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY UPON THE GROUND AT THE COMPLETION OF THE PROJECT, AND THAT I HAVE FULLY COMPLETED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.


BRUCE E. BAILEY, PLS
LICENSE NO. 38479

DATE: 4-27-18

NOTES

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA 1103 TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

THE PROPERTY DEPICTED AND DESCRIBED HEREON SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

THE DECLARANT HAS RESERVED THE RIGHT TO SUBDIVIDE AND COMBINE UNITS IT OWNS AND TO CREATE COMMON ELEMENTS FROM UNITS IT OWNS

BUILDING LOCATIONS ARE MEASURED AT RIGHT ANGLES OR RADIAL TO PROPERTY LINES AT POSITIONS INDICATED.

UNIT DIMENSIONS ARE TO THE INTERIOR FACE OF PAINT ALONG THE PERIMETER WALL AND ARE SHOWN WITHIN ±0.10 FEET.

FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FINISHED FLOOR AND ARE SHOWN WITHIN ±0.10 FEET.

CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE FINISHED CEILING AND ARE SHOWN WITHIN ±0.10 FEET.

COLUMNS, SILLS AND BEAMS MAY EXTEND INTO PORTIONS OF THE UNITS.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 30TH, 2017 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.

DECLARATION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PINEHURST LAND, LP, THE OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT.

THE SEATTLE CITY LIGHT EASEMENT IS HEREBY DEDICATED AND GRANTED TO THE CITY OF SEATTLE UNDER, OVER AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET ____ OF ____.

THE SUBDIVISION OF LAND IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF THE SAID COMPANY, BY ITS MANAGING MEMBER HAS CAUSED ITS COMPANY NAME TO BE HEREUNTO AFFIXED THIS ____ DAY OF _____, 2018

PINEHURST LAND, LP

BY: _____
MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE _____ OF _____ AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH _____ FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____, 20____

PRINT NAME:
NOTARY PUBLIC IN AND FOR THE STATE
OF _____

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

LOT B, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029176 RECORDED UNDER KING COUNTY RECORDING NUMBER

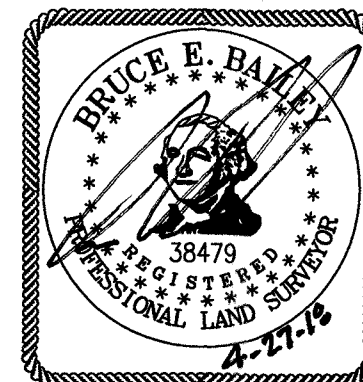
SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON

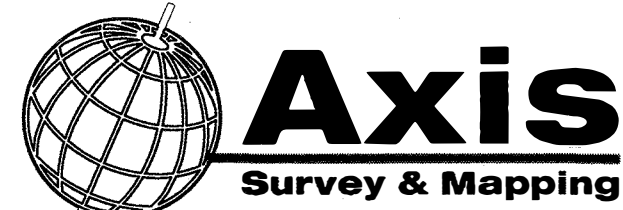
RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF TRANSPORTATION THIS ____ DAY OF _____, 2018 AT ____ MINUTES PAST ____ AND RECORDED IN VOLUME ____ OF PLATS, PAGES ____ TO _____, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS



 Axis Survey & Mapping 15241 NE 90TH STREET REDMOND, WA 98052 TEL. 425.823-5700 FAX 425.823-6700		www.axismap.com	
		JOB NO. 14-172	DATE 4/27/18
DRAWN BY JM	CHECKED BY BEB	SCALE N/A	SHEET 1 OF 10

PLAT OF PINEHURST SUBDIVISION
NO. 3026239 LU

FND PUNCH MARK IN 3" BRASS "SED
2-20, 26-4" IN CONC MON IN CASE,
DN. 1.05'
(10/2014)



GRAPHIC SCALE



TPN:8633100000

TPN:1133000326

LOT 4

N88°44'53"W 146.83'

35.17'

15TH AVE NE

PARCEL A
CITY OF SEATTLE LBA
NO. 3029176 AND
SUPERCEDED BY LBA
NO. 3031765

N01°15'07"E 200.00'

PARCEL B
CITY OF SEATTLE LBA
NO. 3029176 AND
SUPERCEDED BY LBA
NO. 3031765

N01°15'07"E 200.00'

TPN:1133000331

LOT 28

TPN:1133000330

BLOCK 3
BROCKMANS
UNRECORDED
TRACT

TPN:1133000336

LOT 29

35.17'

N88°44'53"W 146.83'

LOT 1

TPN:1133000190

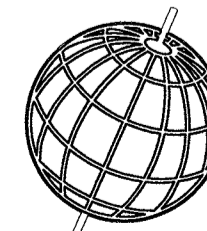
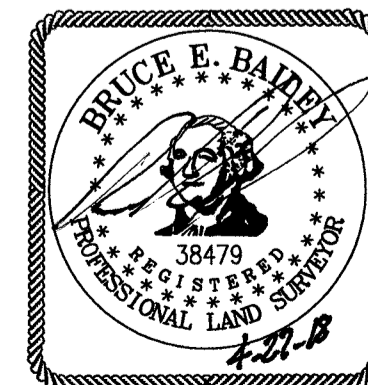
TPN:4398900000

FND PUNCH MARK IN 3" BRASS "SED 3-20, 26-4"
IN CONC MON IN CASE, DN. 1.20'
(10/2014)

NE 125TH ST

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON

ORIGINAL PARCEL



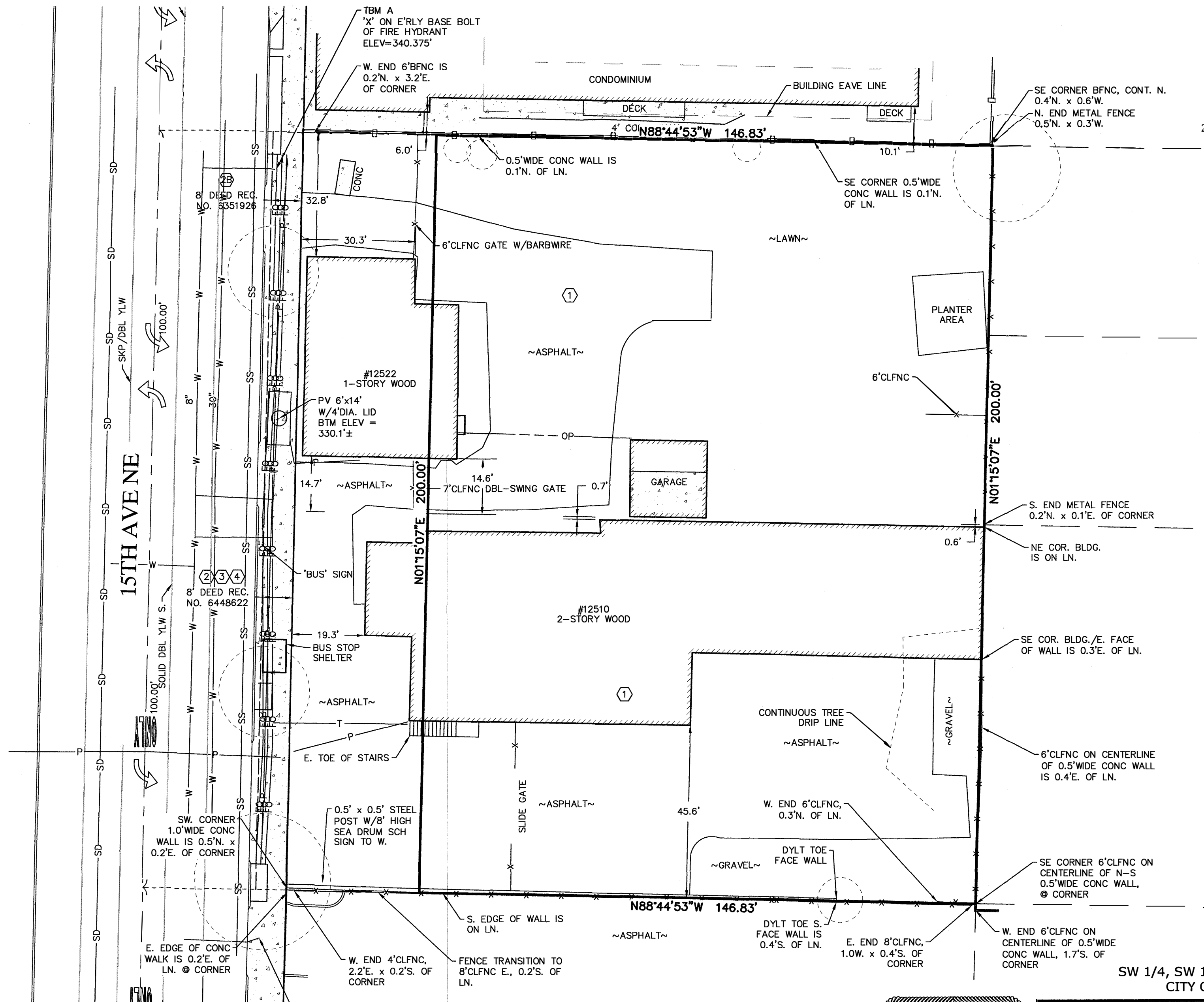
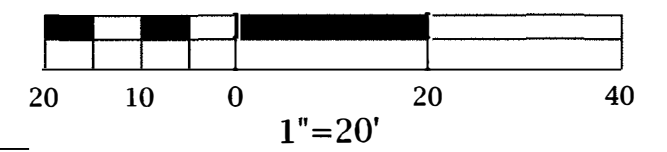
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FAX 425.823-6700

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JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
JM	BEB
SCALE	SHEET
1"=20'	2 OF 10

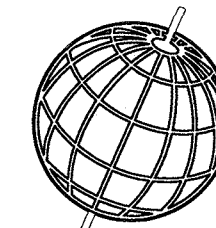
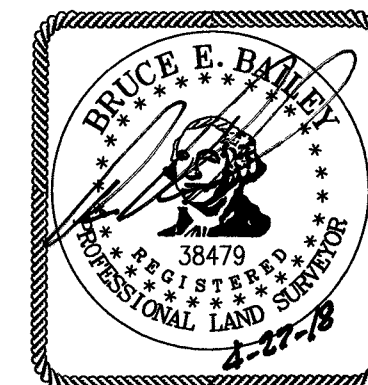


GRAPHIC SCALE



SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON

EXISTING SITE CONDITIONS



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Survey & Mapping

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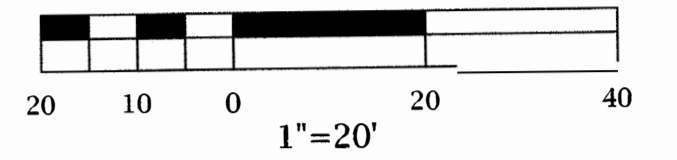
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JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
JM	BEB
SCALE	SHEET
1"=20'	3 OF 10

