

PLANNING COMMISSION MEETING AGENDA

Duvall Visitor Center, 15619 Main Street, Duvall
Wednesday, October 10, 2018, at 7:00 p.m.

1. **Call to Order – Flag Salute**
2. **Roll Call**
3. **Announcements**
4. **Approval of Minutes**
Minutes from the September 26, 2018 Planning Commission Meeting
5. **Citizens' Comments and Requests – Items Not on the Agenda**
6. **Public Hearing(s)**
7. **Old Business**
8. **New Business**
A. *Design Review – Sunset Court Townhomes*
9. **Presentation**
A. 2019-2020 Work Plan and Budget
10. **Good of the Order**
11. **Adjournment**

Materials List

- *Agenda*
- *Draft Minutes from the September 26, 2018 Planning Commission Meeting*
- *Design Review Packet for Sunset Court Townhomes*

(Please call Diana Hart [425] 788-2779 if you have any questions or if you cannot attend the meeting.)

Meeting Room is Wheelchair Accessible. Americans With Disabilities Act - Reasonable Accommodations Provided Upon Request - (425) 788-2779



Small Town. Real Life.

Meeting Minutes
City of Duvall Planning Commission Meeting

Date: September 26, 2018

Time: 7:00 PM

Place: Duvall Visitor Center, 15619 Main Street NE, Duvall WA 98019

Commissioners Present: Jason Brown, Jim Deal, Eric Preston, Michael Yelle, Robert Walker, Mike Supple; Ronn Mercer

Commissioners Absent: none

Staff Present: Troy Davis, Senior Planner; Diana Hart, Administrative Assistant

Others Present:

Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Mercer at 7:04 PM.

1. Announcements

- A. Senior Planner Troy Davis announced that Holy Innocents has submitted an application and will likely come before the Planning Commission within the next month.
- B. Mr. Davis announced that the Notice of Application was issued today for 65 Degrees.
- C. Mr. Davis announced that the City of Duvall budget will be released to City Council this Friday with presentations starting before Council next week.
- D. Mr. Davis announced that Sunset Court has resubmitted and will come before the Planning Commission soon.\

2. Approval of Minutes

It was moved and seconded (*Deal-Brown*) to approve the minutes from the September 12, 2018 Planning Commission meeting. Commissioner Mercer abstained from the vote, the motion passed 5-0.

3. Public Hearings

None.

4. Presentation

None.

5. Old Business

None.

6. New Business

A. Design Review – Darci’s Donuts

Chris Canaday, owner of Darci’s Donuts, introduced Arthur Adamov, architect with ALA Architecture. Mr. Adamov gave an overview of the property and the wetland restrictions for building areas. Mr. Adamov reviewed the proposed design before answering questions with Mr. Canaday from the Planning Commissioners.

The Planning Commissioners reviewed the staff recommendations. Senior Planner Troy Davis suggested that the Planning Commission postpone a recommendation of Darci’s Donuts until a future meeting as there are some materials that need to be clarified.

The Planning Commissioners agreed to not make a recommendation at this meeting.

7. Good of the Order

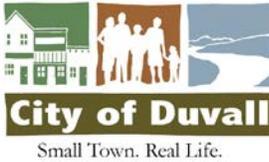
None.

8. Citizens’ Comments and Requests – Items Not on the Agenda

None.

9. Adjournment

There being no further business, Commissioner Mercer adjourned the meeting at 7:38 PM.



DESIGN REVIEW STAFF REPORT & RECOMMENDATION

TO: Planning Commission
FROM: Troy Davis, Senior Planner
DATE: October 10, 2018
FILE: Sunset Court Townhomes (SU18-001/SPR18-003)

1. INTRODUCTION

A. APPLICATION

Submittal Date: March 22, 2018 (complete submittal)

Applicant: Michael Crowson
Duvall 143 LLC
2800 156th Ave SE, Suite 120
Bellevue, WA 98007

Property Owner: Duvall 143 LLC
2800 156th Ave SE, Suite 120
Bellevue, WA 98007

Project Name: Sunset Court Townhomes

Project Location: 26600 Block of NE 143rd Place
Duvall, WA 98019
(Parcel No. 2129500290)

Request: Site Plan/Design Review Recommendation

Site Plan Review Date: October 10, 2018

Peer Review Architect: Andrew Kovach
Kovach Architects
2115 Colby Avenue
Everett, WA 98201

B. EXHIBITS

1. Design Review Staff Report
2. Master Permit Application
3. Preliminary Long Subdivision Application
4. Site Plan Review Permit Application
5. Departure Request – Front Porch Elevation Height
6. Site Plan

7. Elevation Renderings
8. Landscape Plan
9. Peer Review Matrix from Andrew Kovach
10. DMC Section 14.62.035 (Planning Commission Criteria)
11. Development Agreement

2. BACKGROUND INFORMATION

A. PROPOSED LAND USE ACTION

The Applicant, Michael Crowson on behalf of Duvall 143 LLC, is seeking design review approval for the construction of 11 attached single-family housing units on fee-simple lots within the 26600 block of NE 143rd Place. Attached housing products will consist of one 2-plex and three 3-plexes, 3-stories in height.

B. PUBLIC COMMENTS

A Notice of Application was issued on April 25, 2018. This notice went to property owners within 500 feet of the site and was posted at city hall, the library, and post office. No public comments were received.

C. EXISTING SITE CONDITIONS

Lot Size: 44,450 square feet (1.02 acres)

Current Land Use: Vacant, undeveloped

Comprehensive Plan Designation: R12 (Residential 12 Units/Acre)

Zoning Classification: R12 (Residential 12 Units/Acre)

Site Description: The project site is cleared and vacant, sloping toward the west.

Significant Trees: Two – 1 Exceptional Hemlock & 1 Significant Cedar

Site & Situation: The subject property is in the 26600 block of NE Big Rock Road. This is within the southwest corner of the City east of Main Street and North of NE 143rd Place. Other existing residential areas are located to the north, south, and east of the project site. To the west is vacant property.

D. GENERAL DESCRIPTION OF PROPOSED DESIGN ELEMENTS

Building: The proposal consists of three triplexes and one duplex with each unit situated on its own fee-simple lot. The townhomes will consist of northwest craftsman with variety in massing and materials between each unit. Garages will be tucked under with pronounced pedestrian entries on the same level. Units will face a private access tract with pedestrian walkway.

Site: The attached units will be situated along the NE 143rd Place; however, the units will face an internal private access tract. Each unit will have a pedestrian walkway connecting the front door to an interconnected pedestrian pathway to the street and common areas.

Landscaping: Each lot will be fully landscaped with a variety of vegetation for seasonal interest. The two existing Significant Trees will be preserved. (Note: Planning staff will provide a more detailed analysis of the proposed landscaping as part of the public hearing before the City’s Hearing Examiner.)

3. REVIEW PROCESS AND ANALYSIS

A. SITE PLAN/DESIGN REVIEW PROCESS

Site Plan Review applications submitted to the City are subject to review by the City’s Planning Commission pursuant to DMC 14.08.010.C.2. Site Plan review by the Planning Commission occurs during regularly scheduled meetings of the Planning Commission. Staff provides the Planning Commission with review materials and its findings a week ahead of the scheduled site plan review. During the review, the Applicant presents their proposal, including how it conforms to the City’s Design Guidelines. The Planning Commission will have the opportunity to ask clarifying questions, discuss the proposal as a body, and make a recommendation if ready.

The Planning Commission is responsible for reviewing a proposal for conformance with the City’s applicable Design Guidelines codified in Duvall Municipal Code Chapter 14.34 with respect to building design (DMC 14.34.060) and pedestrian oriented spaces—for commercial developments (DMC 14.34.050.B.8). Planning commission has been provided with both architectural drawings and landscape plans. Landscape plans have been provided for information only and is not part of Planning Commission’s review for this project. After its review, the Planning Commission then makes a recommendation to the City’s Hearing Examiner. The Planning Commission may recommend approval, approval with conditions, or denial. Staff presents the Planning Commission’s recommendation during the public hearing on the proposal before the Hearing Examiner; however, staff can note in their staff report to the Hearing Examiner whether they are in agreement or disagreement with the planning commission’s recommendation.

Prior to the public hearing before the City’s hearing examiner, Planning Staff will provide a thorough analysis of this proposal’s conformance to all applicable land-use regulations.

B. DEPARTURE REQUESTS

Departure requests are administrative decisions made by the Planning Director. The Applicant is seeking the following departure request in relation to the building design:

“Administrative Deviation – Building Relationship with Street Grade:

The developer has requested an administrative deviation from DMC 14.34.051.D.1, which requires that the first finished floor of all homes, including the porch, shall be raised a minimum of eighteen (18) inches from the grade of the front elevation due to the proximity of the garage entrance to the front door and the adjacent sidewalk, due to slope constraints. The developer is proposing a raised height of 6 inches.

C. STAFF FINDINGS OF FACT

This proposal has been reviewed by City staff and the City’s peer review architect, Andy Kovach, for conformance with the requirements found in Chapter 14:34 (Design Guidelines) sections

14.34.060.A (Residential Building Design). Only applicable code sections are shown below. An omission of an inapplicable code section is predicated by a **4-dot ellipsis**. Following each guideline are staff's findings in underlined italics.

DMC Chapter 14.34 Design Standards

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14.34.060.A Residential Building Design

1. Purpose. The purpose of this section is to encourage residential building design that enhances Duvall's traditional village character, foster creative, high-quality architectural design, and ensure new development that adds value to the existing community. All new development shall include complete architectural detailing on all building frontages with a consistent visual identity and a similar quality of materials, detailing and window placement. Abrupt ending of architectural details shall be avoided with no radical change in details, features or materials.
2. General Provisions.
 - a. Elevations and Models. Elevations and models are required to ensure that new developments provide a diverse streetscape with a variety of floor plans and frontage character.
 - i. Residential buildings shall avoid a uniform appearance by providing variation in building architecture and elevations using methods such as building modulation, primary and secondary building forms (e.g., covered porches, dormers, window bays), and changes in exterior materials, colors, windows, doors and trim.
Proposed residential buildings provide an acceptable degree of variation and modulation.
 - ii. No more than two of the same model and elevation shall be built on the same block frontage (four hundred (400) feet) or across a public right-of-way. Where longer blocks are approved by the city, a four hundred (400) foot interval shall be used for purposes of this section. Where curvilinear roads are used, the city may consider an increase to three of the same model and elevation if they meet the intent of this section.
Proposed residential buildings meet spacing requirement.
 - iii. The same model and elevation shall not be built next to each other.
Proposed residential units do not have the same model or elevation adjacent to one another.
 - iv. To differentiate the same models and elevations, different colors and materials shall be used.
Proposed finish material provides adequate variation.
 - v. Each model shall have at least two architectural styles and a variety of color schemes.
There is substantial variation in architectural styles and color schemes for each proposed model.

- vi. Different models are defined as having significant variations in the floor plans, which allows for variety in the massing of the home. The following major elements must be substantially different:

Floor plan/building configuration/massing;

Adequate elevation variation with moderate building to building plan variety.

