

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT**

Notice of Decision

TO: Jim McBride
23317 SE 48th Street
Issaquah, WA. 98029

Katherine Orni
4020 Lake Washington Blvd. NE #310
Kirkland, WA. 98033

SUBJECT: McBride Property Lot Line Adjustment

APPLICATION: PLN12-00052

DATE OF DECISION: December 10, 2012

REQUEST: Adjust lot lines between 4 existing, contiguous lots owned by the McBride family. The following changes to lot areas would result from the proposed lot line adjustment:

	<u>Existing Lot Area</u>	<u>Proposed Lot Area</u>
Lot A	60,811 SF	82,995 SF
Lot B	59,658 SF	57,342 SF
Lot C	59,634 SF	64,366 SF
Lot D	353,687 SF	329,087 SF

There are existing houses on all the lots.

LOCATION: 23203, 23217, 23231, 23317 SE 48th Street. See Vicinity Map.

DECISION MADE: On December 10, 2012, the Development Services Department conditionally approved the Lot Line Adjustment for PLN12-00052. Approval of this application is based on the submittal of November 16, 2012, and is subject to the following conditions:

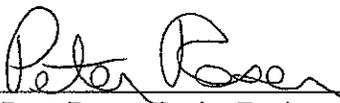
1. Following expiration of the appeal period of this Notice of Decision, final mylar drawings of the lot line adjustment shall be provided to the Development Service Department for signature. The mylars shall be signed and notarized by the owner(s) prior to submitting to the City.
2. After the necessary signatures, the applicant shall record the mylar drawings with the King County Department of Records and Elections. The lot line adjustment shall not be deemed formally approved until recorded.
3. Within ten (10) days of recording the mylar drawings with King County, the applicant shall provide three (3) copies of the recorded Lot Line Adjustment drawings to the City of Issaquah Development Service Department. One (1) electronic copy of the final plans shall also be provided in a software

format acceptable to the Issaquah Public Works Department.

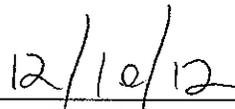
4. All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.

REASONS FOR DECISION:

1. IMC 18.04.360.G authorizes Lot Line Adjustments to be reviewed through a Level 1 review regardless of street frontage or parcel size.
2. No new lots would be created with the proposed lot line adjustment. The proposal would adjust lot lines between 4 existing, contiguous lots in ownership of the McBride family.
3. The new lots would meet the minimum lot size required by zoning. The parcels are zoned Single Family Small Lot (SF-SL), which requires a minimum lot size of 6,000 SF. Parcel sizes after the lot line adjustment would range between 57,342 SF to 329,087 SF.
4. There are existing single family residences on all the parcels. The proposed lot lines would comply with the minimum setbacks of the existing structures from property lines, as required in the Single Family Small Lot (SF-SL) zone. Existing utility easements/agreements are shown on the plans to ensure continued legal access to utilities that serve a parcel but are located on a separate parcel.
5. The lot line adjustment would not change existing access to the parcels. Lots A, B, and C have access from SE 48th Street. Lot D is accessed from an ingress/egress easement on Lot A.
6. There are wetlands on the subject parcels. The applicant has provided information showing the proposed lot lines would generally follow boundaries of wetland buffers. The wetland boundaries, wetland rating and wetland buffer requirements have not been reviewed or approved by the City as part of this lot line adjustment.
7. An Affidavit of Ownership was submitted by the property owners confirming ownership of the property.
8. The Lot Line Adjustment was determined to be SEPA exempt, as a minor land use decision, consistent with WAC 197-11-800(6)(a).
9. A Certificate of Transportation concurrency was not required because the application does not create any additional lots or development that would generate additional traffic trips. The project meets the requirements of the Transportation Concurrency Ordinance #2595 by not creating any additional trips.
10. The application was routed to other City departments for review and comments. Those comments are incorporated in this Notice of Decision.



Peter Rosen, Senior Environmental Planner



Date Signed

There is a 14-day appeal period for this decision, ending at 5:00 P.M. on December 24, 2012. Appeals of this decision shall follow the procedures set forth in IMC 1.32 and Chapter 18.04 of the Land Use Code. A letter of appeal stating the reason for the appeal and an appeal fee of \$303.90 is required to be filed with the Permit Center prior to the end of the appeal period.

EXHIBIT LIST:

1. Permit Application file, PLN12-00052, received 8/16/2012.
2. Permit Application includes vicinity map, legal descriptions of parcels, affidavit of ownership, short plat certificates and title information.
3. Lot Line Adjustment drawings, Sheets 1-3, received 11/16/2012.