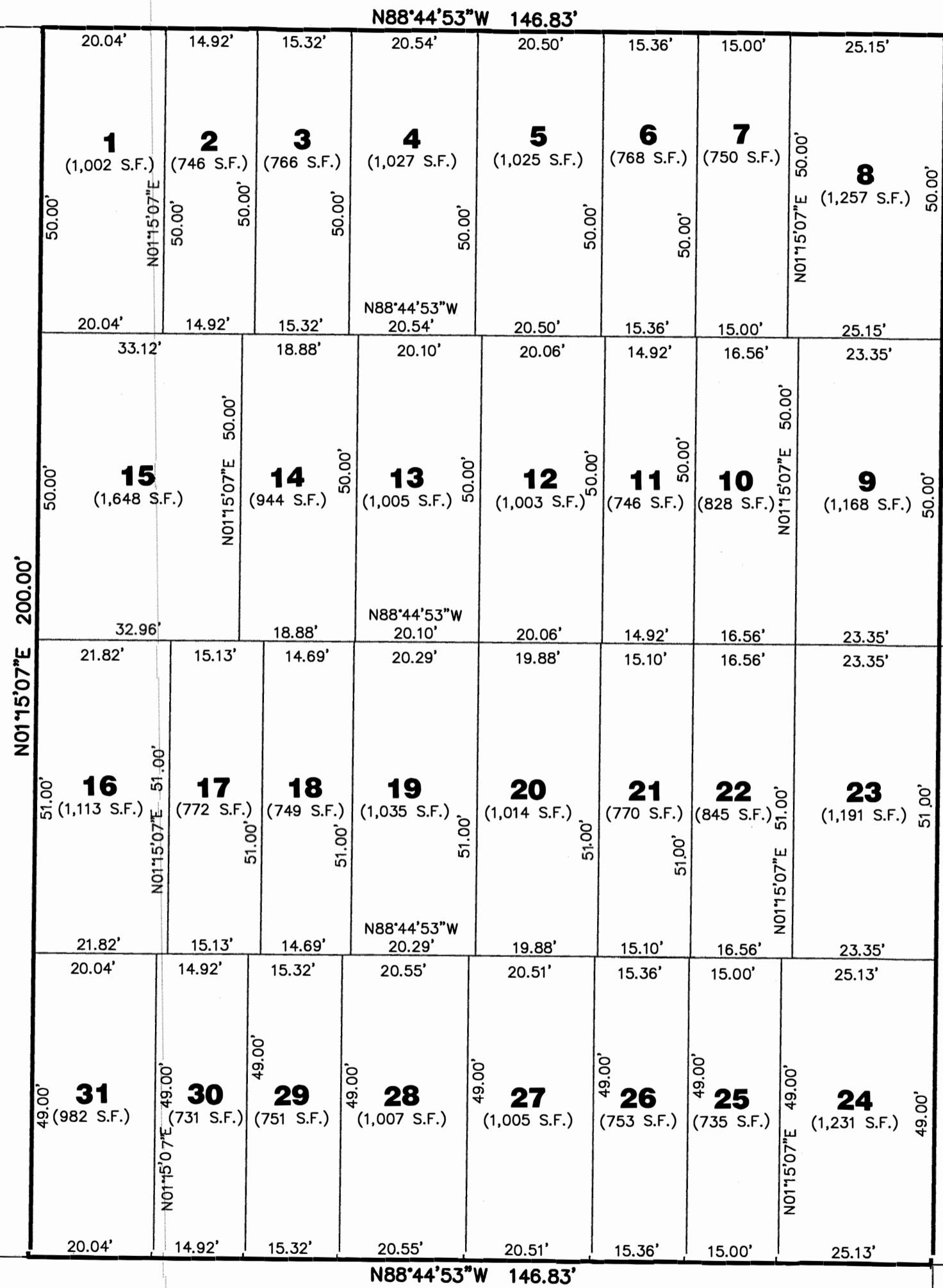
PLAT OF PINEHURST
SUBDIVISION NO. 3026239-LU



Axis

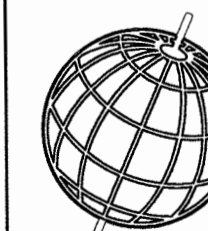
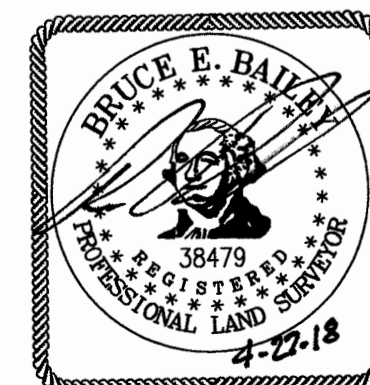


15TH AVE NE



UNIT LOT SUBDIVISION

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON



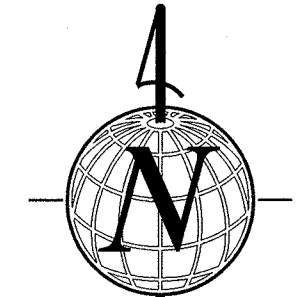
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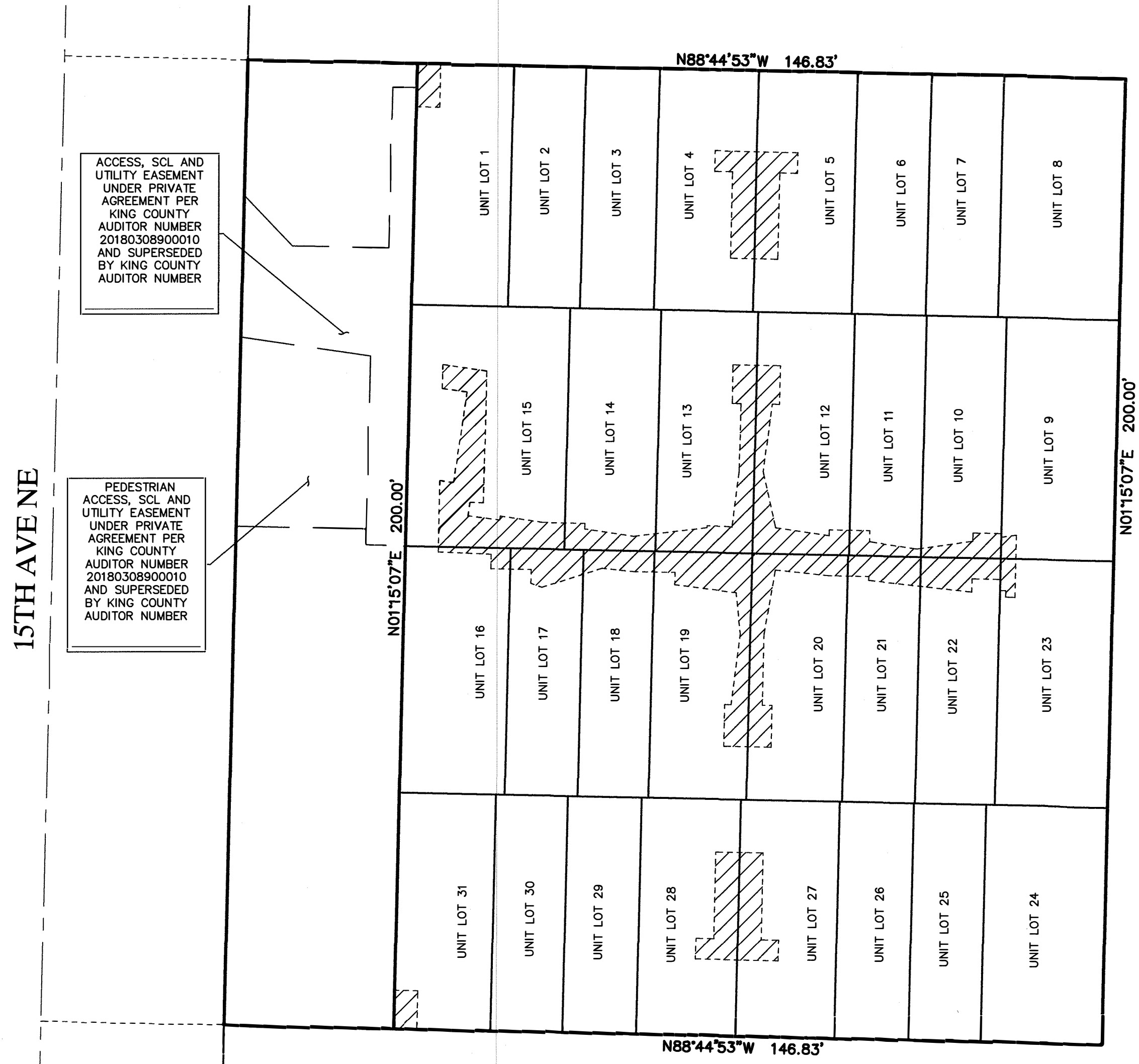
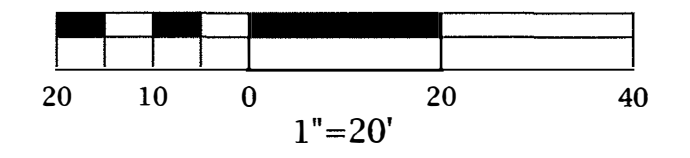
JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
JM	BEB
SCALE	SHEET
1"=20'	4 OF 10

PLAT OF PINEHURST
 SUBDIVISION NO.
 3026239-LU



Axis

GRAPHIC SCALE



ACCESS, SCL AND
 UTILITY EASEMENT
 UNDER PRIVATE
 AGREEMENT PER
 KING COUNTY
 AUDITOR NUMBER
 20180308900010
 AND SUPERSEDED
 BY KING COUNTY
 AUDITOR NUMBER

PEDESTRIAN
 ACCESS, SCL AND
 UTILITY EASEMENT
 UNDER PRIVATE
 AGREEMENT PER
 KING COUNTY
 AUDITOR NUMBER
 20180308900010
 AND SUPERSEDED
 BY KING COUNTY
 AUDITOR NUMBER

15TH AVE NE

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
 CITY OF SEATTLE, KING COUNTY, WASHINGTON