- A. Roof type (gable, hip, shed, etc.).

Proposed roof styles provide substantial variation.

The following minor features must be substantially different:

- A. Finish color (siding, roofing, or trim);

A variety of visually pleasing colors and finishes are proposed.

- B. Siding style;

Multiple complimentary siding materials are proposed.

- C. Window configuration, architectural detailing or elements.

A substantial complimentary variety of window assemblies are proposed.

3. Massing and Composition.

- a. A clear pattern of massing changes and modulation of building forms and composition is required to create architectural variety and interest.

A balanced pattern of massing with tasteful variation and interest is proposed.

- b. Primary building forms shall be the dominating form while secondary formal elements shall include porches, dormers, or other significant features.

A well-defined hierarchy of primary and secondary elements have been established in the proposed buildings.

4. The primary porch height shall be one story to encourage pedestrian scale elements along the street or pedestrian; heights are encouraged adjacent to pedestrian access.

Pedestrian scale entries and associated elements are proposed.

5. Massing and Composition. A clear pattern of massing changes and modulation of building forms and composition is required to create architectural variety and interest.

- a. Primary building forms shall be the dominating form while secondary formal elements shall include porches, dormers, or other significant features.

A well-defined hierarchy of primary and secondary elements has been established in the proposed buildings.

- b. Secondary roof forms, such as dormers, shall be proportional to the primary roof form.

Complimentary scale between primary and secondary elements is evident in the proposed buildings.

- c. The primary porch height shall be one story to encourage pedestrian scale elements along the street or pedestrian; heights are encouraged adjacent to pedestrian access routes.

Pedestrian scaled entries and associated elements are proposed.

- d. Multi-story porches are permitted if massing is appropriate to the building style.

Multi-story porches are not proposed.

6. Building Modulation. Building modulation is required to avoid monotonous repetition of elevations, reduce bulk and mass, and provide pedestrian scale elements adjacent to the streetscape. Buildings shall have a consistent visual identity on all sides, with an emphasis on elevations visible to the public realm (e.g., public/private streets, sidewalks, and common areas). This should be achieved by providing similar levels of materials, detailing and window placement. Unless otherwise approved by the planning director in accordance with DMC Section 14.34.010, the following standards shall apply:

a. Multifamily Residential Buildings.

- i. All building elevations shall have modulations or changes in plane. Modulations shall be a minimum of an eight-foot horizontal modulation for each fifty (50) feet of horizontal dimension. The minimum depth of modulation shall be two feet, and where appropriate, shall extend vertically from the ground plane to the roof (e.g., when there is an offset in the building foundation).

Adequate modulation has been provided.

- ii. Modulation can be achieved by an offset in the building foundation, projecting window bays, connecting an open porch to the building, a dormer facing the street, a variety of roof forms, a well-defined entry element, or other features that provide architectural variation and reduce the bulk and mass of a multifamily building.

Effective use of bay windows and variety of roof forms.

- iii. Dormers or intersecting rooflines shall be used to break up continuous sloped roofs.

Effective use of dormers and roof variety.

- iv. A physical break in the primary facade, ideally a pedestrian passage or other usable space, shall be provided for every six units.

- v. Not proposed as the greatest number of attached units is three. Proposed building types are attached single-family.

b. Attached and Detached Residential Buildings.

- i. Elevations visible from public or private streets, sidewalks, and common areas shall have at least one modulation or change in plane. Modulations shall be a minimum of an eight-foot horizontal modulation for each twenty-five (25) feet of plan dimension. The minimum depth of a modulation shall be eighteen (18) inches, and where appropriate, extend from the ground plane to the roof.

Sufficient modulation is provided. Confirm modulation depth meets minimum 18 inches (see Condition 2).

- ii. Modulation can be an offset in the building foundation, primary and secondary building forms, projecting window bay, the connection of an open porch to the building, a dormer facing the street, a variety of roof forms, a well-defined entry element, or other features that provide architectural variation and reduce the bulk and mass of attached and detached single-family buildings.

Modulation utilizes these methods.

- iii. Where modulation is difficult to achieve alongside yards due to small lot sizes and/or minimum setbacks, elevations shall be treated with change in materials, colors, wrapped windows, or modulations with reduced profiles or elements.

Changes in materials, colors, and detailing are provided on the side of proposed buildings.

- iv. The maximum number of attached units is eight, as measured along a horizontal plane.

Three attached units is the highest number of attached units proposed.

7. Entries.

- a. Covered porches or stoops are required on all homes. The primary door to the house shall be located in that entry and shall be oriented to and clearly visible from a street, green or other common open space.

Proposed covered porches and stoops are provided on all units. Units adjacent to streets have front doors visible from streets.

- b. The design of porches and stoops shall be architecturally integrated into the design of the structure.

The proposed design of the porches and stoops are architecturally integrated into the design of the structure.

- c. Porch and stoop sizes shall be:

- i. Porches (minimum forty-eight (48) square feet):

Minimum width: eight feet;

Minimum depth: six feet.

Proposed porches are not in compliance (see Condition 3).

- ii. Stoops (minimum thirty (30) square feet):

Minimum width: six feet;

Minimum depth: five feet.

Proposed stoops comply.

- d. Porches and stoops shall be raised above the grade at the front elevation, ideally a minimum of eighteen (18) inches, except where accessibility (ADA) is required. An accessible route may also be taken from a front driveway.

Proposed stoops and porches are below the minimum height requirement (see Departure Request 1).

- e. Where a home is located on a corner lot, i.e., at the intersection of two roads or the intersection of a road and common open space, a wrapped porch is preferred to reduce the perceived scale of the house and engage the street or open space on both sides.

Proposed end units are shown to have wrap-around porches (see Condition 4).

- 8. Decks. All decks visible from the public realm, including large landscape views to the Snoqualmie Valley, public rights-of-way, trail systems or other areas accessible to the general public shall meet the following criteria: (Decks not proposed)

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9. Roof Pitch. Roof pitches shall be in keeping with the architectural design and character of a residential structure and the surrounding neighborhood. For example, steeper roof pitches (e.g., 6:12, 8:12) are appropriate in the Old Town Neighborhood District to reflect the historic character of the older homes. Secondary roof pitches shall be designed in relation to the primary roof pitch.

Proposed roof-pitches appear to be in keeping with the architectural design and character of the surrounding neighborhood.

- a. Roof Overhangs. Roof overhangs shall be a minimum of twelve (12) inches (excluding gutter). Overhangs and eaves should be detailed and proportioned to complement the architectural style of the home. Exceptions may be permitted subject to the planning director's approval when the applicant demonstrates that a reduced overhang is in keeping with the architectural design of the structure.

Proposed overhangs appear to comply.

10. Architectural Details.

- a. Doors.

- i. Front doors shall be in keeping with the architectural style of the structure.

Proposed front doors match the architectural style of the building.

- ii. Front doors shall be paneled or have inset windows.

Proposed front doors are paneled and or windowed.

- iii. Sliding glass doors are not permitted along frontage elevations or where a primary elevation faces a pedestrian easement.

No sliding glass doors are proposed on front facades.

- iv. A three and one-half inch minimum head and jamb trim is required around all doors.

Doors appear to have adequate head and jamb trim.

- b. Primary Windows.

- i. Primary windows shall be proportioned vertically rather than horizontally.

Proposed primary windows are generally proportioned vertically.

- ii. Windows are required to have a trim on all four building facades.

Window trim is proposed on all windows.

- iii. Trim must be appropriate to the architectural character of the home and be a minimum of three and one-half inches wide.

Proposed window trim is appropriate to the architectural character of the unit.

- iv. Vertical windows may be combined together to create a larger window area.

Combined vertical windows are proposed on some plans.

- v. Divided light windows are encouraged. They must either be true divided light or have properly proportioned mullions applied to the window. Individual panes must be vertically proportioned or square

Divided light windows are proposed on some units and are vertically or squarely proportioned.

- c. Chimneys. [none proposed]

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- d. Columns, Trim and Corner Boards.

- i. Character columns shall be strongly related to a home's architectural style (e.g., round, square, or tapered).

Character columns are strongly related to the unit's architectural style where proposed.

- ii. Exposed four by four and six by six-inch posts are prohibited.

No exposed posts are proposed.

- iii. Corner boards shall be a minimum of two and one-half inches in width.

Proposed corner boards appear to be in compliance.

- e. Architecture Detail and Features. To ensure the appropriate scale and to provide elements of human interest, at least one of the following features shall be used in residential buildings. These elements shall follow the home's architectural style.

- i. Shutters (proportional to window);

- ii. Shutters (proportional to window);

- iii. Flower boxes;

- iv. Knee braces;

- v. Columns;

- vi. Trellises.

Proposed architectural detailing is utilized where appropriate.

- f. Trash and Recycling Containers [none proposed].

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- g. Mail and Newspaper Boxes.

- i. The design of mailbox shelters should be compatible with the design of the primary structures on the site. This may include similar materials, architectural form, and/or design details.

More detail needed (see Condition 5).

- ii. Mail and newspaper box locations shall be well lit and pedestrian accessible via an appropriate walkway. Mailbox shelters must not obstruct a walkway.

- iii. All mailboxes shall be clustered and lockable consistent with USPS standards. Clustered mailboxes shall be architecturally enhanced with materials and details typical of the home's architecture and carefully placed to not adversely affect the privacy of residents and serve the needs of the U.S. Postal Service.

h. Accessory Structures. [*none proposed*]

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11. Materials.

a. Vertical Changes. Changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners in accordance with subsection (A)(4) of this section.

Proposed vertical changes in material wrap corners.

b. Horizontal Changes. Transition in material on a wall surface, such as shingle to lap siding, shall have a material separation, such as a trim band board.

Proposed horizontal changes include a separation.

c. Acceptable Exterior Wall Material. Wood, cement fiberboard, stucco, brick, and stone may be used. Simulated stone, wood, stone, or brick may be used to detail homes.

Proposed exterior wall materials are acceptable.

d. Trim may be wood, cement fiberboard, stucco, or stone materials. Trim is required around all doors and windows. The trim must be three and one-half inches minimum and be used on all elevations.

Proposed trim appears to meet this requirement.

e. Where a finish material meets a corner, that material shall wrap the corner until it meets a vertical element such as a chimney or window, or for a minimum of twenty-four (24) inches.

Proposed wrappings meet vertical elements.

12. Colors.

a. Provide multiple colors on buildings to reflect material changes and individuality of the residence.

Additional Information Required (see Condition 6).

b. Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors.

c. Although grey and beige are not excluded, the use of these colors shall not be the dominant color used on homes or other structures within the development.

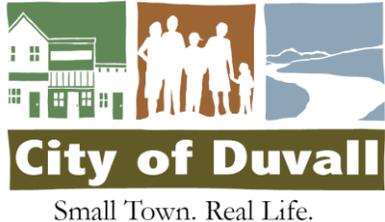
d. Color palettes for all new buildings in the R12, MU12 zone districts, and in cottage/innovative housing developments in the residential zone districts, coded to the home elevations, shall be submitted to the city for approval. Colors shall be consistent with the building architecture and shall unify the character of projects within these zone districts.

