



City Manager's Weekly Update

December 24, 2009

Dear Mayor, Councilmembers, Residents, and Employees:

Holiday Closure: City facilities will be closed Friday, December 25, and Friday, January 1, 2010, in observance of the holidays.

Assistant City Engineer to Receive Parker Award: Daren Grilley, Assistant City Engineer, has been awarded the "Parker Award for Outstanding Non-thesis Masters Degree Paper in Policy and Planning" from the Council of University Transportation Centers (CUTC). The CUTC is a private organization established to promote transportation research and education and represents transportation research centers at 60 universities. Six awards are given each year to Master's and Ph.D. students in transportation, construction and related study areas. Daren received his Master of Science in Transportation Management from the Mineta Transportation Institute at San Jose State University this past August. His paper, titled "Local Transportation Agency Cost Estimating Practice: A Case for Improvement," explores estimating practices for local agency transportation projects and presents recommendations for improving accuracy. The CUTC award will be presented to Daren on January 9, 2010 in Washington, D.C. Daren will have many opportunities to implement the recommendations of his paper as he manages and estimates the City's Capital Projects. Congratulations, Daren!

Hearing Examiner's Decisions:

Angle Lakes Estates Preliminary Plat

Angle Lakes Estates is a proposed 10 lot subdivision on the NE side of Angle Lake located at 4041 S. 188th Street. On November 19, the SeaTac Hearing Examiner held a public hearing regarding the following processes:

- An appeal of the environmental (SEPA) determination regarding the proposed subdivision,
- Should the proposed preliminary plat be approved or denied,
- Should a variance request to reduce the front yard building setback from 20 to 15 feet be allowed?

The Hearing Examiner issued his decision regarding the above processes on December 15. Following is a short summary of his decisions.

Appeal of SEPA Determination (Denied by the Hearing Examiner)

The appellants of the SEPA determination stated that staff had not adequately assessed the environmental impacts of the proposed subdivision on Angle Lake and adjacent properties. The Hearing Examiner determined that the staff had adequately reviewed the environmental impacts and that mitigation conditions and existing codes mitigated the environmental impacts of the proposed subdivision. The Hearing Examiner decision may be appealed to Superior Court.

Proposed Preliminary Plat (Approved by the Hearing Examiner)

The Hearing Examiner approved the proposed preliminary plat subject to 26 conditions. Two (2) key conditions required that at least 40% of the shoreline along Angle Lake be re-vegetated and that a view assessment covenant be placed on Lot 7 of the plat. The view assessment will determine what impacts a proposed home on the Lot 7 would have on the views of the lake from adjacent properties. The assessment may limit the location of where a home may be located on Lot 7. The Hearings Examiner approval of the preliminary plat may be appealed to the City Council.

Proposed Variance (Denied by the Hearing Examiner)

The proposed variance to the front yard setback was denied by the Hearing Examiner. The variance request could not justify all of the criteria necessary for a variance. This decision may be appealed to Superior Court.

An appeal of the Hearing Examiner decision to the City Council regarding the preliminary plat must be submitted within 14 days of the decision which is by 5:00 PM on December 29.

An appeal of the decision regarding the SEPA appeal or variance request must be done within 21 days of the hearing, or by January 5, 2010.

Any questions regarding the Hearing Examiner decisions should be directed to Jack Dodge, Principal Planner at 973.4830.

You can view the City's Event Calendar at:

<http://www.ci.seatac.wa.us/index.aspx?page=16>



Todd Cutts, Acting City Manager