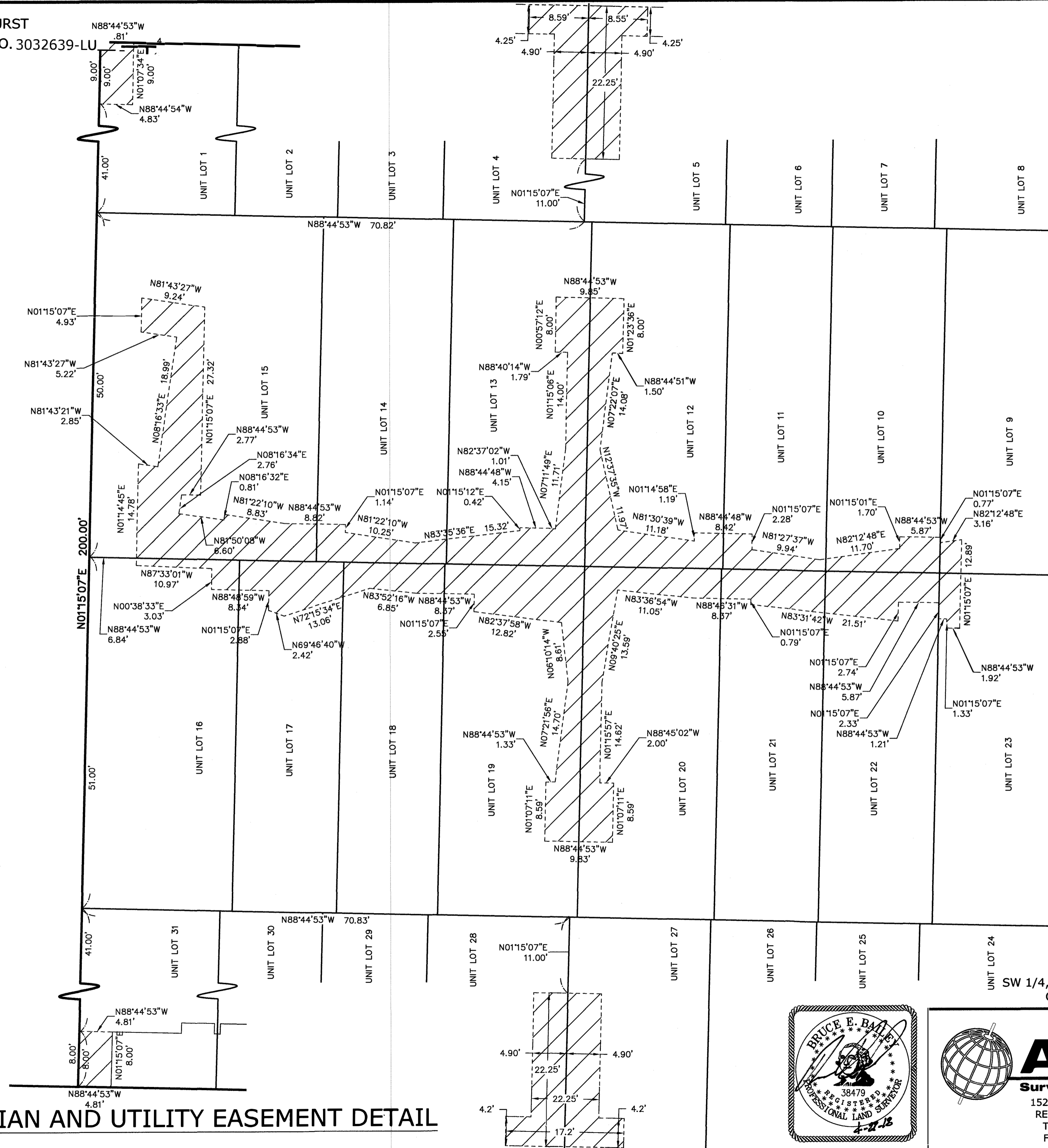
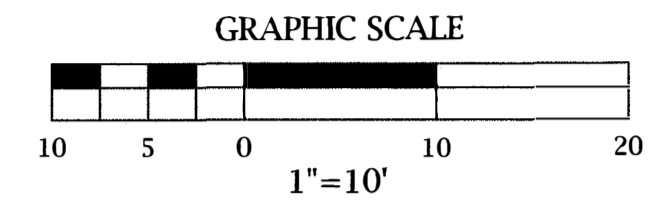
PEDESTRIAN AND UTILITY EASEMENT



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 REDMOND, WA 98052
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 FAX 425.823-6700

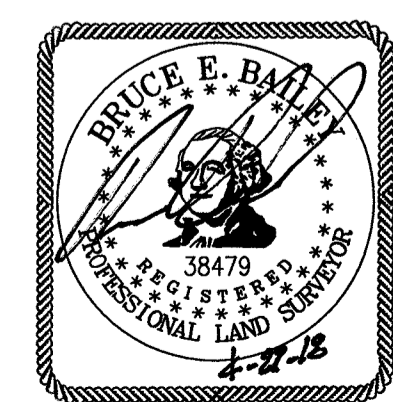
www.axismap.com	
JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
JM	BEB
SCALE	SHEET
1"=20'	5 OF 10

PLAT OF PINEHURST
SUBDIVISION NO. 3032639-LU



PEDESTRIAN AND UTILITY EASEMENT DETAIL

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON



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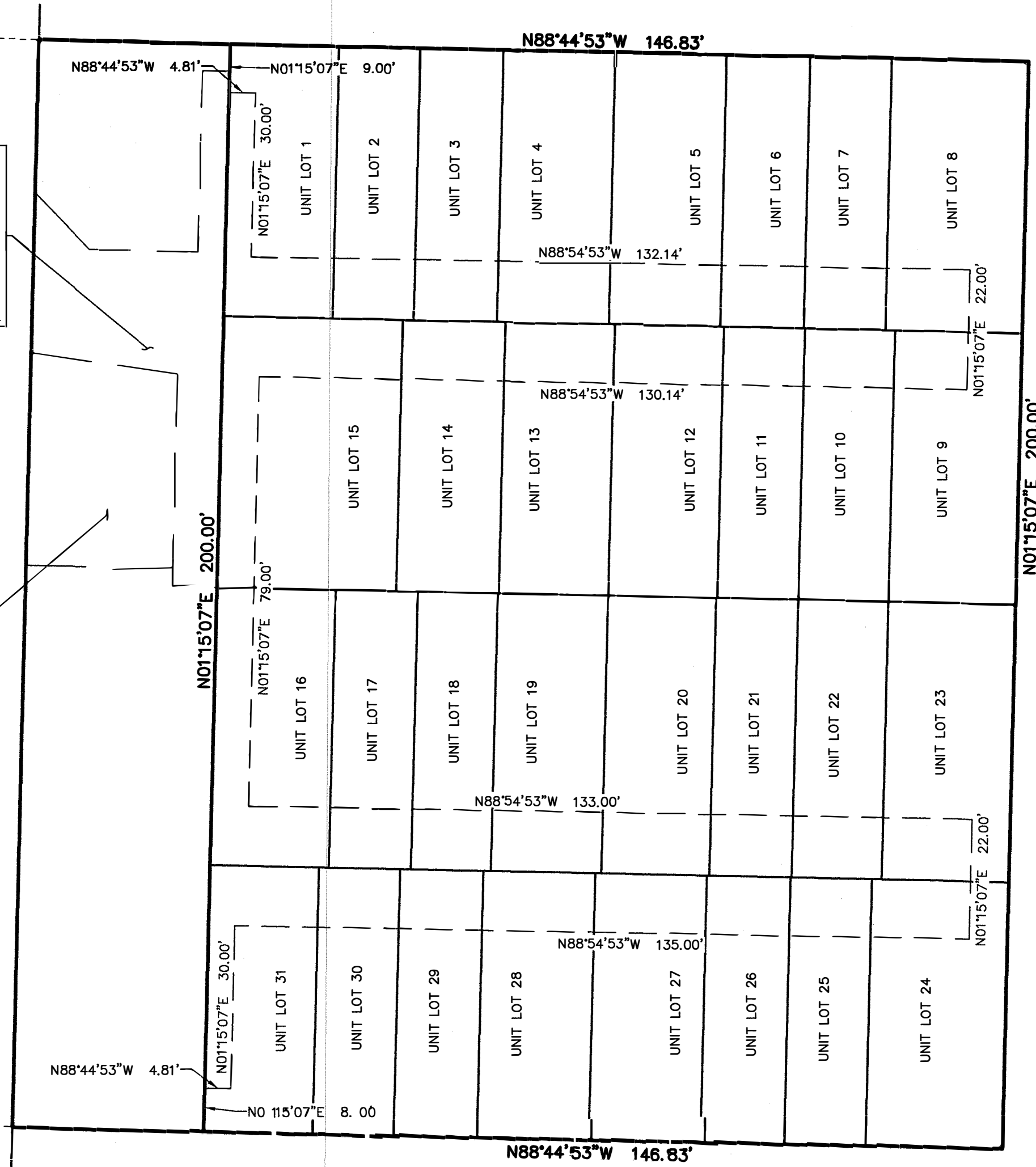
www.axismap.com	
JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
JM	BEB
SCALE	SHEET
1"=10'	6 OF 10

PLAT OF PINEHURST
SUBDIVISION NO.
3026239-LU

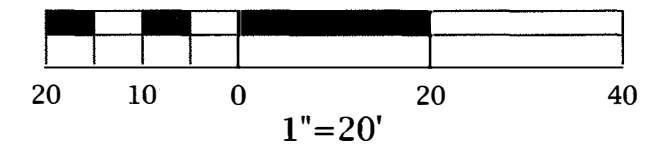
15TH AVE NE

ACCESS, SCL AND
UTILITY EASEMENT
UNDER PRIVATE
AGREEMENT PER
KING COUNTY
AUDITOR NUMBER
20180308900010
AND SUPERSEDED
BY KING COUNTY
AUDITOR NUMBER

PEDESTRIAN
ACCESS, SCL AND
UTILITY EASEMENT
UNDER PRIVATE
AGREEMENT PER
KING COUNTY
AUDITOR NUMBER
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AND SUPERSEDED
BY KING COUNTY
AUDITOR NUMBER

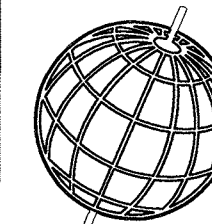
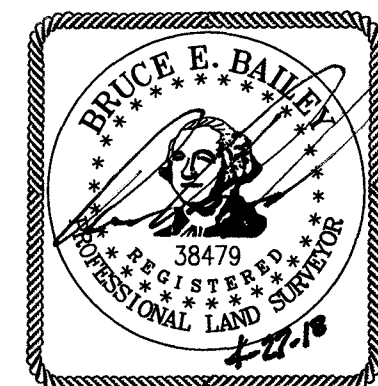