12. STAFF RECOMMENDATION

A. RECOMMENDATION

Based on staff's Findings of Fact, planning staff recommends that the Planning Commission make a recommendation of **APPROVAL** of the proposed architectural designs to the Hearing Examiner subject to the following conditions:

1. Construction drawings shall be in substantial conformance with the building and landscaping plan as recommended by the Planning Commission.
2. Building modulations shall have a minimum depth of 18 inches.
3. Porches on end units shall have a minimum depth of six feet.
4. Wrap around porches on end units shall be extended another 12 inches on the front façades.
5. A mailbox shelter in compliance with DMC 14.34.061.J.7 shall be provided.
6. Building colors in compliance with DMC 14.34.061.L shall be provided.

<p>Received Stamp</p>	 <p>City of Duvall Small Town. Real Life.</p>	<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Master Permit Application

This form must be completed (clearly printed or typed) and submitted to the Planning Department to file an application. Additional materials are required for specific types of applications. Please provide 7 complete packets with copies of all required application materials (stapled or binder clipped). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY						
File No.:	Received By:			Date Received:		
Type of Application:	<p><u>TYPE I</u></p> <input type="checkbox"/> Administrative Interpretation <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Wireless Facility <input type="checkbox"/> Other Construction Permits – no SEPA required <input type="checkbox"/> Final Site Plan	<p><u>TYPE II</u></p> <input type="checkbox"/> Building Permit-SEPA required <input type="checkbox"/> Other construction permit – SEPA required <input type="checkbox"/> Sensitive Area Permits <input type="checkbox"/> Site Plans, Parks less than ½ acre in new area <input type="checkbox"/> Infill Development of duplexes and townhome	<p><u>TYPE III</u></p> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Shoreline Substantial Development Permit <input type="checkbox"/> Preliminary Short Subdivision <input checked="" type="checkbox"/> Site Plan/Master Development Plan Over ½ acre <input type="checkbox"/> Vacations/Alterations <input type="checkbox"/> Reasonable Use Exception	<p><u>TYPE IV</u></p> <input type="checkbox"/> Rezone	<p><u>TYPE V</u></p> <input type="checkbox"/> Final Plat <input type="checkbox"/> ROW Vacation	<p><u>TYPE VI</u></p> <input type="checkbox"/> UDR Text Amendment <input type="checkbox"/> Annexation <input type="checkbox"/> Area-Wide Zoning Map Amendment <input type="checkbox"/> Comp. Plan Amendment <input type="checkbox"/> Pre-Annexation Zoning
<input type="checkbox"/> Other Application (please explain): 						

APPLICANT

Name (please print): Duvall 143 LLC		Phone # (206) 972-6711	
Email Address: mcrowson@mjhdevco.com			
Street Address: 2800 156th Avenue SE, Suite 120	City: Bellevue	State: WA	Zip: 98007

BASIC PROJECT INFORMATION

Project / Development Name: Sunset Court	Project / Development Location (including nearest intersections): NE 143rd PI near 3rd Ave NE, Duvall WA 98019
Description of Proposed Action: Subdivision of the subject parcel into 12 single-family lots.	
Assessor / Tax Parcel Numbers (include 10-digit parcel number for all parcels within project boundaries):	
2129500290	
Land Area of Project Site (sq. ft. & acres): 44,450 SF / 1.02 AC	Zoning District: R12
Comp Plan Designation: CO	

Present use of property: Vacant		Are there Sensitive Areas on the property? No	
OWNER (if other than applicant)			
Name (please print): Owner is Applicant		Phone #: [REDACTED]	
Email Address: [REDACTED]			
Street Address: [REDACTED]	City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]

AUTHORIZATION TO FILE APPLICATION (all persons with an ownership interest in property)

Name (please print): Michael Crowson (Managing Member) for Duvall 143 LLC		<input checked="" type="checkbox"/> Owner	<input type="checkbox"/>
Contract Purchaser			
Address: 12800 156 th Avenue SE, Suite 120		<input type="checkbox"/> Option Purchaser	
Phone #: (206) 972-6711	Option Expiration Date: [REDACTED]		
Assessor Parcel Number(s): 2129500290			
<i>I certify that the information and exhibits contained in and with this application is true and correct to the best of my knowledge and under the penalty of perjury by the laws of the state of Washington.</i>			
Signature: [REDACTED]			
Name (please print): [REDACTED]		<input type="checkbox"/> Owner	<input type="checkbox"/> Contract Purchaser
Address: [REDACTED]		<input type="checkbox"/> Option Purchaser	
Phone #: ([REDACTED]) [REDACTED]	Option Expiration Date: [REDACTED]		
Assessor Parcel Number(s): [REDACTED]			
Other Documents Required:			
1. Application / Information for specific permit type.			
2. SEPA Checklist.			
<i>I certify that the information and exhibits contained in and with this application is true and correct to the best of my knowledge and under the penalty of perjury by the laws of the state of Washington.</i>			
Signature: [REDACTED]		Date: [REDACTED]	

APPLICANT NOTARY

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the City of Duvall may nullify any decision made in reliance upon information given on this application form should there be any willful omission of significant information or any misrepresentation or willful lack of full disclosure on my part.

Applicant's Signature _____

STATE OF WASHINGTON }
COUNTY OF KING } SS

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ day of _____, 20__.

Notary Public in and for the State of Washington
residing at _____

Notary Seal Affixed Here

OWNER NOTARY (if other than Applicant)

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the City of Duvall may nullify any decision made in reliance upon information given on this application form should there be any willful omission of significant information or any misrepresentation or willful lack of full disclosure on my part.

Owner's Signature _____

STATE OF WASHINGTON }
COUNTY OF KING } SS

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ day of _____, 20__.

Notary Public in and for the State of Washington
residing at _____

Notary Seal Affixed Here

The following tables set out the project permit decision making and appeal processes, the division of action types into permit types and the required procedure for each permit type.

Table 14.08.010.C.1 Project Permit Applications – Action Type

Project Permit Applications – Action Type					
TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI
Boundary Line Adjustments	Building Permits – SEPA required	Conditional Use Permits	Rezones	Final Plats	UDR Text Amendments
Minor exterior remodels, no building permit required		Shoreline Conditional Use Permits			Annexations ⁽²⁾
Building Permits – no SEPA required	Other Construction permits – SEPA required	Shoreline Substantial Development Permits			Area-Wide Zoning Map Amendments
Other Construction Permits – no SEPA required	Sensitive Area Permits	Shoreline Variances			Comprehensive Plan Amendments
Wireless Facilities on Existing Structure – Camouflaged	Site Plans, Parks less than ½ acre in new area				
Final Site Plan Permits					
Administrative Interpretations					
Shoreline Exemptions	Infill Development of Duplexes and Town Home	Preliminary Short Subdivisions			Development Agreements
		Site Plans/Master Development Plan greater than ½ acre ⁽⁵⁾			
		Preliminary Long Subdivisions			
		Variances	Pre-Annexation Zoning ⁽³⁾		
		Vacations or Alterations – Subdivisions			
		Reasonable Use Exceptions			

Table 14.08.010.C.2 Project Permit Applications – Decision Making and Appeal Process

Project Permit Applications – Decision Making and Appeal Process						
	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI
Final Decision made by	Director	Director	Hearing Examiner	City Council	City Council	City Council
Recommendation made by	N/A	N/A	Planning Department Planning Commission ⁽¹⁾	Planning Commission	Engineering Department	Planning Commission
Open Record Public Hearing – Decision	No	No	Yes – Hearing Examiner	Yes – City Council	No	Yes - Planning Commission ⁽⁴⁾ Yes - City Council
Open Record Public Hearing - Appeal	Yes	Yes	No	No	No	No
Closed Record Appeal	No	No	No	No	No	No
Appeal to:	Hearing Examiner	Hearing Examiner	King County Superior Court	King County Superior Court, SHB	King County Superior Court, GMHB	King County Superior Court, GMHB, SHB

Judicial Appeal	Yes	Yes	Yes	Yes	Yes	Yes
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- (1) Site plan applications require a recommendation by the Planning Commission and the Planning Department. See DMC 14.62 for Planning Commission criteria. All other Type III applications require a recommendation by the Planning Department.
- (2) Annexation petition decisions are not appealable.
- (3) City Council shall hold two public hearings for a pre-zone application consistent with state law.
- (4) Planning Commission does not hold a public hearing for a pre-zone application.
- (5) Master Development Plan shall follow the criteria in DMC 14.62 and 14.18.060.

Table 14.08.010.C.3 Required Procedures for Project Permit Applications

Required Procedures for Project Permit Applications						
	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI
Pre-Application Meeting	No	No	Yes	Yes	No	No
Notice of Completeness	No	Yes	Yes	Yes	Yes	No
Notice of Application	No	Yes	Yes	Yes	No	No
SEPA Determination ⁽¹⁾	No	Yes	Yes	Yes	No	Yes
Notice of Hearing	No	No	Yes	Yes	No	Yes
Notice of Decision	No	Yes	Yes	Yes	Yes	No
120 Day Review ⁽²⁾	No	Yes	Yes	No	No	No

(1) SEPA not required for projects that are categorically exempt in accordance with DMC 14.60.

(2) 120 Day Review does not apply to preliminary or final plats. Preliminary long or short plats have a 90-day review clock and final short or long plats, a 30-day review clock in accordance with RCW 58.17.140.

Table 14.08.010.C.4 Notice Requirements for Project Permit Applications

Notice Requirements for Project Permit Applications ¹							
	Send to Property Owners within 300'	Post Property	Publish Notice	Send to Agencies (including DRC)	Send to Applicant	Provide to PC	Provide to CC
Notice of Completeness	No	No	No	No	Yes	No	No
Notice of Application	Yes	Yes	No	Yes	Yes	Yes	Yes
SEPA Determination	No	No	Yes	Yes	Yes	Yes	Yes
Notice of Open Record Predecision Hearing, if applicable ²	Yes	Yes	Yes	No	Yes	Yes	Yes
Notice of Decision ⁽¹⁾	No	No	No	No	Yes	Yes	Yes
Notice of Open Record Appeal Hearing, if applicable	Yes	Yes	Yes	No	Yes	Yes	Yes

(1) Notices are sent to parties of record. (See DMC 14.08.030.)

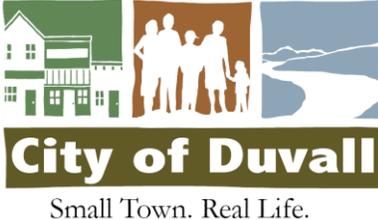
(2) Preliminary plats; see additional notice requirements in DMC 14.08.030.F.4.b.

