April 4, 2008

## NOTICE OF DECISION

TO: Todd Smith, Applicant & Owner

All Parties of Record

This letter serves as a notice of decision and is issued pursuant to TMC 18.120.030 on the following project and permit approval.

## I. PROJECT INFORMATION

Applicant: Todd Smith

Type of Permit Applied for: Cottage Housing under the City’s Housing Options Program

Project Description: Nine residential units- Eight compact single family units and one cottage.

Location: 13325 Macadam Road South

Comprehensive Plan

Designation/Zoning Low Density Residential (LDR)

District:

## DECISION

The City’s Community Development Director has determined that this application for constructing cottages under the City’s Housing Options Program does satisfy the criteria for project selection listed under Tukwila Municipal Code (TMC) 18.120.030-C. This project will be considered as one of the three projects allowed under the Housing Options Program and the only project allowed in Duwamish neighborhood. This decision was made based on the findings and conclusions included in the staff report. Public meeting to get community input was held on October 11, 2007. A detailed review of the project will be done as part of the SEPA, Design Review and Short Plat review process. This approval to consider this project as one of the projects under the Housing Options Program is for the conceptual site plan dated September 12, 2007, as modified by the following conditions:

1. This decision is approving only Phase 1. If the applicant chooses to include Phase2, a separate neighborhood meeting and new decision will be required.
2. The site design shall preserve the existing trees in the wetland buffer area.
3. This approval is based on the understanding that Designs Northwest Architects will be part of the project team and will be involved during the design and construction of the project site and the individual units.
4. As part of the Design Review process applicant shall address adequate guest parking, landscaping buffer and streetscape issues.
5. **EXPIRATION OF APPROVAL**

The applicant shall apply for the underlying permits that include SEPA, Design Review and Short Plat within one year of the date of this notice that is by April 4, 2009.

## INSPECTION OF INFORMATION ON THE APPLICATION

Project materials including the application, any staff reports, and other studies related to the permits are available for inspection at the Tukwila Department of Community Development, 6300 Southcenter Blvd., Suite 100, Tukwila, Washington 98188 from Monday through Friday between 8:30 a.m. and 5:00 p.m. The project planner is Minnie Dhaliwal, who may be contacted at 206-431-3685 for further information.

Property owners affected by this decision may request a change in valuation for their property tax purposes. Contact the King County Assessor’s Office for further information regarding property tax valuation changes.

Director, Department of Community Development

City of Tukwila