GRAPHIC SCALE



SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON

ACCESS AND UTILITY EASEMENT



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Survey & Mapping

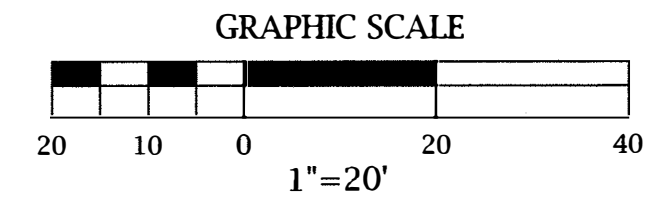
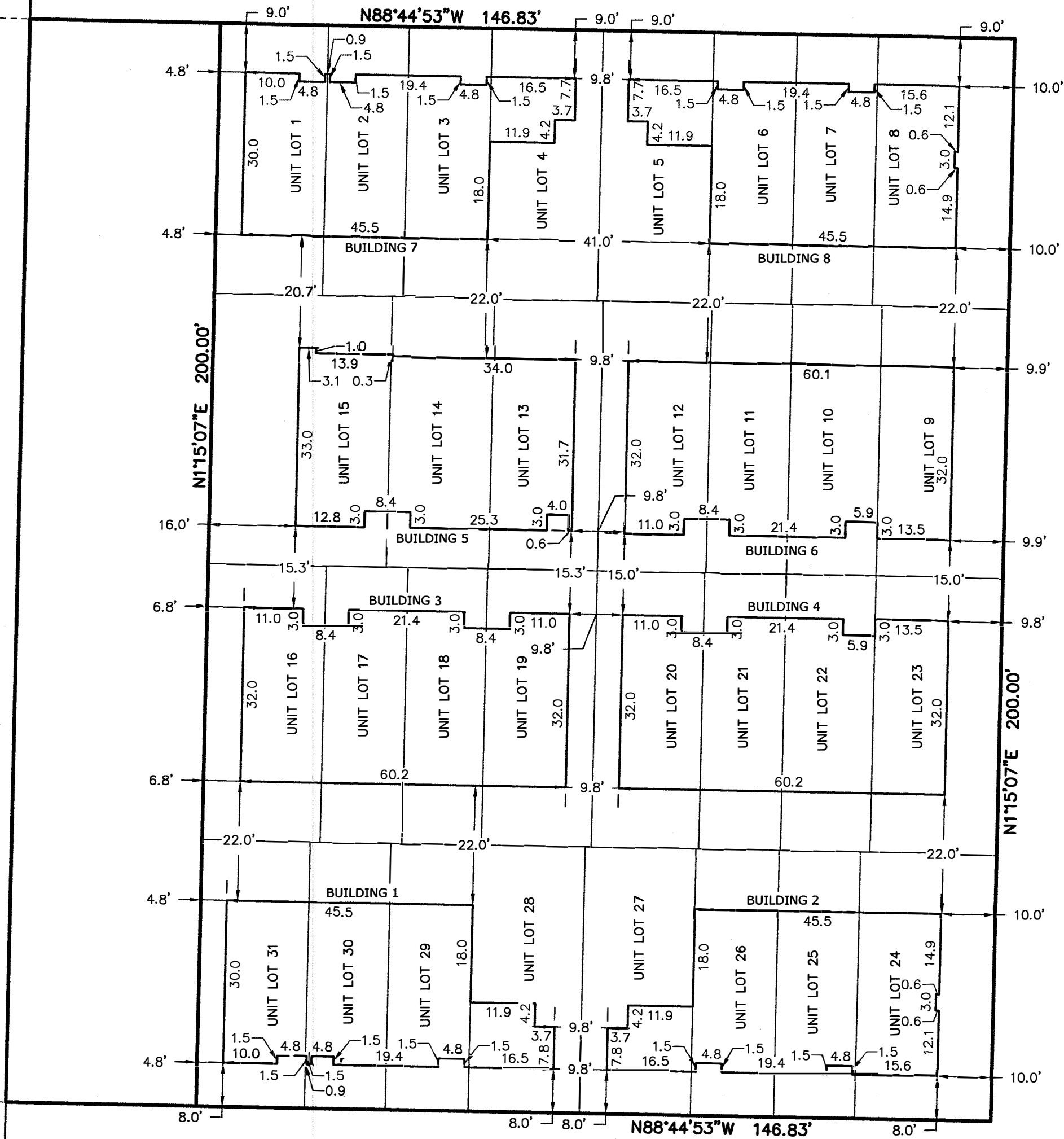
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JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
TJO	BEB
SCALE	SHEET
1"=20'	7 OF 10

PLAT OF PINEHURST
 SUBDIVISION NO.
 3026239-LU

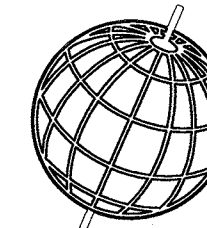
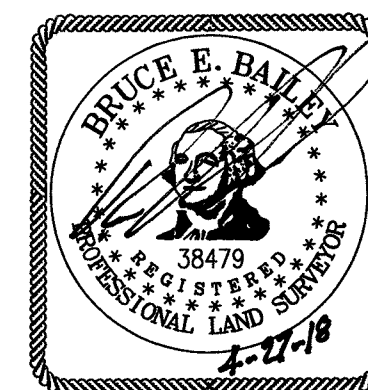
15TH AVENUE NE



BUILDING NOTE:
 ALL BUILDING DIMENSIONS, FOOTPRINTS AND BUILDING OFFSET DISTANCES SHOWN
 HEREON ARE FROM INFORMATION SHOWN ON THE ARCHITECTURAL PLANS PREPARED
 BY H+M+IT COLLABORATIVE, LLC ARCHITECTURE+PLANNING+DESIGN. WE PROVIDE NO
 CERTIFICATION THAT THESE FOOTPRINTS, DIMENSIONS, OR OFFSETS ARE AS
 CONSTRUCTED.

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
 CITY OF SEATTLE, KING COUNTY, WASHINGTON

BUILDING DIMENSIONS



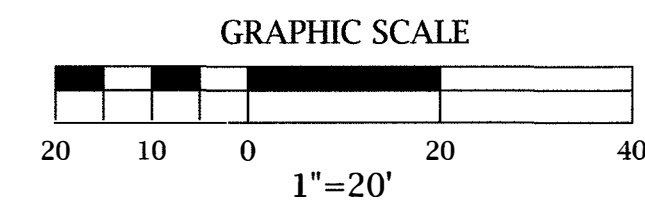
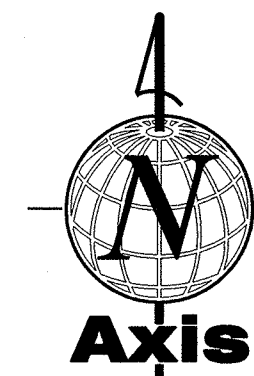
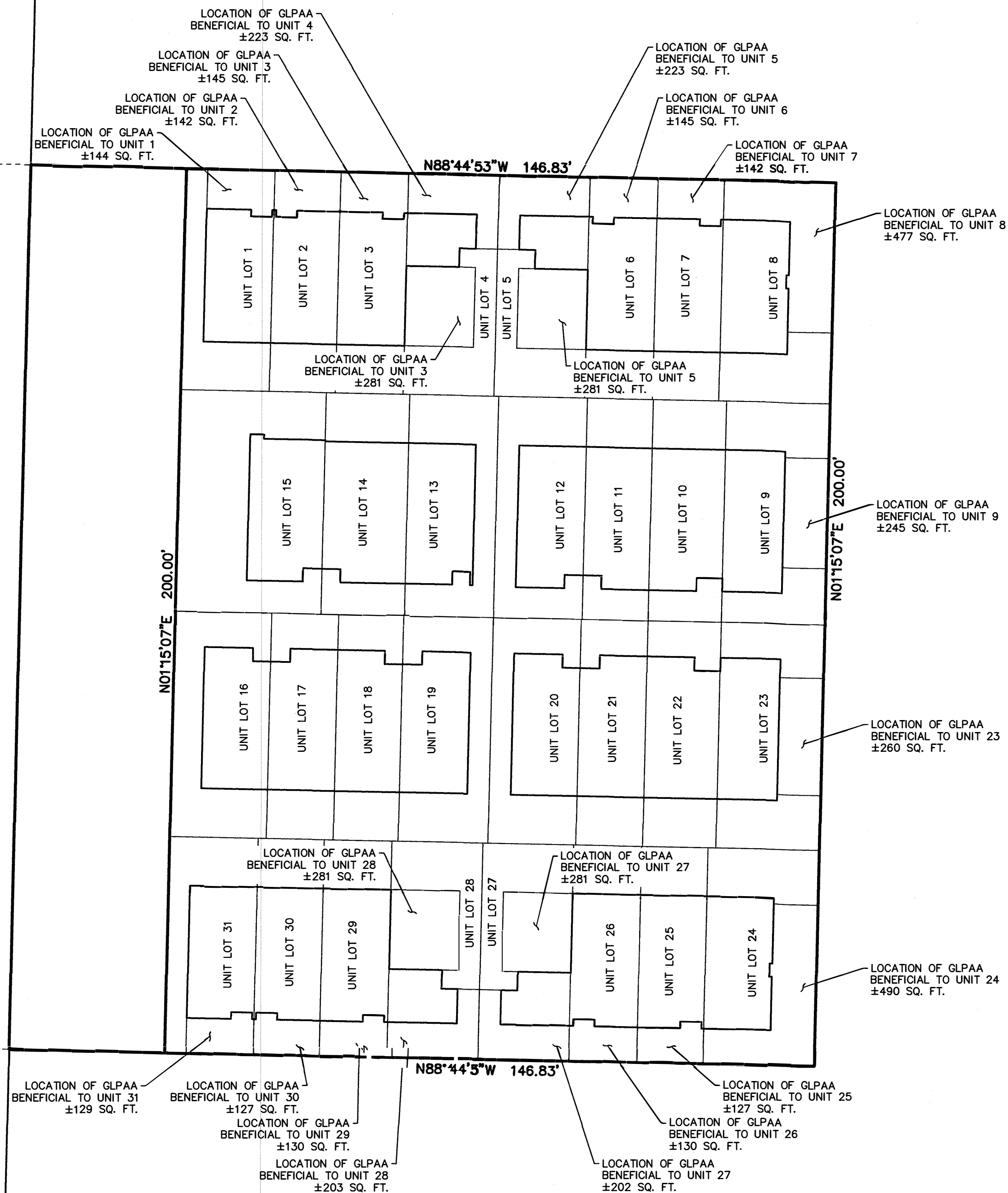
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JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
TJO	BEB
SCALE	SHEET
1"=20'	8 OF 10

PLAT OF PINEHURST
SUBDIVISION NO.
3026239-LU

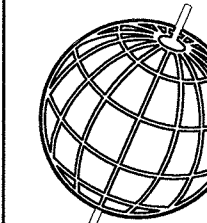
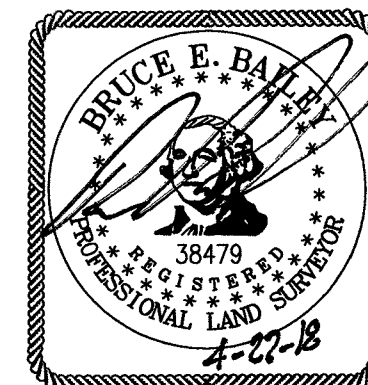
15TH AVENUE NE



PRIVATE AMENITY AREA NOTE:
THE LOCATION AND AREA OF PRIVATE AMENITY AREAS AS SHOWN HEREON ARE AS
PER H+DLT COLLABORATIVE, LLC ARCHITECTURE+PLANNING+DESIGN.