- 3. A variety of building types, with assorted floor plans and elevations that complement the village character of Duvall and enhance adjacent uses and buildings;**

- 4. Façade designs, landscaping, usable open space and other common amenities that serve to organize the site, create points for community gathering, and incorporate screening, environmental mitigation, utilities, and drainage as positive amenities in the overall site design;**

- 5. Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior street, sidewalk and trail network of new development shall be designed to link up to those connections and provide a clear public path of travel for both vehicles and pedestrians, unless there are site constraints such as topography or sensitive areas that make such connections infeasible.**

B. In addition to the listed criteria above, all preliminary long subdivisions shall conform to DMC 14.66.050 Subdivision Standards.

<p>Received Stamp</p>		<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 www.duvallwa.gov</p>
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Site Plan Review Permit Application

This form must be completed (clearly printed or typed) and submitted to the City to file an application, along with the Master Permit Application. Additionally, the applicant shall provide all information as required by the attached checklist, as well as all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

<i>FOR STAFF USE ONLY</i>		
File No.:	Received By:	Date Received:
Applicant Name: Michael Crowson (Duvall 143 LLC)		Phone # (206) 972-6711
Signature:		
Project / Development Name: Sunset Court		
Street Address / Location of Site: NE 143 rd Pl, Duvall WA 98019		
Assessor / Tax Parcel Number(s): 2129500290		
Zoning: R12	Comprehensive Plan Designation: CO	
<p>A. <u>Justification</u> An applicant shall demonstrate that the site plan review application meets all criteria as defined in DMC 14.62.030, as well as provide the following information:</p> <ol style="list-style-type: none"> 1. Provide a written description of the project. 2. Provide written documentation that the project is consistent with the Comprehensive Plan and Unified Development Regulations. 3. Discussion of how the proposed project is consistent with the City's development regulations in consideration of: <ol style="list-style-type: none"> a. The type of land use of the proposed project; b. The level of development, such as units per acres or other measures of density; c. Availability of infrastructure, including public facilities and services needed to serve the development; and d. The character of development, including compliance with DMC 14.34, Design Guidelines and all other provisions of this Title. <p style="text-align: center;">- Please see attached</p> 4. Explain how the project conforms with the following principles set out in DMC 14.34.020: <ol style="list-style-type: none"> a. A unifying organization that takes into account site conditions (e.g., topography, slopes, streams, wetlands) and adjacent uses; <p style="text-align: center;">- Please see attached</p> 		

- b. Convenient and connected pedestrian and vehicular circulation, including a range of street types, pedestrian pathways, and trails that support a variety of street and frontage types;

- Please see attached

- c. A variety of building types, with assorted floor plans and elevations that complement the village character of Duvall and enhance adjacent uses and buildings;

- Please see attached

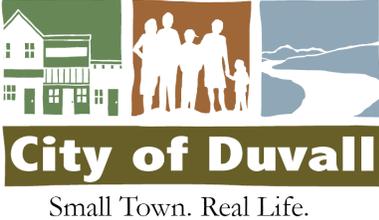
- d. Façade designs, landscaping, usable open space and other common amenities that serve to organize the site, create points for community gathering, and incorporate screening, environmental mitigation, utilities, and drainage as positive amenities in the overall site design;

- Please see attached

- e. Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior street, sidewalk and trail network of new development shall be designed to link up to those connections and provide a clear public path of travel for both vehicles and pedestrians, unless there are site constraints such as topography or sensitive areas that make such connections infeasible.

- Please see attached

- | |
|--|
| A. A Site Plan Checklist has been included in the application packet. It included all items that are required at time of submittal. |
| B. Any other information deemed pertinent by the DRC, Planning Commission or City Council or required to be submitted with the site plan under other provisions of the Duvall Municipal Code. |

Received Stamp		Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov
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Departure Request from DMC14.34 Design Guidelines

This form must be completed (clearly printed or typed) and submitted to the City to file an application along with the Master Permit Application. In addition, the applicant shall provide all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY		
File No.:	Received By:	Date Received:
Applicant Name: Duvall 143, LLC (Michael Crowson) Phone # (425) 972-6711 Signature:		
Project / Development Name: Sunset Court		
Assessor / Tax Parcel Number(s): 2129500290		

The Planning Director may require or allow departures from required standards in the following circumstances:

1. Where unique natural features or unique lot configuration makes it extraordinarily difficult to conform to the standards;

Explain how this circumstance has been met: Due to the proximity of the garage entrance to the front door as well as the distance from the adjacent sidewalk to the garage, 18" of porch height cannot be created external to the structure due to slope constraints. Similarly, creating this porch height internal to the structure by adding additional steps from the garage space into to the ground floor area compromises the function and space of the garage parking.

2. Where the project is equal or superior in design to that allowed under the general application of these standards and is consistent with the design standards, as well as all other city standards.

Explain how this circumstance has been met: Driveway slope and both internal/external pedestrian pathways from the garage to ground floor elevation are optimized as a result this proposal.

3. In each case above, the applicant must utilize other methods per the planning director's satisfaction that meet the intent of the applicable standard(s); and

Explain how this circumstance has been met: By implementing a 6" raised front porch, more usable open space and landscape area is realized by avoiding encumbrance by additional steps/aggressive grading. The compact nature of the attached, townhome product is intended to limit unnecessary features that expend into value exterior space.

4. Where departures involve site grading or other engineering issues, the departure shall be reviewed and approved by the planning and public works directors. (Ord. 1056 § 1 Exh. A (part), 2007).

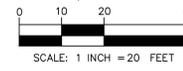
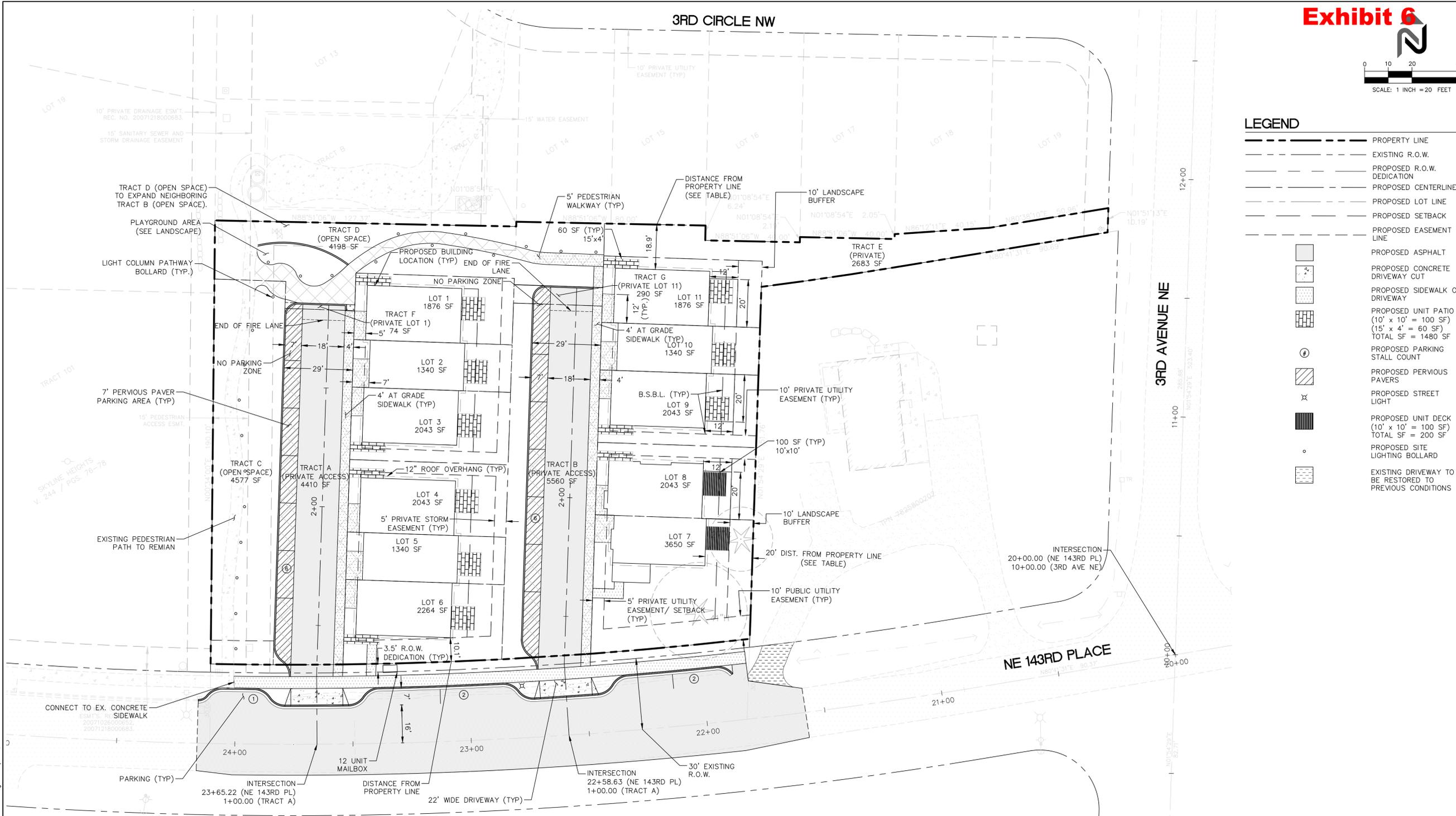
Explain how this circumstance has been met: The departure supports a superior grading and engineering solution by preserving the usability of the exterior pathway from the driveway to the front porch.

Duvall municipal Code Section: 14.34.051.D.1 – "The first finished floor of all homes, including the porch, shall be raised a minimum of 18 inches from the grade of the front elevation."

Description of Departure: A Departure Request is being submitted to reduce the front porch from 18 inches to 6 inches.

