



Date: November 14, 2022

To: Shane Fortney

From: Tim Woolett, City Planner
City of Carnation

RE: Three Lot Short Unit-Lot Subdivision; Pre-Application

Proposal: The proposal is to divide two parcels of land being approximately 10,619 square feet (approximately .24 acres) into three (3) unit lots (short [*unit lot*] subdivision). The property is located at the corner of Blanche Street and Stossel Avenue with the south boundary of the property abutting the north side of Blanche Street, and the east boundary abutting the west side of Stossel Avenue. The north boundary abuts an alley. The property consists of a single parcel of land developed with a single-family residence. As it is, the existing house is accessed off of Blanche Street.

Location: The property is located adjacent to the north side of Blanche Street, and the west side of the Stossel Avenue right-of-way, at 31964 Blanche Street, Carnation, Washington: Assessor's Parcel No. 306010-0120.

Comprehensive Plan/Zoning Designation: The property is currently zoned R24 which is consistent with the Comprehensive Plan's "*High Density Residential*" land use designation. The purpose of the R24 zone is as follows:

CMC 15.36.010 C. The... R24 districts are designed primarily to accommodate a range of housing types including townhouse, cottage and multifamily developments at a scale that is appropriate to the City of Carnation.

The maximum allowable impervious surface for each lot in each the R24 zone is 80 percent for townhomes and multi-family development, otherwise the maximum allowable is 65 percent. There are no maximum limits to floor area. Side yard (interior) setback requirements are 5 feet, (10 foot side yard abutting a street), and the rear yard setback is twenty-five (20) feet. The front yard setback is ten (10) feet with alley access, and the rear yard setback is twenty (20) feet. In addition to the aforementioned requirements, the project will also be subject to the "*Townhouse design standards within the Carnation Design Standards and Guidelines for any townhouse buildings.*" as provided in CMC 15.16.467.A.4.

Requirements: The project will be reviewed for consistency with the following:

- Preliminary Short Unit Lot Subdivision Standards.
- Carnation Design Standards and Guidelines.
- City of Carnation Street and Storm Sewer System Standards

Summary Discussion: The proposed subdivision of the property into three (3) unit lots would require an application for preliminary short subdivision approval. Unit lot subdivisions of four or fewer lots shall be processed as short plats, a Type II permit process requiring public notice and a preliminary decision from the City Planner. Concurrently with an application for a unit lot short subdivision, the applicant shall submit for city approval a development plan demonstrating compliance with the applicable requirements of this part. The development plan shall be processed using the same procedures applicable to the unit lot subdivision.

A proposed unit lot subdivision must satisfy the general regulations in CMC 15.16.467 as follows:

- A. *A unit lot subdivision shall satisfy:*
 - 1. *Lot and density standards applicable to the underlying zoning district (as applied to the parent site and not to individual unit lots).*
 - 2. *CMC 15.96.060 for any duplexes.*
 - 3. *CMC 15.96.080 for any proposed cottage units.*
 - 4. *Townhouse design standards within the Carnation Design Standards and Guidelines for any townhouse buildings.*
 - 5. *Other provisions of this title as applicable to the development.*
- B. *Portions of the parent site not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots located within the parent site. A homeowners' association shall be created for the maintenance of any shared required outdoor area or other open space, shared parking areas, and other common use areas, buildings, and utilities within the development.*
- C. *Maximum impervious area of the aggregate buildings and other hard surfaces located upon the parent site shall not exceed the maximum impervious area permitted by the underlying zone.*
- D. *Individual unit lots are subject to applicable setback requirements in CMC Chapter 15.48 Table 1, except for interior side yard lot lines, provided that:*
 - 1. *Detached buildings on separate individual unit lots shall be located no less than ten feet apart.*
 - 2. *Lots located on the perimeter of a unit lot subdivision are subject to the interior side yard lot lines set forth in CMC Chapter 15.48 Table 1.*
- E. *As applicable, access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; utilities; common open space; exterior building facades and roofs; and other similar features, and shall be recorded with the county auditor's office. Each unit-lot subdivision shall make adequate provisions for ingress, egress and utilities access to and from each individual unit lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying zoning district and consistent with the unit lot subdivision's approved development plan;*
- F. *Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:*

1. *Approval of the design and layout of the development plan was granted by the review of the development, as a whole, on the parent site (stating the subject project file number if applicable);*
2. *Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved development plan;*
3. *If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved development plan;*
4. *Additional development of the individual lots may be limited as a result of the application of applicable development standards to the parent site.*

Application Requirements: The review process and application submittal requirements are contained in the City of Carnation Code sections as follows:

- Preliminary Short Subdivision Application - \$600.00 plus \$50.00/lot
- Mailing fee - \$75.00 and Publication Fee - \$150.00
- Design Review Application (with Land Use application) - \$250.00.
- Certificate of Sewer Availability - \$100.00 (City Engineer issues this, you must file Request ahead of time, valid for one year from the date of approval)
- Certificate of Water Availability - \$100.00 (City Engineer issues this, you must file Request ahead of time, valid for one year from the date of approval)

An environmental checklist will not be required. A three (3) lot short subdivision that is not a further subdivision of a lot platted under RCW 58.16 or RCW 58.17 within the last five (5) years, does not contain wetlands or tidelands, and is not abutting a shoreline is categorically exempt from environmental review pursuant to WAC 197-11-800(6)(d).

Other permits likely to be required:

- Public Utility Extension - \$1,000.00 (\$500.00 per utility)
- Right-of-Way Permit(s) - \$300.00 (per application)
- Filling and Grading Permit - \$150.00 for 51-1,000 cubic yards (please provide calculated cut + fill quantity for accurate application fee)
- Storm Drainage Review Permit - \$350.00
- Building Permit (retaining walls, fences over 6', monument signs, demolition of existing structures) – cost varies based upon valuation of structures

Any application fees listed are based on the current fee resolution in effect as of the date of this document and are subject to change without direct notice to applicants. Any outside consultant review fees will be billed to the applicant plus an additional 10% administrative fee.

Note: These comments as well as any other department/agency comments on behalf of the City of Carnation relative to this pre-application are preliminary in nature, are non-binding, and are subject to change for any

reason, including without limitation upon discovery or receipt of new information. This review is to assist the applicant in determining whether a use is allowable on a specific property, the standards by which it would be evaluated, and to provide the applicant(s) proponents and/or their agents with the process review requirements of City of Carnation. This review does not provide the scope of outside agency involvement. The content of this review should in no way be construed as an approval or an intent to approve or deny, but merely provides the means by which a proponent may apply for review of a specific proposal and offers nonbinding guidance regarding the standards on which a decision would likely be based. Nothing in these comments, or any other associated communications from the City, its staff members and/or agents, shall be construed as excusing the applicant's strict compliance with all applicable regulatory standards and procedures, or as limiting the applicant's exclusive responsibility for attaining such compliance.