PRIVATE AMENITY AREA

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON

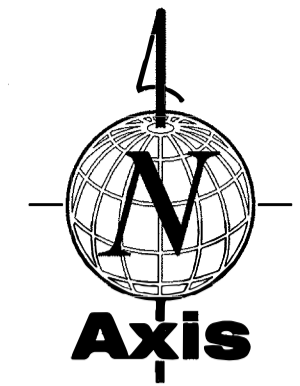


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FAX 425.823-6700

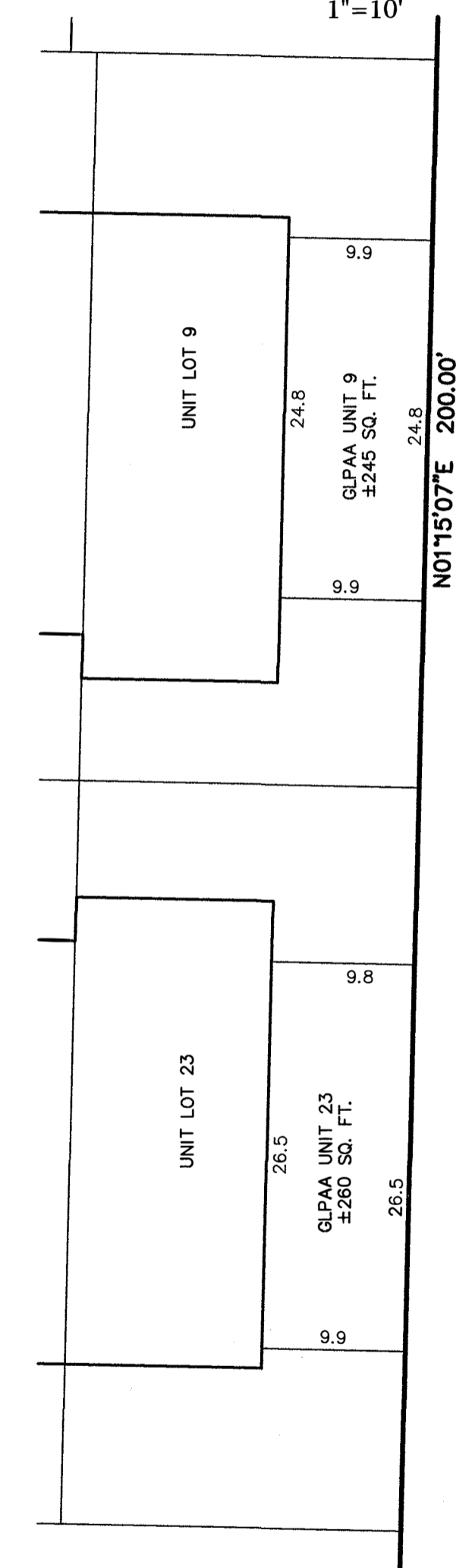
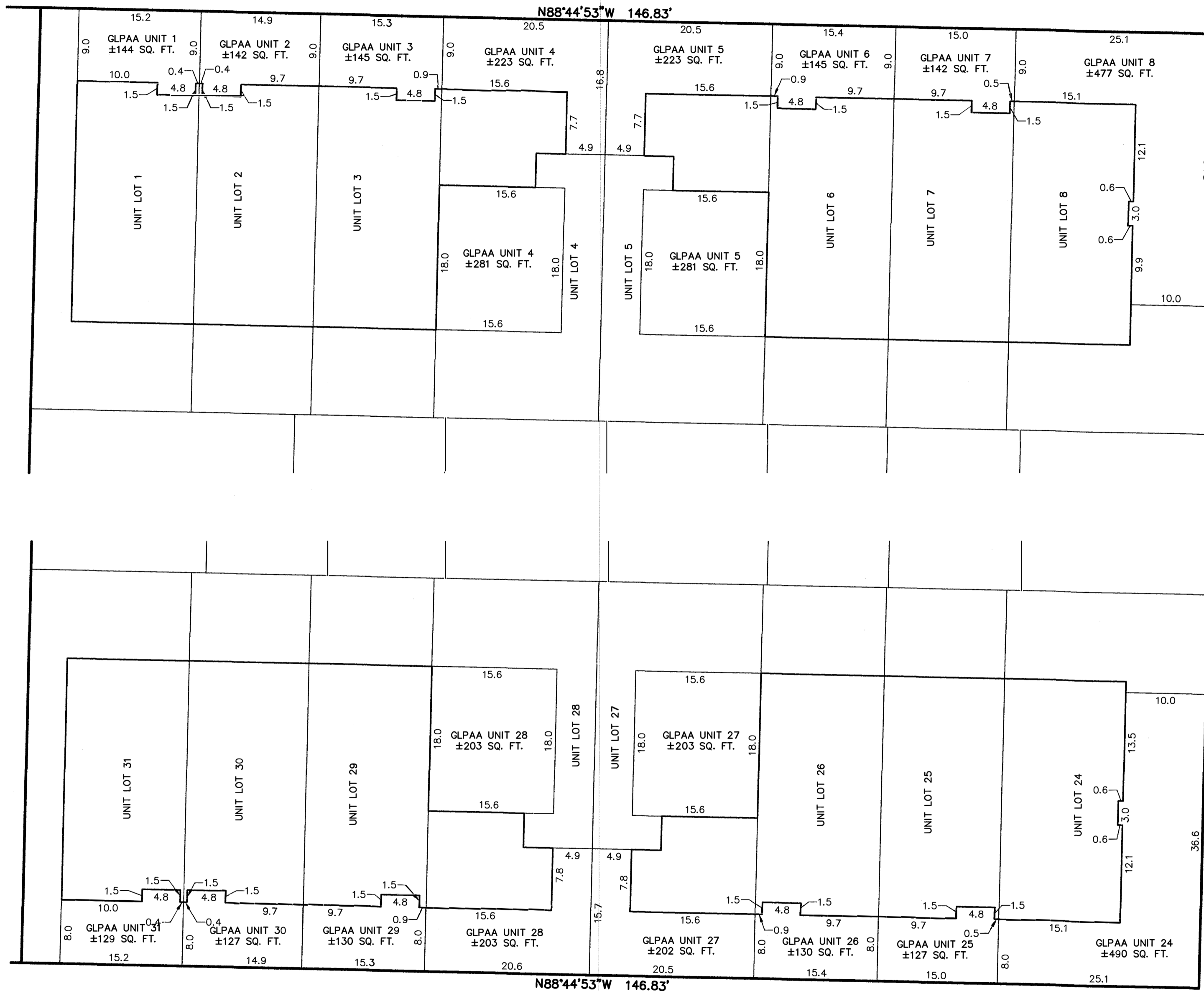
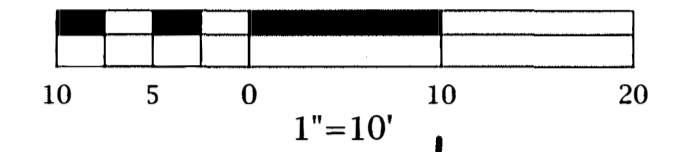
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JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
TJO	BEB
SCALE	SHEET
1"=20'	9 OF 10

PLAT OF PINEHURST
SUBDIVISION NO.
3026239-LU



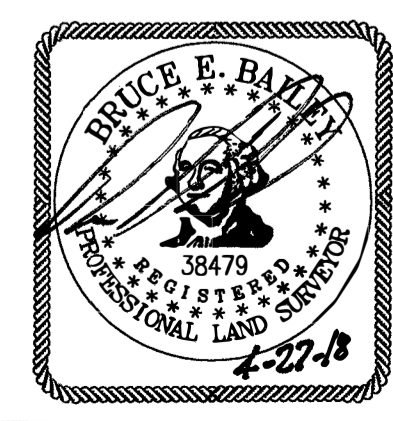
Axis
GRAPHIC SCALE



SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON

GLPAA—GROUND LEVEL PRIVATE AMENITY AREA NOTE:
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PRIVATE AMENITY AREA DETAILS



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DRAWN BY	CHECKED BY
TJO	BEB
SCALE	SHEET
1"=10'	10 OF 10

May 15, 2020

MEMORANDUM

To: Seattle City Council
From: Lish Whitson, Analyst
Subject: Northline Townhomes (Council Bill 119790 and Clerk File 314426)

On Monday, May 18, the City Council (Council) will consider [Council Bill \(CB\) 119790](#) and [Clerk File \(CF\) 314426](#). Passage of the CB and filing of the CF would grant final approval of the “Northline Townhomes” plat, which is located at 12522 15th Ave NE in the Olympic Hills/Pinehurst neighborhood of Council District 5. The plat will facilitate the division of one parcel into 31 unit lots to facilitate the sale of individual townhouse units.

Final approval of a plat is a legislative act, unless the Council has delegated that review to another body. Council’s review of a final plat is limited to certifying that the plat has met conditions that have previously been placed on the plat by the Seattle Hearing Examiner. Under Washington State Law, Council is required to act within 30 days of filing of the final plat. Because Council’s purview is constrained both in time and substance, Council routinely considers final subdivision ordinances, like the Northline Townhomes plat, at a City Council meeting without consideration at committee. The bill is necessary to allow the Northline Townhomes, which have been built, to be sold as individual units.

The Seattle Department of Transportation (SDOT), the Seattle Department of Construction and Inspections (SDCI) and Council Central Staff have confirmed that the plat would meet all applicable conditions and recommends that the Council grant final approval (this requires a “do pass” vote on CB 119790 and also a vote to “place on file” CF 314426).

The following is an overview of the subdivision process and a description of the plat. The Hearing Examiner’s “Findings and Decision” documents for the preliminary plat approval are attached, and a map is provided for informational purposes.

Overview of Process

The [Revised Code of Washington \(RCW\) § 58.17.140](#) requires that Council grant final plat approval for subdivisions within 30 days of filing of the final plat by the owner. Generally, the Council grants such approval after completion of the following steps:

1. SDCI issuance of a Master Use Permit and other project approvals;
2. Hearing Examiner approval of the preliminary plat approval, usually subject to conditions (the Hearing Examiner holds a public hearing prior to issuing a decision);
3. Developer’s construction of site infrastructure (this includes construction of roadways and installation of utilities);

4. SDOT and SDCI review of the final plat to confirm that all the applicable requirements have been met; and
5. Council determination that applicable requirements have been met or can be met if a bond is posted.

Final plat approval requires votes on both a Council Bill and a Clerk File. Both were referred directly to Council because of the short deadline for approval under the RCW.

When reviewing final plats, [SMC 23.22.074.A](#) requires the Council to determine that:

1. The final plat is in substantial conformance with the approved preliminary plat;
2. The requirements imposed when the preliminary plat was approved have been met;
3. The bond, if required by the City, is sufficient in its terms to assure that the improvements will be completed; and
4. the applicant has satisfied the requirements of Washington State Law and the Seattle Municipal Code that were in effect at the time of preliminary plat approval.

The Directors of SDOT and SDCI have confirmed that the plat meets all the requirements of the preliminary plat approval, as well as the requirements of State platting law and the Seattle Municipal Code. SDOT prepared the Council Bill for Council review and action. Central Staff has reviewed the final plat and legislation and **recommends that the Council grant final plat approval.**

Description of the Northline Townhomes Plat

The Verona-Roy plat is located at 12522 15th Avenue NE between Lake City and I-5. The site is a half block north of NE 125th Street on the east side of 15th Avenue NE. It is separated from 15th Ave NE by an intervening parcel, across which access and utility easements have been granted.

The approximately 29,400 square foot site is currently composed of a single parcel. At the time of application, the site was zoned Neighborhood Commercial 3-40 with a Pedestrian Designation (NC3P-40), a mixed-use/commercial zone with a 40-foot height limit. It has subsequently been rezoned to Neighborhood Commercial 3-55 with a Pedestrian designation and a Mandatory Housing Affordability Suffix (NC3P-55 (M)), which is a mixed-use/commercial zone with a 55-foot height limit.

Abutting properties facing 15th Ave NE and properties across 15th Ave NE are also zoned NC3P-55. The NC3P-55 (M) commercial district extends south along 15th Ave NE for one block. At the edges of the commercial district are pockets of Lowrise 1 (LR1 (M)) and Lowrise 3 (LR3 (M)), multifamily districts. Surrounding these NC3P-55 and LR zones are Single-Family 7200 (SF7200) zones, which allow single-family homes on 7,200 square foot lots. The SF7200 zone abuts the subject property on the east.

The subdivision would divide one lot into 31 unit lots. Unit lots would range in size from 731 square feet to 1,635 square feet. Development of the 31 three-story townhouse units was permitted under permit 301914. This subdivision is only for the purpose of allowing sale or lease of the unit lots.

Pedestrian and vehicular access to the townhomes will be from 15th Ave NE, via easements across the intervening property. The intervening property has also been redeveloped under separate, but coordinated, permits.

The SDCI Director recommended approval of the preliminary subdivision on June 17, 2019. On August 12, 2019, the Seattle Hearing Examiner recommended approval of the plat without conditions.

SDCI, SDOT and Council Central Staff have reviewed the final plat and have found that the requirements are substantively met.