PRELIMINARY

REV	ISSUED FOR:	DATE
	SUBMITTAL	09.19.18



LEGEND

- PROPERTY LINE
- EXISTING R.O.W.
- PROPOSED R.O.W. DEDICATION
- PROPOSED CENTERLINE
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE DRIVEWAY CUT
- PROPOSED SIDEWALK OR DRIVEWAY
- PROPOSED UNIT PATIO (10' x 10' = 100 SF) (15' x 4' = 60 SF) TOTAL SF = 1480 SF
- PROPOSED PARKING STALL COUNT
- PROPOSED PERVIOUS PAVERS
- PROPOSED STREET LIGHT
- PROPOSED UNIT DECK (10' x 10' = 100 SF) TOTAL SF = 200 SF
- PROPOSED SITE LIGHTING BOLLARD
- EXISTING DRIVEWAY TO BE RESTORED TO PREVIOUS CONDITIONS

PROJECT DATA

PROJECT INFORMATION:

TAX PARCEL NUMBER:	2129500290
ZONING:	R12 (RESIDENTIAL 12 UNITS PER ACRE)
PARCEL SIZE:	±44,450 S.F./±1.02 ACRES
LOTS:	11
MINIMUM LOT WIDTH:	20' (ATTACHED) 30' (DETACHED)
MAXIMUM BUILDING COVERAGE:	60%
MAXIMUM IMPERVIOUS:	75%
SETBACKS:	
STREET:	15' FROM BACK OF SIDEWALK. (5.0' LANDSCAPE AND 10' BSBL)
INTERIOR:	0'/5' (ATTACHED), 5'/5' (DETACHED)
REAR:	15'
ALLEY/TRACT:	5'
UTILITIES:	
WATER PURVEYOR:	CITY OF DUVALL
SEWER PURVEYOR:	CITY OF DUVALL
FIRE DEPARTMENT:	KING COUNTY FIRE PROTECTION DISTRICT NO. 45
SCHOOL DISTRICT:	RIVERVIEW SCHOOL DISTRICT NO. 407

SITE PLAN CALCULATIONS:

R.O.W. DEDICATION FOR FRONTAGE: 799 SF
GROSS USABLE AREA:
TOTAL ACRESAGE - R.O.W. DEDICATION
44,450 SF - 799 SF = 43,651 SF

ALLOWABLE RESIDENTIAL UNITS:
UNITS ALLOWED: (43,651 SF / 43,560 SF) x 12.0 = 12.03 UNITS
UNITS PROPOSED: 11 UNITS
REQUIRED PRIVATE SPACE/UNIT = 250 SF

OPEN SPACE AREA:
10% OF DEVELOPABLE AREA
GROSS RESIDENTIAL SITE AREA - R.O.W. AND SENSITIVE AREAS)
GROSS RESIDENTIAL SITE AREA: 44,450 SF
R.O.W.: 799 SF
SENSITIVE AREAS: 0 SF
DEVELOPABLE AREA: 44,450 SF - 799 SF = 43,651 SF

OPEN SPACE AREA REQUIRED: 10% x 43,651 SF = 4,365 SF
PRIVATE SPACE INCLUDED: (250 SF - 240 SF)*3 + (250-200) SF = 80 SF
- YARD REDUCTIONS INCORPORATED IN REQUIRED COMMON SPACE
OPEN SPACE AREA PROVIDED: 4,577 SF + 4,198 SF = 8,775 SF (TRACT C + TRACT D)
OPEN SPACE COVERAGE: 8,775 SF/44,450 SF x 100% = 19.9% OF AREA

IMPERVIOUS AREA:
PROPOSED IMPERVIOUS: 22,245 SF
EXISTING IMPERVIOUS: 938 SF
TOTAL IMPERVIOUS: 22,245 + 938 = 23,183 SF
IMPERVIOUS COVERAGE: 23,183 SF/43,651 SF x 100% = 53.1% OF AREA

BUILDING COVERAGE:
3 UNIT BUILDING AREA: 2640 SF x 3 = 7,920 SF
DUPLX BUILDING AREA: 1,832 SF
TOTAL BUILDING AREA: 7,920 + 1,832 = 9,752 SF
BUILDING COVERAGE: 9,752/44,450 x 100%=21.9%

TRACT AREAS:
• TRACT A-PRIVATE ACCESS: 4,410 SF
• TRACT B-PRIVATE ACCESS: 5,560 SF
• TRACT C-OPEN SPACE: 4,577 SF
• TRACT D-OPEN SPACE: 4,198 SF
• TRACT E-PRIVATE: 2,683 SF
• TRACT F-PRIVATE LOT 1: 74 SF
• TRACT G-PRIVATE LOT 12: 290 SF

OFF STREET PARKING:
REQUIRED = 0.5 STALLS/UNIT
= 0.5 STALLS/LOT ALONG PRIVATE ACCESS
TRACT = 0.5 STALLS/UNIT * 11 UNITS + 0.5
STALLS/LOT * 11 LOTS
= 5.5 STALLS + 5.5 STALLS = 11 STALLS
= 11 STALLS REQUIRED

PROVIDED: 12, SHOWN ON PLAN

STREET LIGHTS:
TO BE DESIGNED BY INTOLIGHT AND TO BE ADDED TO PLANS ONCE RECEIVED.

LAWN AREA (PATIO/DECK INCL.)

LOT #	CALCULATIONS	AREA (SF)
1	28'x17' =	476
2	20'x15' =	300
3	25.5'x17' =	434
4	25.5'x17' =	434
5	20'x15' =	300
6	17'x(23'+21.8')/2 =	381
7	33'x(25.8'+21.4')/2 =	779
8	20'x12' =	240*
9	20'x12' =	240*
10	20'x10' =	200*
11	20'x12' =	240*

DISTANCE FROM PROPERTY LINE

UNITS	DISTANCE/CORNER
1-3	26'/NW
1-3	63.1'/SW
4-6	61.2'/SW
4-6	10.1'/SE
7-8	20'/SE
7-8	27.6'/SE PATIO
9-11	20'/EAST SIDE
9-11	18.9'/NORTH SIDE

*SEE "OPEN SPACE AREA: PRIVATE SPACE INCLUDED" FOR PRIVATE YARD REQUIREMENTS REDUCTION CALCULATIONS, MIN DIMENSION OF 10'.

B:\Washington\Duvall\Kendall Homes\Duvall 143 Phase II\Drawings\DUKHI_p1105.dwg Sep 19, 2018 - 8:57am

Exhibit 7



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NASH & ASSOCIATES
ARCHITECTS

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Project:
SUNSET COURT
2 PLEX MODEL "A" - ELEV "B"
LOTS 7-8

date: 02-17-17
permit:
revisions:

drawn by: MKW
checked by:

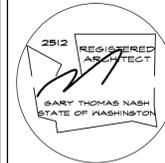
SHEET
B1
OF
A5



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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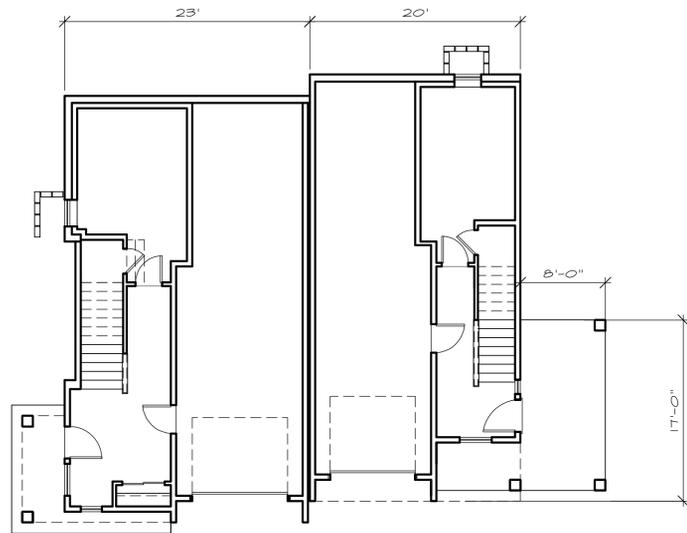
Project:
SUNSET COURT "A" - ELEV "B"
2 PLEX MODEL "A" - ELEV "B"
LOTS 7-8

date: 02-17-17
permit:
revisions:

drawn by: MNJ
checked by:

SHEET

OF **B2**
A5



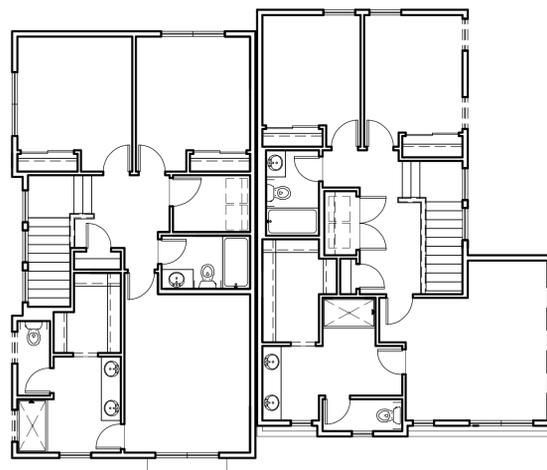
LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"



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SUNSET COURT
TYPICAL 2 PLEX
MODEL "A"

Project:

date: 02-17-17
permit:
revisions:

drawn by: MWJ
checked by:

SHEET

OF
A W
A U



METAL FASCIA GUTTER

ARCHITECTURAL GRADE COMPOSITION SHINGLES (BLACK)

2X8 BARGE BOARD W/ 1X3 TRIM

8" EXPOSURE HARDIE-SIDING (SMOOTH FINISH)

VINYL WINDOWS

1X3 BATTS @ 18" O.C. ON SMOOTH HARDIE PANEL SIDING (SMOOTH FINISH)

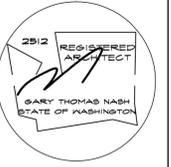
WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



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Project:
date: 02-17-17
permit:
revisions:
drawn by: LMJ
checked by:
SHEET
OF
A1
A5

Project:
date: 02-17-17
permit:
revisions:

drawn by: LMJ
checked by:

SHEET
OF
A1
A5



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



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Project:
SUNSET COURT
3 PLEX MODEL "A" - ELEV "A"
LOTS 4-6

date: 02-17-17
permit:
revisions:

drawn by: MML
checked by:

SHEET
A2
OF
A5



SIERRA B VERTICAL SIDING (SMOOTH FINISH)

METAL FASCIA GUTTER

ARCHITECTURAL GRADE COMPOSITION SHINGLES (BLACK)

HARDIE-SHINGLE SIDING

2X8 BARGE BOARD W/ 1X3 TRIM

8" EXPOSURE HARDIE-SIDING (SMOOTH FINISH)

VINYL WINDOWS

WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



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SUNSET COURT
3 PLEX MODEL "A" - ELEV "B"
LOTS 7-9

Project:

date: 02-17-17
permit:
revisions:

drawn by:
checked by:

SHEET

OF **B**
A5



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



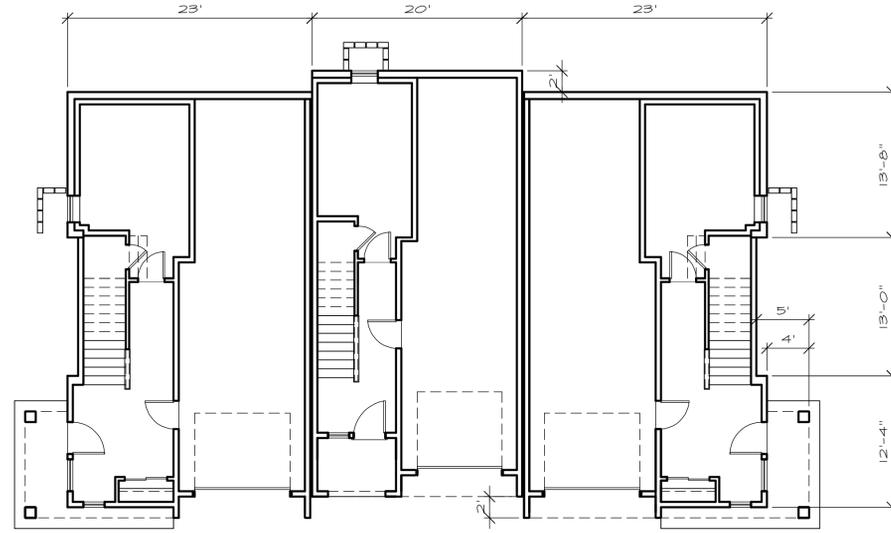
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425-828-4117
www.nash-architects.com

