



# Seattle City Council

## Central Staff - Memorandum

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**Date:** July 10, 2015  
**To:** Councilmembers  
**From:** Lish Whitson, Central Staff  
**Subject:** Valentine Homes Plat

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The City Council has been asked to grant final approval of the “Valentine Homes” Plat, which is located at 1756 Valentine Place South in the North Rainier Hub Urban Village. The property is being developed with nine single-family homes and two two-unit townhouse structures.

The Seattle Department of Transportation (SDOT), the Department of Planning and Development (DPD), and Council Central Staff have confirmed that the plat meets all applicable requirements and recommend that the Council grant final plat approval (this requires a “do pass” vote on Council Bill 118432 and also a vote to “place on file” Clerk File 309678.)

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

### Overview of Process

The City’s Land Use Code (SMC 23.22.064.A.2) requires that Council grant final plat approval for subdivisions within thirty days of filling of the final plat by the owner. Generally, the Council grants such approval after the following steps:

1. Issuance of a Master Use Permit and other project approvals;
2. Preliminary plat approval, which is granted by the Hearing Examiner, usually subject to conditions (the Hearing Examiner holds a public hearing prior to issuing a decision);
3. Development of site infrastructure by the property owner (this includes construction of roadways and installation of utilities);
4. Review of the final plat by the Seattle Department of Transportation (SDOT) and the Department of Planning and Development (DPD) to confirm that all of the applicable requirements have been met; and
5. Council determination that applicable requirements have been met.

Final plat approval requires votes on both a Council Bill and a Clerk File. These were both referred directly to full Council because of the Land Use Code’s short deadline for approval.

When reviewing final plats, SMC 23.22.074.A requires the Council to determine:

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

The Directors of SDOT and DPD have confirmed that the plat meets all of 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 Final Plat

The “Valentine Homes” Plat is located at 1756 Valentine Place S. in the north end of the North Rainier Hub Urban Village on the block bounded by Valentine Place S. and 20<sup>th</sup> Ave. S. between S. State St. and S. Grand St., one block west of Rainier Ave. S.

The site is zoned Lowrise 2 (LR2) multifamily residential. Development in the vicinity consists of a mix of commercial and residential structures. The applicant proposes to subdivide one lot into 13 unit lots. The site is currently under development.

On May 12, 2014, DPD recommended approval of the proposed subdivision. The Hearing Examiner held a public hearing on June 25, 2014 and granted preliminary approval (see attached Hearing Examiner “Findings and Decision”.)

#### Attachments:

Findings and Decision of the Hearing Examiner for the City of Seattle  
Vicinity Map