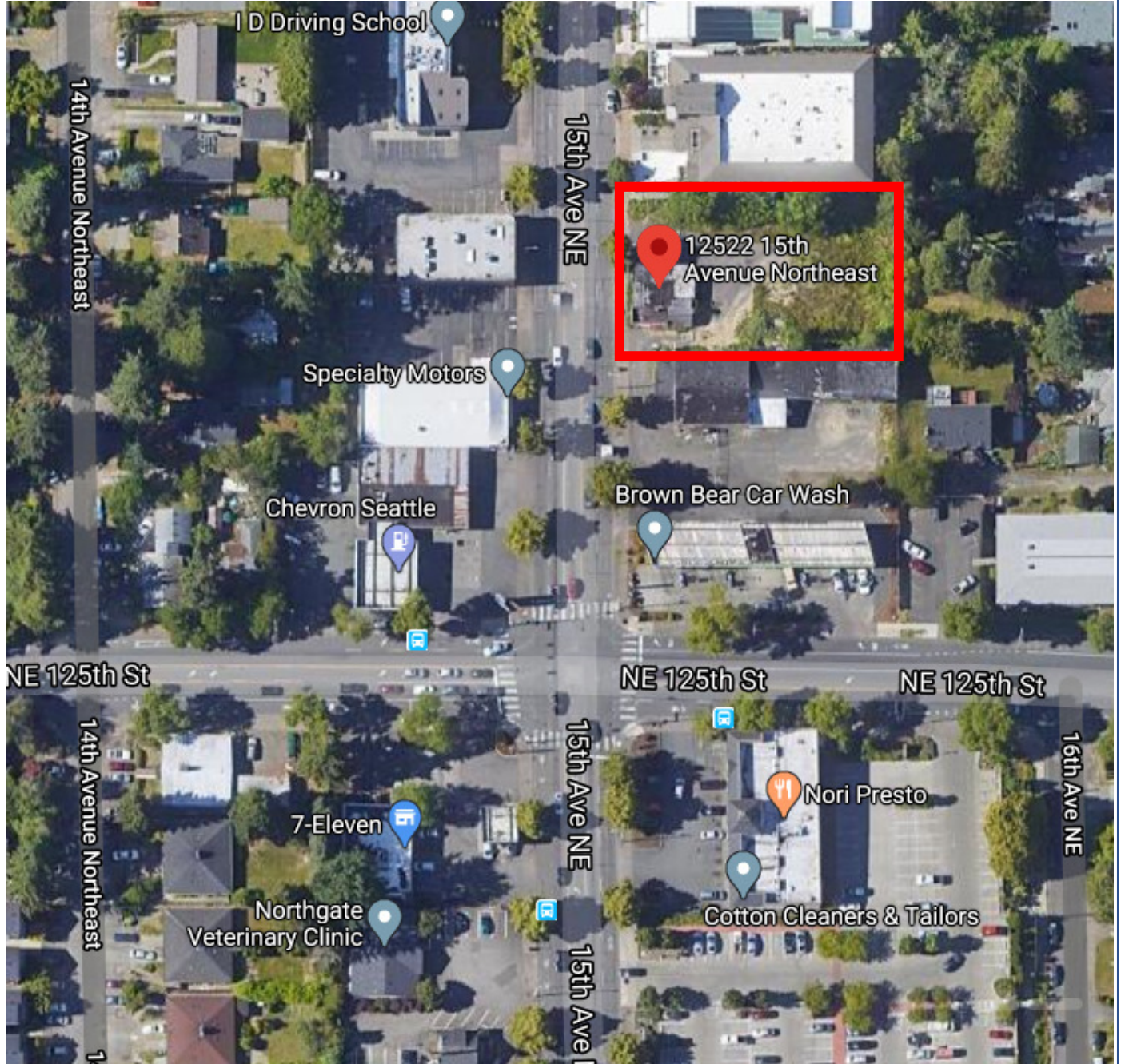
Attachments:

- A. Vicinity Map - Northline Townhomes Plat
- B. Findings and Decision of the Hearing Examiner

cc: Kirstan Arestad, Exec Director
Aly Pennucci, Supervising Analyst

Attachment A – Vicinity Map

12522 15th Ave. NE



**FINDINGS AND DECISION
OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE**

In the Matter of the Application of

PATRICK COBB

for approval of a preliminary unit
lot subdivision

Hearing Examiner File:
MUP-19-025 (SD)

Department Reference:
3026239-LU

Introduction

The Applicant seeks preliminary approval of a 31-unit lot subdivision of property. The Director of the Department of Construction and Land Use (“Director”) recommended approval of the subdivision without conditions. There were no requests for further consideration of the Director’s recommendation pursuant to SMC 23.76.024.D.

A public hearing on the subdivision application was held before the Hearing Examiner on July 17, 2019. The applicant, Patrick Cobb (“Applicant”) represented himself, and the Director was represented by Carly Guillory, Senior Land Use Planner. The record closed following the Hearing Examiner’s site visit on July 30, 2019.

For purposes of this decision, all section numbers refer to the Seattle Municipal Code (“SMC” or “Code”) unless otherwise indicated. After considering the evidence in the record and reviewing the site, the Hearing Examiner enters the following findings of fact, conclusions and decision on the application.

Findings of Fact

Site and Vicinity

1. The proposal site is addressed as 12522 15th Avenue NE. The site is approximately 29,338 square feet in size.
2. The site is zoned Neighborhood Commercial with a pedestrian overlay and a 40 foot height limit (“NC2P-40”), as are the properties to the north, south and west. Property to the east is zoned Single Family (“SF 5000”).
3. Vehicular access to the site is proposed via one curb cut on 15th Ave NE. The subject site does not abut public right-of-way. Sidewalks currently exist along 15th Ave NE.

Proposal

4. The proposal includes a subdivision to create 31 unit lots. Vehicular access to the site is proposed via one curb cut on 15th Ave. NE. Surface parking is proposed for eight vehicles, and individual garage parking is proposed for 23 vehicles.
5. The construction of eight three-story townhouse structures (31 units total) was reviewed, and approved, via Master Use Permit (MUP) number 3019514-LU. It was reviewed concurrently with MUP number 3029400-LU for shared access to 15th Ave. NE. All existing structures were approved for demolition, and the project included on-site parking for 31 vehicles. The projects included Design Review, and SEPA review. The associated MUP number 3029400-LU included a three-story structure containing one townhouse, and one live-work unit, and one three-story structure containing five-residential units, and ground level retail. Both buildings front 15th Ave. NE. The related construction permit for the eight townhouse structures is 6442702-CN, and was issued on November 1, 2018.
6. On June 17, 2019, the Director issued a SEPA Determination of Non-significance (“DNS”).
7. No right-of-way dedications are required. A vehicular and pedestrian easement provides access from the unit lots to the public right-of-way.
8. The Director has determined that private easements for vehicular ingress and egress, pedestrian access, emergency vehicles, and utilities are adequate.
9. Building permits have been issued for construction of the approved structures, and the Applicant now seeks to subdivide the property into the anticipated 31 unit lots.
10. Private usable open space will be provided for each unit on the same lot that it serves, and will be directly accessible to the unit. Exhibit 4.

Director’s Review of Unit Lot Subdivision

11. The Director received several public comment letters. Public comment related to overhead weather protection along 15th Ave. NE, and existing trees on site. Overhead weather protection was reviewed, and approved, via Master Use Permit number 3023990-LU. The existing trees on site were reviewed, and approved for removal, via Master Use Permit number 3019514-LU.
12. The Director circulated a request for comment to agencies and City departments, and received the following responses (Exhibit 4):
 - a. The Director of Public Health noted that the site is not served by King County Public Health.

- b. The General Manager and Chief Executive Officer of City Light conditionally approved the preliminary plat on April 26, 2019, with a requirement for a blanket easement on the subject site.
 - c. The Fire Department Chief approved the preliminary plat.
 - d. The Director of Housing, Superintendent of Parks and Recreation, King County Metro, and King County Wastewater Treatment Division provided no comment.
 - e. Sound Transit noted that the site does not appear in direct vicinity of any current, or future, Sound Transit projects in the area.
13. The Director has determined that the subdivision as a whole will meet all minimum development standards for the zone, and recommends approval of the subdivision without conditions.
14. SMC 23.22.054.A, entitled "Public use and interest," lists some of the factors the Hearing Examiner must consider in determining whether to approve a subdivision:

The Hearing Examiner shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. The Hearing Examiner shall consider all relevant facts to determine whether the public interest will be served by the subdivision and dedication, and if it finds that the proposed plat makes appropriate provision for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, fire protection facilities, parks, playgrounds, sites for school and schoolgrounds, sidewalks and other planning features that assure safe walking conditions for students who walk to and from school, is designed to maximize the retention of existing trees, and that the public use and interest will be served by the platting of subdivision, then it shall be approved. If the Hearing Examiner finds that the proposed plat does not provide the appropriate elements or that the public use and interest will not be served, then the Hearing Examiner may disapprove the proposed plat

...

15. SMC 23.22.052 provides that:

- A. Every subdivision shall include adequate provision for dedication of drainage ways, streets, alleys, pedestrian access and circulation, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare.
- B. Protective improvements and easements to maintain the improvements shall be dedicated at the discretion of the City.
- C. Sidewalks shall be provided on dedicated streets, and must be convenient for pedestrians and contiguous to each other and to any private sidewalks within the subdivision and to existing sidewalks contiguous to the subdivision.

D. Vehicular access to every lot shall be from a dedicated street, unless the Director ... permits access by a permanent private easement [that meets the requirements of SMC 23.22.052.D].

16. SMC 23.22.062 provides for unit lot subdivision of townhouse development as follows:

....

B. [L]ots developed or proposed to be developed ... may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private usable open space or private amenity area for each dwelling unit shall be provided on the same unit lot as the dwelling unit it serves.

C. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.

D. Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard open spaces for cottage housing), and other similar features, as recorded with the King County Recorder.

E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the King County Recorder.

F. The fact that the unit lot is not a separate buildable lot and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the King County Recorder.

Conclusions


1. The Hearing Examiner has jurisdiction over this matter pursuant to Chapters 23.76 and 23.22 SMC.
2. The subdivision meets the requirements of SMC 23.22.052, in that it will provide sidewalks along the adjacent street, requires no dedications, and will provide vehicular access that the Director has determined is consistent with SMC 23.33.052.D.
3. The proposal also meets the requirements of SMC 23.22.062 for unit lot subdivisions. The development as a whole will meet the development standards applicable to the parent lot; the required parking, easements and private, usable open space are provided; and, the required disclosures and joint use and maintenance agreement are provided on the face of the plat.

4. The record shows that the subdivision makes appropriate provision for open spaces, drainage ways, streets, transit stops, potable water, sanitary wastes, fire protection facilities, parks and playgrounds, and sidewalks that assure safe walking conditions for students who walk to and from school. The subdivision makes appropriate provision for the public health, safety, and general welfare.
5. The proposal will promote individual ownership of the 31 residential units, which will be constructed in a configuration that is compatible with the surrounding neighborhood. As conditioned, the subdivision will serve the public use and interest.

Decision

The application of Patrick Cobb for the unit lot subdivision is **APPROVED**.

Entered this 12th day of August, 2019.