Project:
SUNSET COURT
3 PLEX MODEL "A" - ELEV "B"
LOTS 7-9

date: 02-17-17
permit:
revisions:

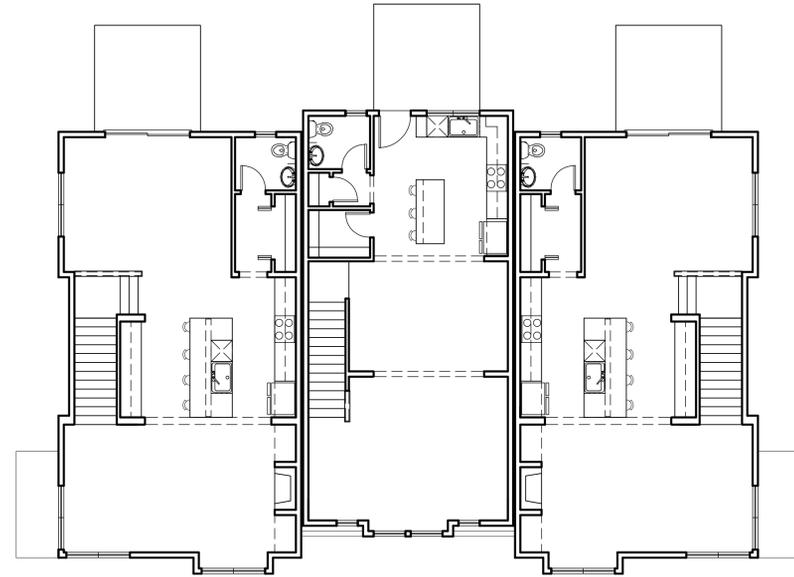
drawn by: MM
checked by:

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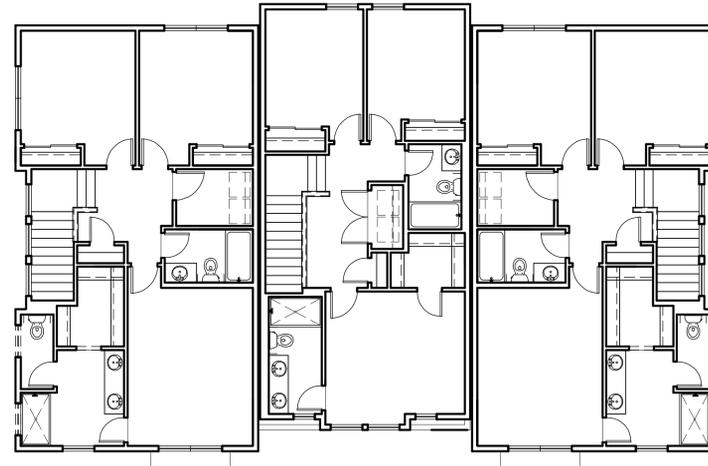
LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"



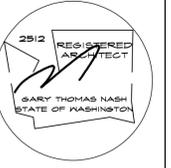
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"



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SUNSET COURT
TYPICAL 3 FLEX
MODEL "A"

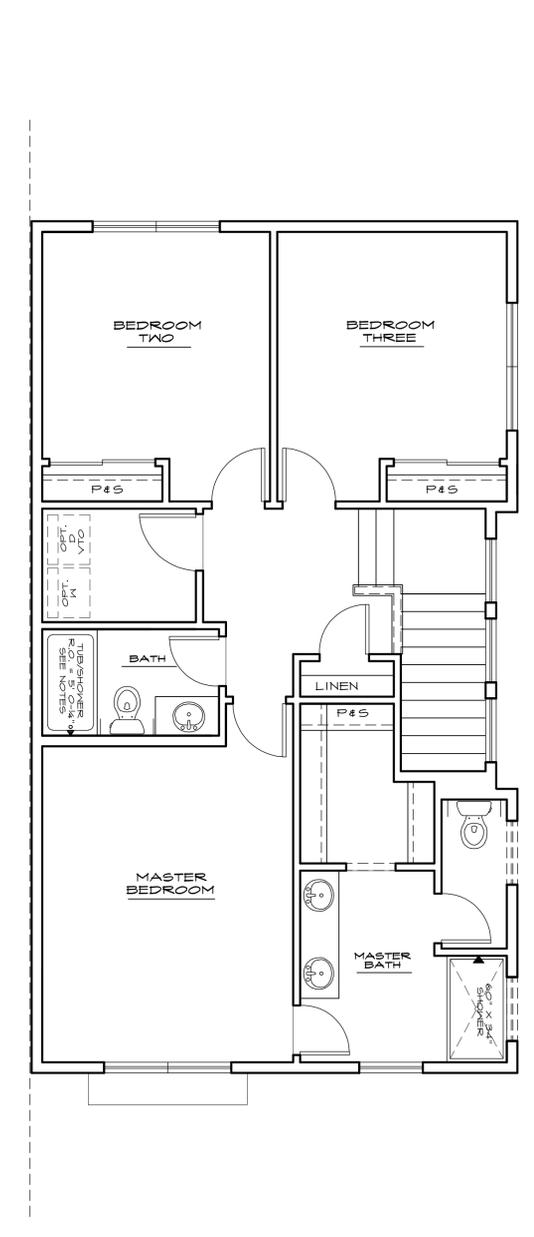
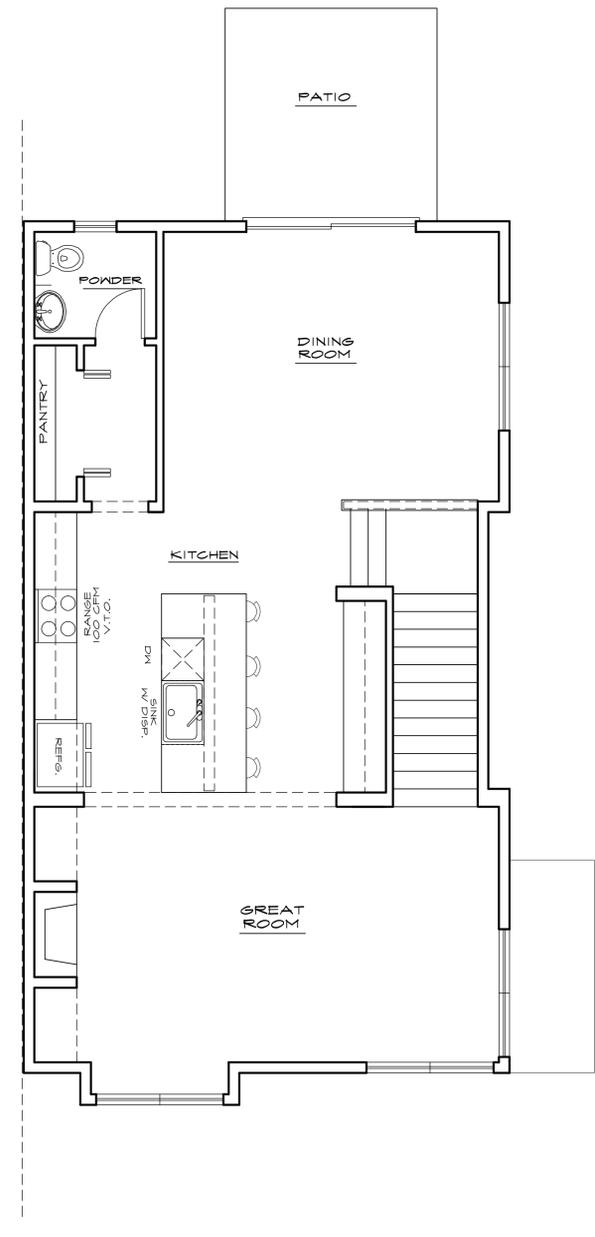
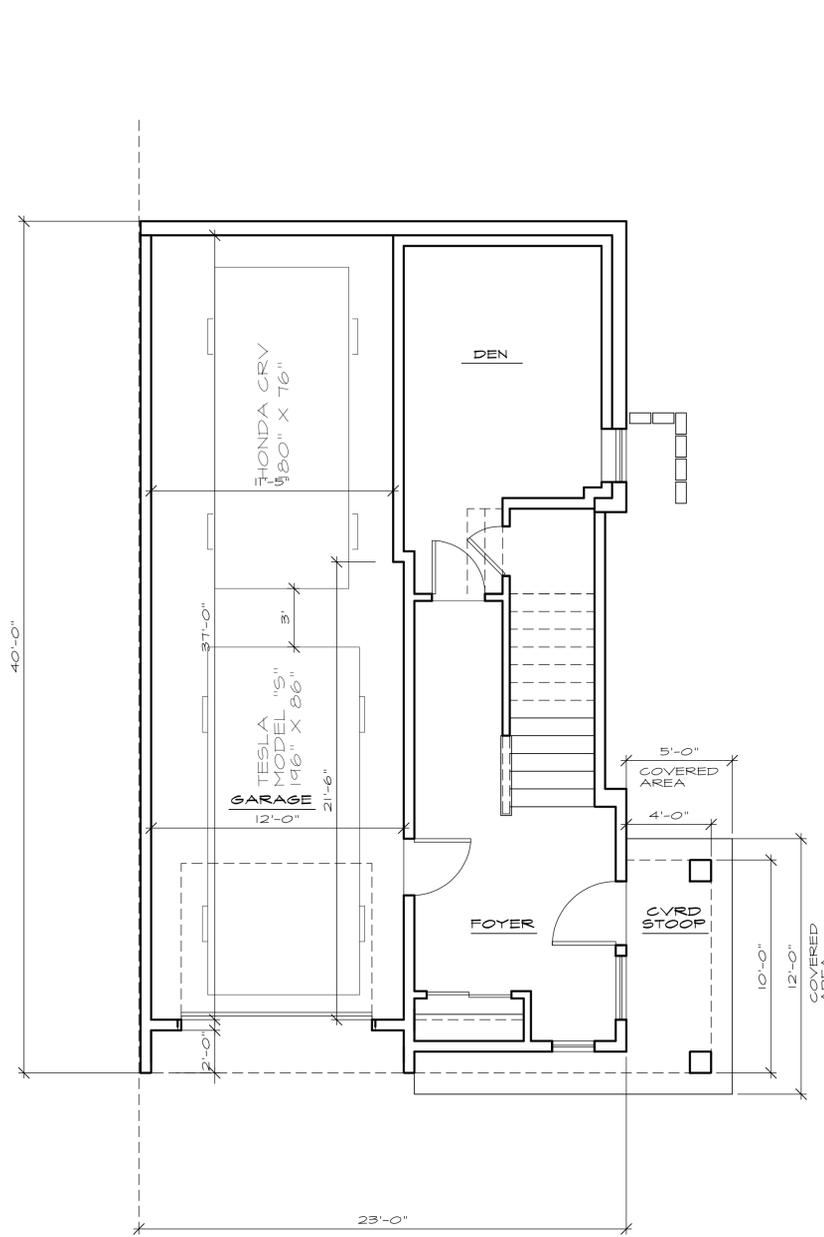
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date: 02-17-17
permit:
revisions:

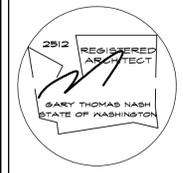
drawn by: MW
checked by:

SHEET

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2241 SQUARE FEET



NASH & ASSOCIATES
ARCHITECTS

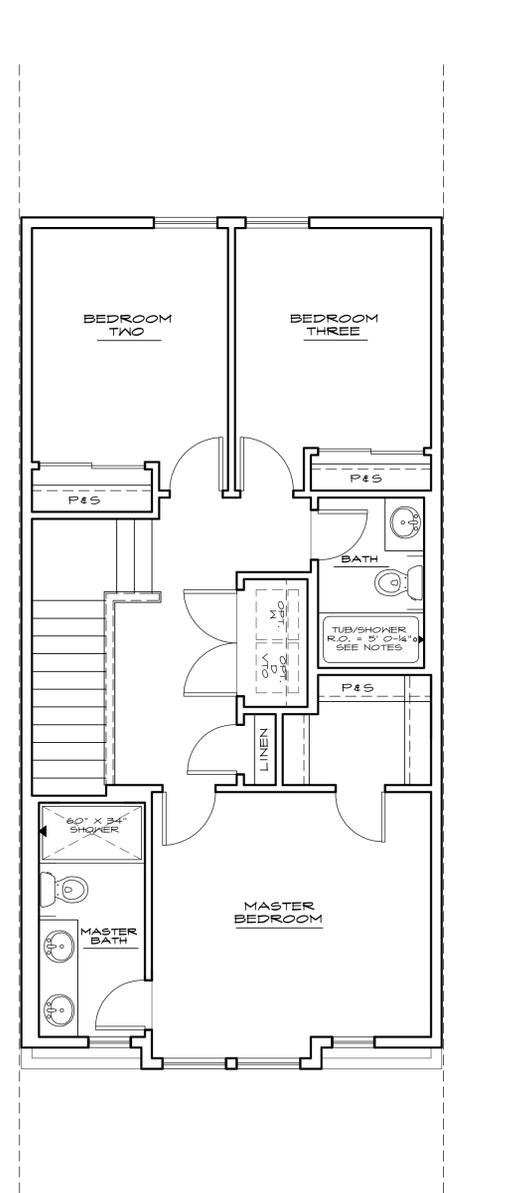
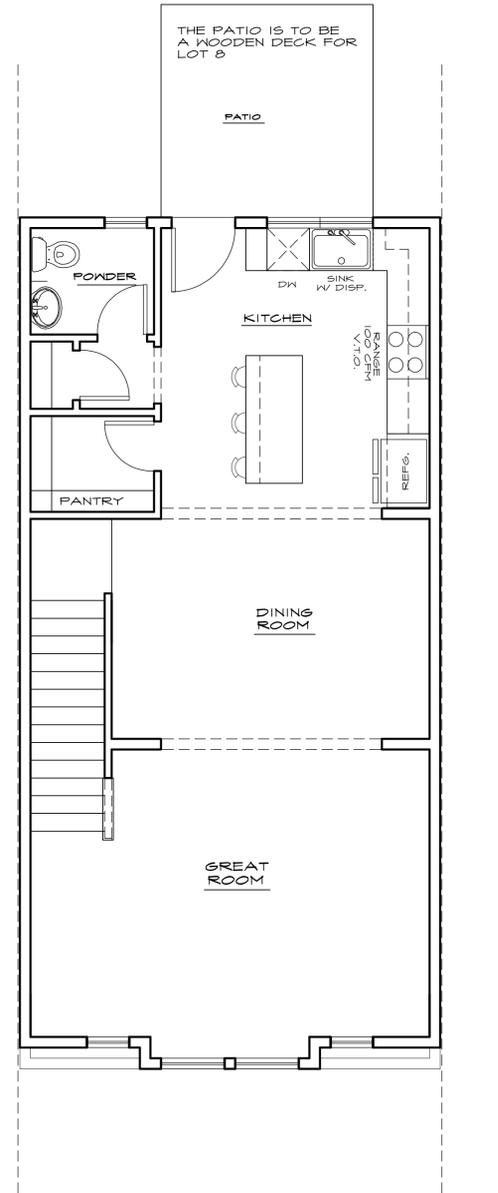
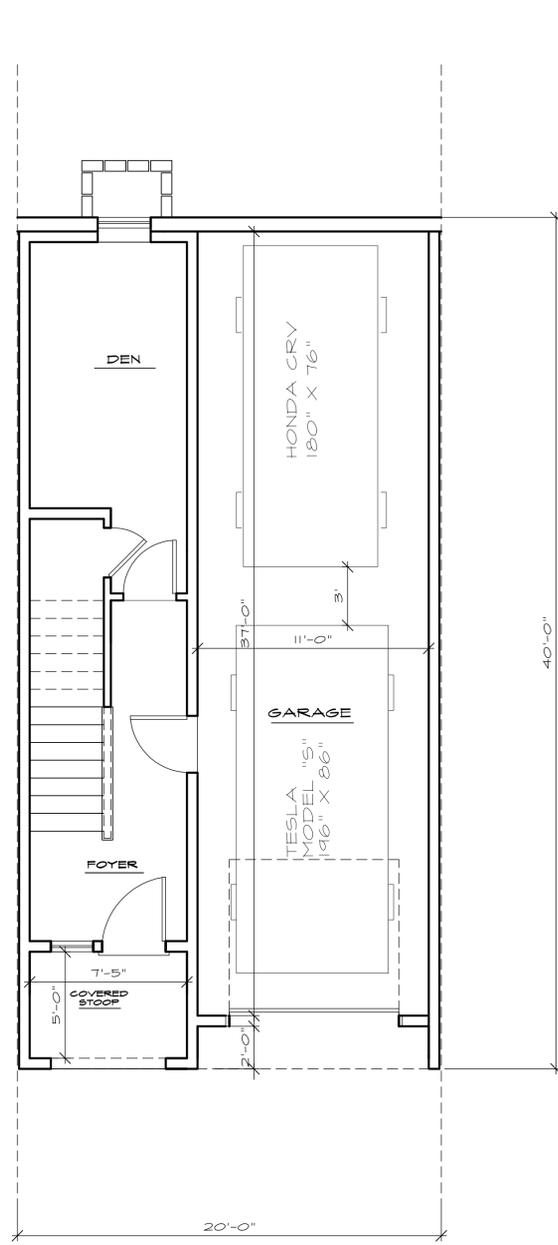
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 www.nash-architects.com

SUNSET COURT
TYPICAL 3 PLEX
23' WIDE END UNIT
MODEL "A"

Project:
 date: 02-17-17
 permit:
 revisions:

drawn by: MNJ
 checked by:

SHEET
A4
 OF
A5



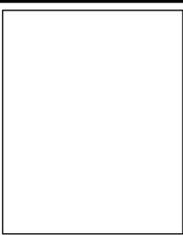
2000 SQUARE FEET



NASH & ASSOCIATES
ARCHITECTS
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Project:
date: 02-17-17
permit:
revisions:
drawn by: MWJ
checked by:
SHEET
OF

SUNSET COURT
TYPICAL 3 FLEX
20' WIDE INTERIOR UNIT
MODEL "A"





WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NASH & ASSOCIATES
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project:
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SHEET
OF 1
A5

date: 02-17-17
permit:
revisions:

drawn by: LMJ
checked by:

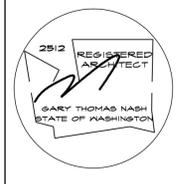
SHEET
OF 1
A5



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



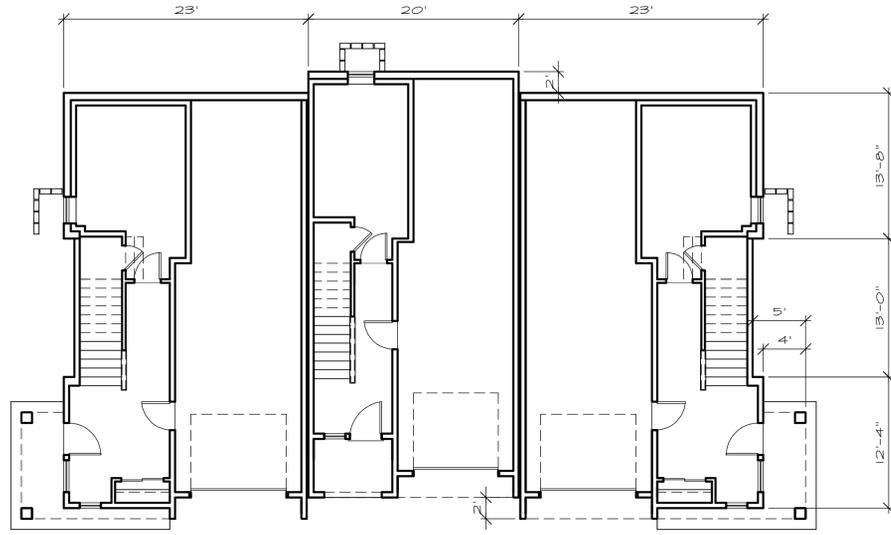
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Project:
SUNSET COURT
3 PLEX MODEL "B" - ELEV "A"
LOTS 1-3, 10-12

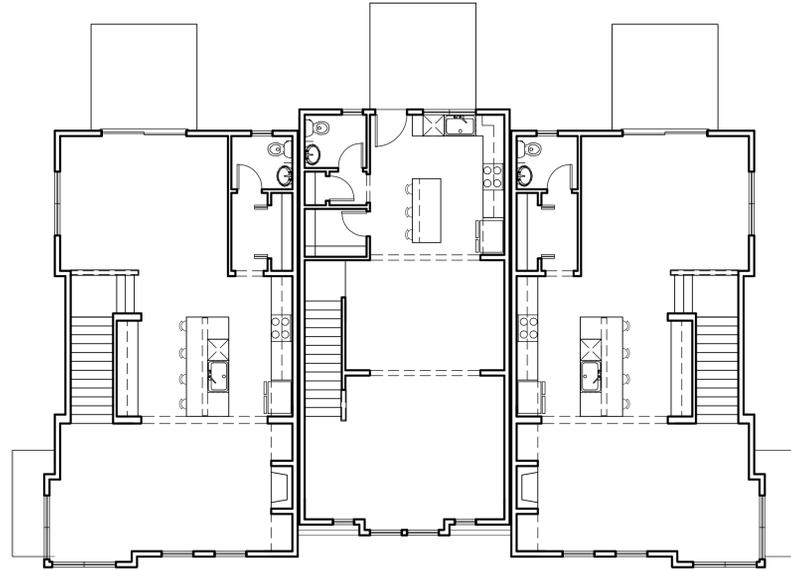
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revisions:

drawn by:
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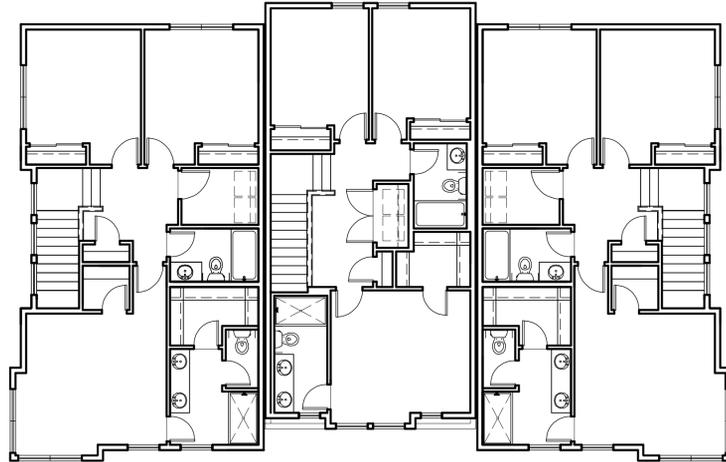
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OF **AN**
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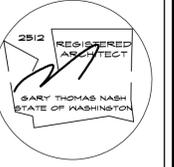
LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