Ryan Vancil
Hearing Examiner

Concerning Further Review

NOTE: It is the responsibility of the person seeking to appeal a Hearing Examiner decision to consult Code sections and other appropriate sources, to determine applicable rights and responsibilities.

The decision of the Hearing Examiner in this case is the final decision for the City of Seattle. In accordance with RCW 36.70C.040, a request for judicial review of the decision must be commenced within twenty-one (21) days of the date the decision is issued unless a motion for reconsideration is filed, in which case a request for judicial review of the decision must be commenced within twenty-one (21) days of the date the order on the motion for reconsideration is issued.

The person seeking review must arrange for and initially bear the cost of preparing a verbatim transcript of the hearing. Instructions for preparation of the transcript are available from the Office of Hearing Examiner. Please direct all mail to: PO Box 94729, Seattle, Washington 98124-4729. Office address: 700 Fifth Avenue, Suite 4000. Telephone: (206) 684-0521.



Legislation Text

File #: CB 119790, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE approving and confirming the plat of “Northline Townhomes” in the portions of Southwest Quarter of Southwest Quarter of Section 21, Township 26 North, Range 4 East, W.M. in King County, Washington.

WHEREAS, a proposed plat of “Northline Townhomes” has been submitted for approval under Seattle

Department of Construction and Inspections (SDCI) Permit No. 3026239; and

WHEREAS, following review and recommendations by the various City departments that have jurisdiction in

this matter and a public hearing by the Hearing Examiner of The City of Seattle on February 8, 2016,

the Hearing Examiner approved the preliminary plat of “Northline Townhomes” on August 12, 2019;

and

WHEREAS, SDCI has confirmed that the preliminary plat conditions have been satisfied; and

WHEREAS, the Director of Transportation and the Director of SDCI have, subject to Council approval,

approved the final plat and have reported that the final plat now meets all of the requirements of the

State platting law (chapter 58.17 RCW) and of the Seattle Municipal Code (Chapter 23.22), except for

the execution of the required certifications by the King County Assessor and the King County Finance

Division; and

WHEREAS, the Director of Transportation and the Director of SDCI report that the plat of “Northline

Townhomes,” a copy of which is in Clerk File 314426, is now complete and ready for City Council

approval; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council finds and declares that:

A. On February 29, 2020, Governor Inslee proclaimed a State of Emergency for all counties throughout the State of Washington as a result of the confirmed person-to-person spread of COVID-19 in Washington State.

B. The COVID-19 disease, caused by a virus that spreads easily from person to person and which may cause serious injury and death, has spread throughout King County and Seattle.

C. On March 3, 2020, Mayor Durkan issued a Proclamation of Civil Emergency declaring a civil emergency within Seattle based on the confirmed spread of COVID-19 in King County and resulting deaths.

D. In recognition of the danger that hospitals may become overwhelmed with COVID-19 patients unless the spread of the disease is slowed, on March 23, 2020, Governor Inslee imposed a stay-home order throughout Washington State prohibiting all people in the State from leaving their homes or participating in gatherings with only limited exceptions for participating in essential activities or essential business services. The order is currently in effect through May 31, 2020.

E. The Governor's Proclamation 20-28 prohibits agencies from taking action (as defined in RCW 42.30.020), unless the matter is (1) necessary and routine; or (2) necessary to respond to the COVID-19 public health emergency.

F. This legislation is necessary pursuant to RCW 58.17.140 and 58.17.170, which require the City Council's approval of final plats within 30 days of filing.

G. The City Council routinely reviews and approves legislation creating subdivisions under chapter 58.17 RCW.

Section 2. The plat of "Northline Townhomes," a platting of portions of the Southwest Quarter of Southwest Quarter of Section 21, Township 26 North, Range 4 East, W.M. in King County, Washington, is legally described as follows:

PARCEL B OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029176-LU,

RECORDED UNDER RECORDING NUMBER 20180824900005, IN KING COUNTY, WASHINGTON, SAID INSTRUMENT SUPERCEDED THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 20180308900010.

TOGETHER WITH ACCESS AND UTILITY EASEMENTS AS DELINEATED ON THE FACE OF SAID LOT BOUNDARY ADJUSTMENT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Section 3. With respect to the plat of “Northline Townhomes,” together with any interest in abutting streets, as executed by Ben Rutkowski as Managing Member and approved by the Director of Transportation and the Director of the Seattle Department of Construction and Inspections, the City Council makes the following findings:

A. The final plat is in substantial conformance with the approved preliminary plat; and

B. When both the King County Assessor and King County Finance Division have affixed their certifications as required by RCW 58.17.160(4), the requirements of State law and City ordinances that were in effect at the time of preliminary plat approval will also have been satisfied by the subdivider; and

C. The public use and interest will be served by the establishment of the plat, and the plat makes appropriate provision for the public health, safety, and general welfare.

Section 4. The plat of “Northline Townhomes” a subdivision in portions of the Southwest 1/4, Southwest 1/4 of Section 21, Township 26 North, Range 04 East, W.M. in King County, Washington, is in all respects approved and the plat confirmed and accepted, subject to certification by the King County Assessor and King County Finance Division, and the City Clerk is authorized and directed to execute a certificate upon the face of such plat attesting to the approval thereof as evidenced by enactment of this ordinance.

Section 5. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2020, and signed by

me in open session in authentication of its passage this ____ day of _____, 2020.

President _____ of the City Council

Approved by me this ____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this ____ day of _____, 2020.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Seattle Department of Transportation	Diana Flores, P.E. 206-684-5234	Christie Parker 206-684-5211

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE approving and confirming the plat of “Northline Townhomes” in the portions of Southwest Quarter of Southwest Quarter of Section 21, Township 26 North, Range 4 East, W.M. in King County, Washington.

Summary and Background of the Legislation: This legislation approves the division of Parcel B of City of Seattle Lot Boundary Adjustment No. 3029176, superseded by City of Seattle Lot Boundary Adjustment No. 3029176-LU as recorded with Rec. No. 20180824900005, Records of King County, WA, at 12522 15th Ave. NE into thirty-one unit lots. The Hearing Examiner held a public hearing on July 17, 2019 and issued his approval of the preliminary plat on of the unit lot subdivision on August 12, 2019.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? Yes No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.

Is there financial cost or other impacts of *not* implementing the legislation?
No.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?
No.

b. Is a public hearing required for this legislation?
No. A public hearing was required at the preliminary subdivision stage and this occurred on July 17, 2019.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

e. Does this legislation affect a piece of property?

Yes. See Parcel B of 12522 15th Ave. NE. See Attachment A for a reference map.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged

There are no perceived Race and Social Justice Initiative implications.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

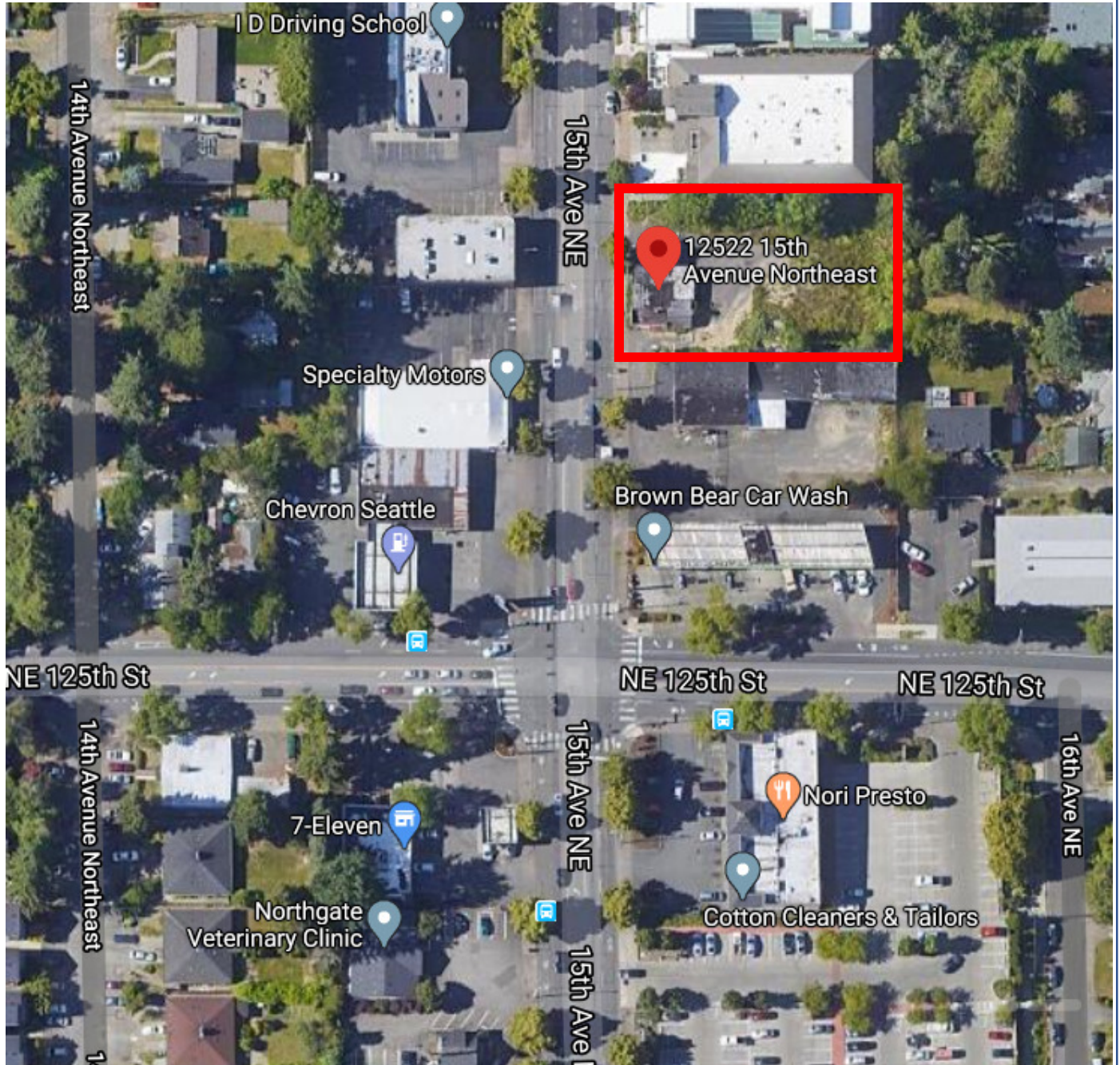
This legislation does not include a new initiative or programmatic expansion.

List attachments/exhibits below:

Summary Attachment A – Vicinity Map

Attachment A – Vicinity Map

12522 15th Ave. NE



May 15, 2020

MEMORANDUM

To: Seattle City Council
From: Lish Whitson, Analyst
Subject: Northline Townhomes (Council Bill 119790 and Clerk File 314426)

On Monday, May 18, the City Council (Council) will consider [Council Bill \(CB\) 119790](#) and [Clerk File \(CF\) 314426](#). Passage of the CB and filing of the CF would grant final approval of the “Northline Townhomes” plat, which is located at 12522 15th Ave NE in the Olympic Hills/Pinehurst neighborhood of Council District 5. The plat will facilitate the division of one parcel into 31 unit lots to facilitate the sale of individual townhouse units.

Final approval of a plat is a legislative act, unless the Council has delegated that review to another body. Council’s review of a final plat is limited to certifying that the plat has met conditions that have previously been placed on the plat by the Seattle Hearing Examiner. Under Washington State Law, Council is required to act within 30 days of filing of the final plat. Because Council’s purview is constrained both in time and substance, Council routinely considers final subdivision ordinances, like the Northline Townhomes plat, at a City Council meeting without consideration at committee. The bill is necessary to allow the Northline Townhomes, which have been built, to be sold as individual units.

The Seattle Department of Transportation (SDOT), the Seattle Department of Construction and Inspections (SDCI) and Council Central Staff have confirmed that the plat would meet all applicable conditions and recommends that the Council grant final approval (this requires a “do pass” vote on CB 119790 and also a vote to “place on file” CF 314426).

The following is an overview of the subdivision process and a description of the plat. The Hearing Examiner’s “Findings and Decision” documents for the preliminary plat approval are attached, and a map is provided for informational purposes.

Overview of Process

The [Revised Code of Washington \(RCW\) § 58.17.140](#) requires that Council grant final plat approval for subdivisions within 30 days of filing of the final plat by the owner. Generally, the Council grants such approval after completion of the following steps:

1. SDCI issuance of a Master Use Permit and other project approvals;
2. Hearing Examiner approval of the preliminary plat approval, usually subject to conditions (the Hearing Examiner holds a public hearing prior to issuing a decision);
3. Developer’s construction of site infrastructure (this includes construction of roadways and installation of utilities);

4. SDOT and SDCI review of the final plat to confirm that all the applicable requirements have been met; and
5. Council determination that applicable requirements have been met or can be met if a bond is posted.

Final plat approval requires votes on both a Council Bill and a Clerk File. Both were referred directly to Council because of the short deadline for approval under the RCW.

When reviewing final plats, [SMC 23.22.074.A](#) requires the Council to determine that:

1. The final plat is in substantial conformance with the approved preliminary plat;
2. The requirements imposed when the preliminary plat was approved have been met;
3. The bond, if required by the City, is sufficient in its terms to assure that the improvements will be completed; and
4. the applicant has satisfied the requirements of Washington State Law and the Seattle Municipal Code that were in effect at the time of preliminary plat approval.

The Directors of SDOT and SDCI have confirmed that the plat meets all the requirements of the preliminary plat approval, as well as the requirements of State platting law and the Seattle Municipal Code. SDOT prepared the Council Bill for Council review and action. Central Staff has reviewed the final plat and legislation and **recommends that the Council grant final plat approval.**

Description of the Northline Townhomes Plat

The Verona-Roy plat is located at 12522 15th Avenue NE between Lake City and I-5. The site is a half block north of NE 125th Street on the east side of 15th Avenue NE. It is separated from 15th Ave NE by an intervening parcel, across which access and utility easements have been granted.

The approximately 29,400 square foot site is currently composed of a single parcel. At the time of application, the site was zoned Neighborhood Commercial 3-40 with a Pedestrian Designation (NC3P-40), a mixed-use/commercial zone with a 40-foot height limit. It has subsequently been rezoned to Neighborhood Commercial 3-55 with a Pedestrian designation and a Mandatory Housing Affordability Suffix (NC3P-55 (M)), which is a mixed-use/commercial zone with a 55-foot height limit.

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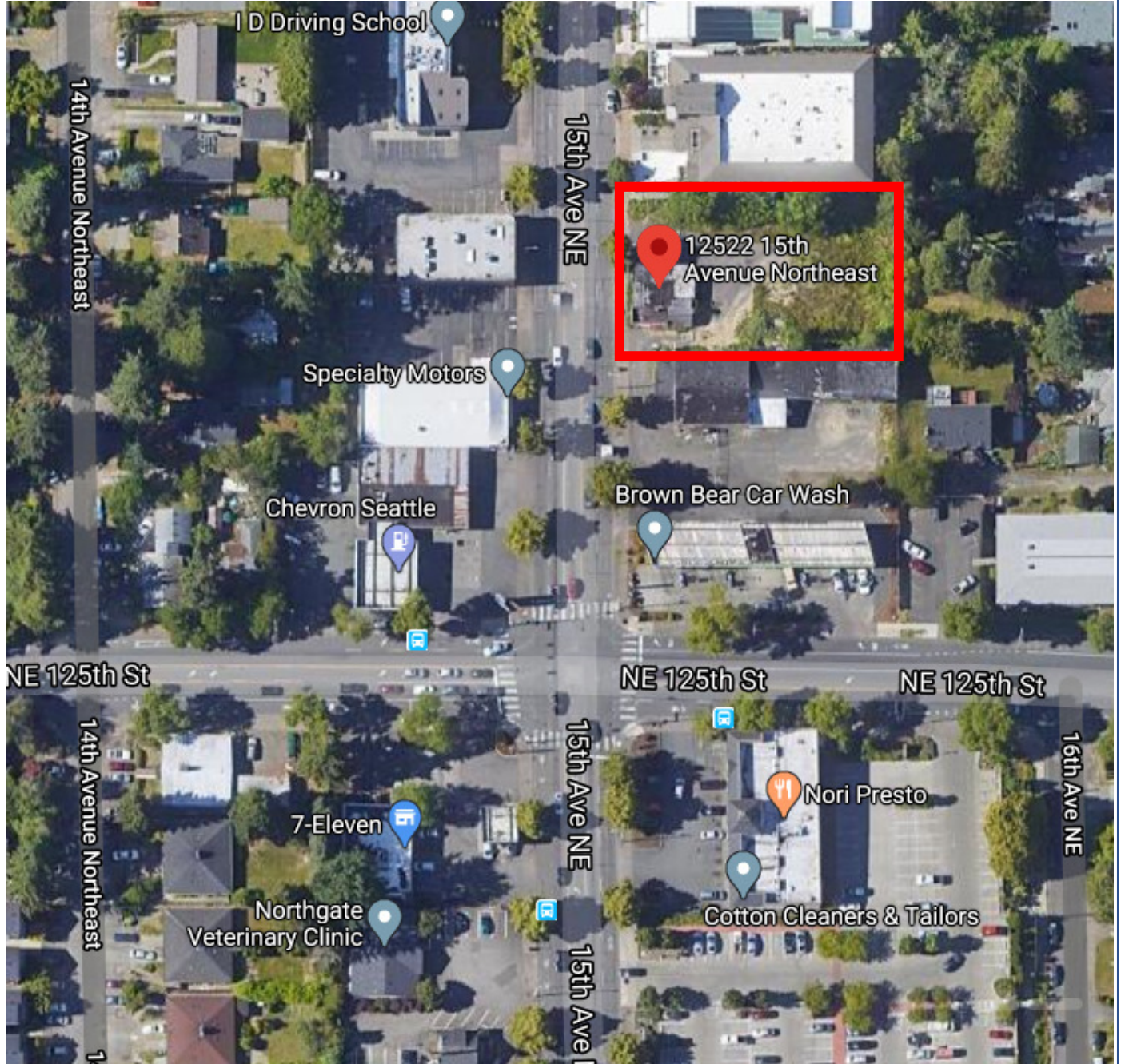
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cc: Kirstan Arestad, Exec Director
Aly Pennucci, Supervising Analyst

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12522 15th Ave. NE



**FINDINGS AND DECISION
OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE**

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PATRICK COBB

for approval of a preliminary unit
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Hearing Examiner File:

MUP-19-025 (SD)

Department Reference:

3026239-LU

Introduction

The Applicant seeks preliminary approval of a 31-unit lot subdivision of property. The Director of the Department of Construction and Land Use (“Director”) recommended approval of the subdivision without conditions. There were no requests for further consideration of the Director’s recommendation pursuant to SMC 23.76.024.D.

A public hearing on the subdivision application was held before the Hearing Examiner on July 17, 2019. The applicant, Patrick Cobb (“Applicant”) represented himself, and the Director was represented by Carly Guillory, Senior Land Use Planner. The record closed following the Hearing Examiner’s site visit on July 30, 2019.

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Site and Vicinity

1. The proposal site is addressed as 12522 15th Avenue NE. The site is approximately 29,338 square feet in size.
2. The site is zoned Neighborhood Commercial with a pedestrian overlay and a 40 foot height limit (“NC2P-40”), as are the properties to the north, south and west. Property to the east is zoned Single Family (“SF 5000”).
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Proposal

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...

15. SMC 23.22.052 provides that:

- A. Every subdivision shall include adequate provision for dedication of drainage ways, streets, alleys, pedestrian access and circulation, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare.
- B. Protective improvements and easements to maintain the improvements shall be dedicated at the discretion of the City.
- C. Sidewalks shall be provided on dedicated streets, and must be convenient for pedestrians and contiguous to each other and to any private sidewalks within the subdivision and to existing sidewalks contiguous to the subdivision.

D. Vehicular access to every lot shall be from a dedicated street, unless the Director ... permits access by a permanent private easement [that meets the requirements of SMC 23.22.052.D].

16. SMC 23.22.062 provides for unit lot subdivision of townhouse development as follows:

...
 B. [L]ots developed or proposed to be developed ... may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private usable open space or private amenity area for each dwelling unit shall be provided on the same unit lot as the dwelling unit it serves.

C. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.

D. Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard open spaces for cottage housing), and other similar features, as recorded with the King County Recorder.

E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the King County Recorder.

F. The fact that the unit lot is not a separate buildable lot and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the King County Recorder.

Conclusions


1. The Hearing Examiner has jurisdiction over this matter pursuant to Chapters 23.76 and 23.22 SMC.
2. The subdivision meets the requirements of SMC 23.22.052, in that it will provide sidewalks along the adjacent street, requires no dedications, and will provide vehicular access that the Director has determined is consistent with SMC 23.33.052.D.
3. The proposal also meets the requirements of SMC 23.22.062 for unit lot subdivisions. The development as a whole will meet the development standards applicable to the parent lot; the required parking, easements and private, usable open space are provided; and, the required disclosures and joint use and maintenance agreement are provided on the face of the plat.

4. The record shows that the subdivision makes appropriate provision for open spaces, drainage ways, streets, transit stops, potable water, sanitary wastes, fire protection facilities, parks and playgrounds, and sidewalks that assure safe walking conditions for students who walk to and from school. The subdivision makes appropriate provision for the public health, safety, and general welfare.
5. The proposal will promote individual ownership of the 31 residential units, which will be constructed in a configuration that is compatible with the surrounding neighborhood. As conditioned, the subdivision will serve the public use and interest.

Decision

The application of Patrick Cobb for the unit lot subdivision is **APPROVED**.

Entered this 12th day of August, 2019.



Ryan Vancil
Hearing Examiner

Concerning Further Review

NOTE: It is the responsibility of the person seeking to appeal a Hearing Examiner decision to consult Code sections and other appropriate sources, to determine applicable rights and responsibilities.

The decision of the Hearing Examiner in this case is the final decision for the City of Seattle. In accordance with RCW 36.70C.040, a request for judicial review of the decision must be commenced within twenty-one (21) days of the date the decision is issued unless a motion for reconsideration is filed, in which case a request for judicial review of the decision must be commenced within twenty-one (21) days of the date the order on the motion for reconsideration is issued.

The person seeking review must arrange for and initially bear the cost of preparing a verbatim transcript of the hearing. Instructions for preparation of the transcript are available from the Office of Hearing Examiner. Please direct all mail to: PO Box 94729, Seattle, Washington 98124-4729. Office address: 700 Fifth Avenue, Suite 4000. Telephone: (206) 684-0521.