NASH & ASSOCIATES
ARCHITECTS

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SUNSET COURT
TYPICAL 3 PLEX
MODEL "B"

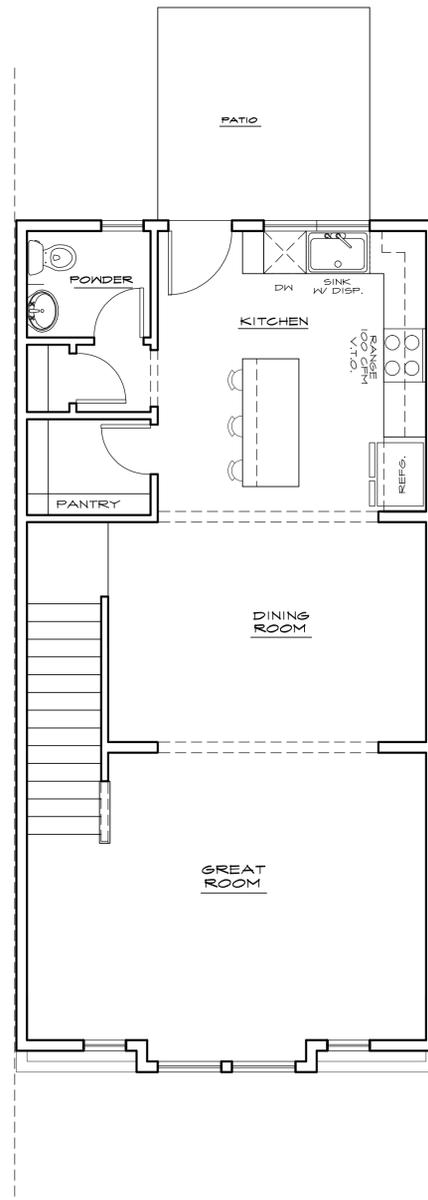
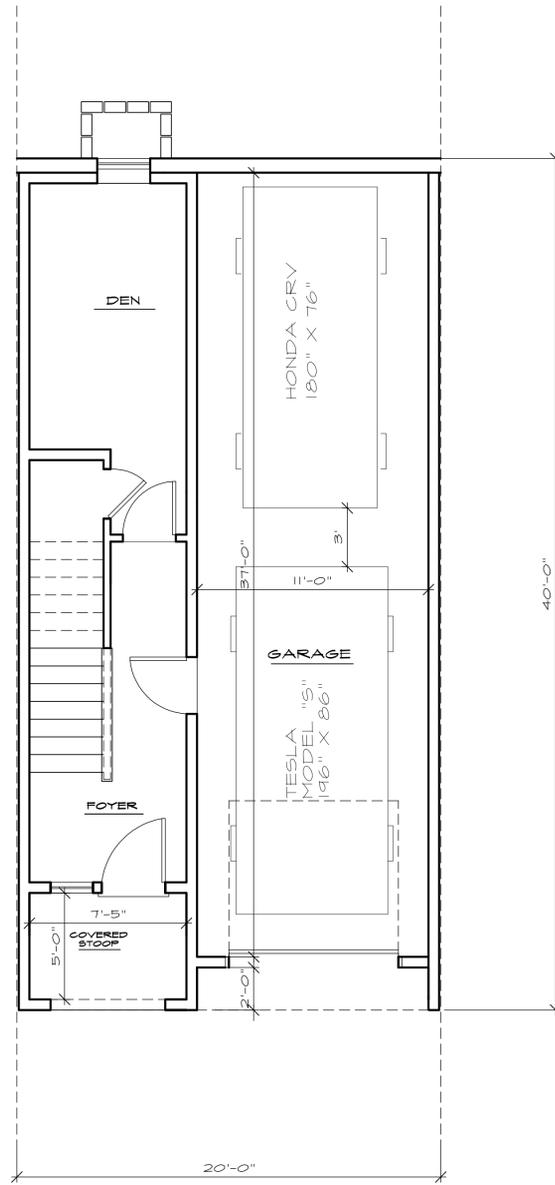
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date: 02-17-17
permit:
revisions:

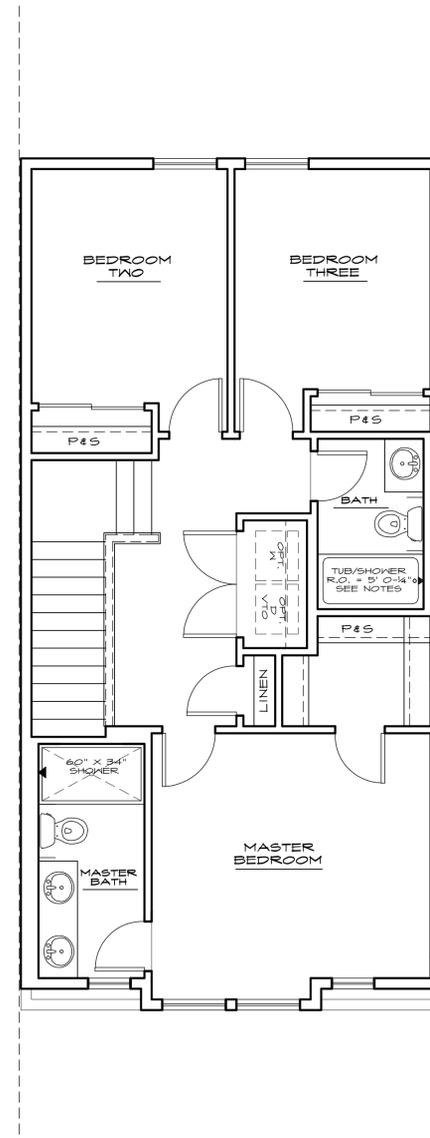
drawn by: MWJ
checked by:

SHEET

OF **A3**
A5



2000 SQUARE FEET



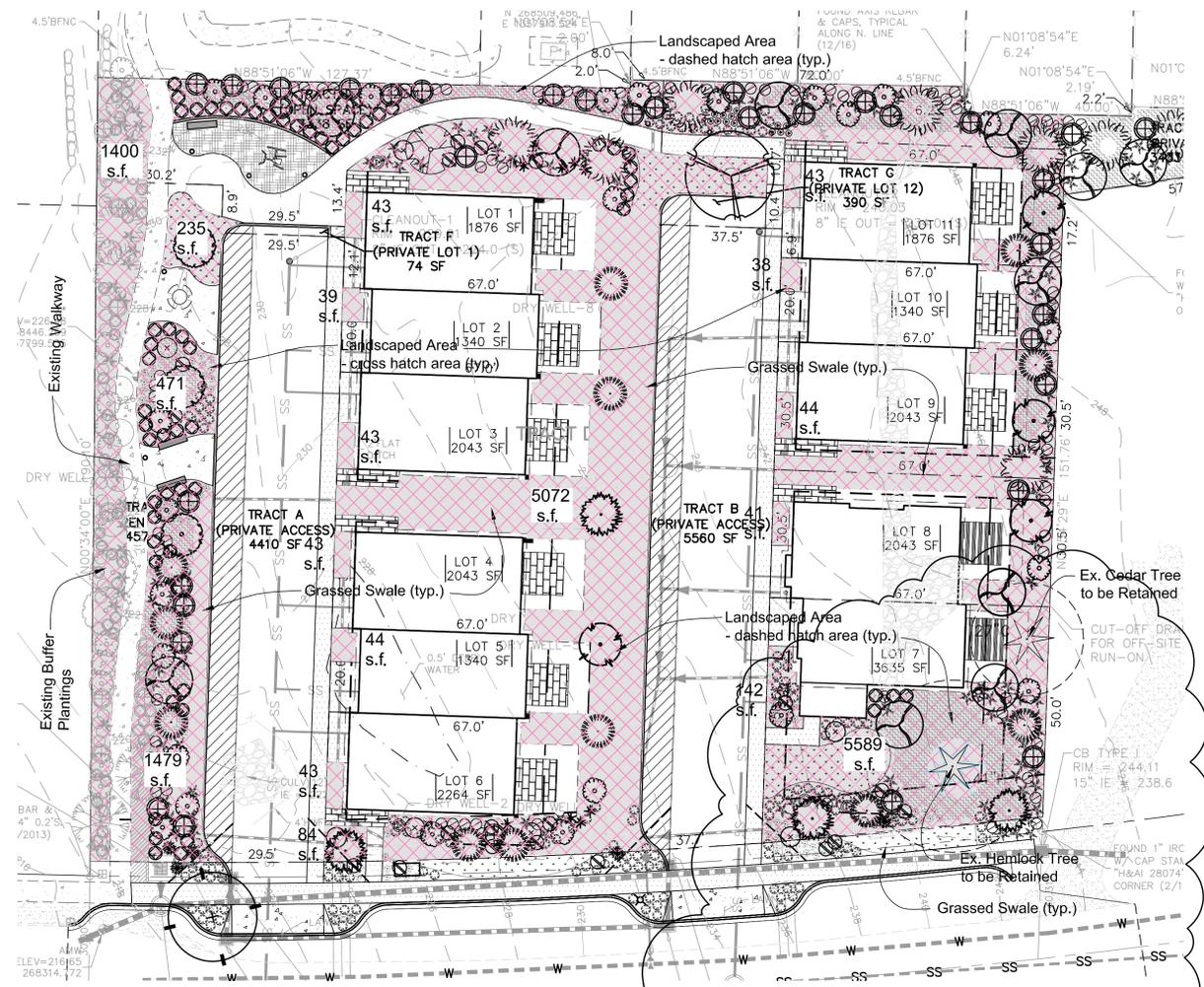
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ARCHITECTS
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425-828-4117
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SUNSET COURT
TYPICAL 3 PLEX
20' WIDE INTERIOR UNIT
MODEL "B"

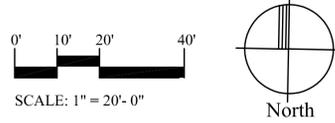
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date: 02-17-17
permit:
revisions:

drawn by: MWL
checked by:

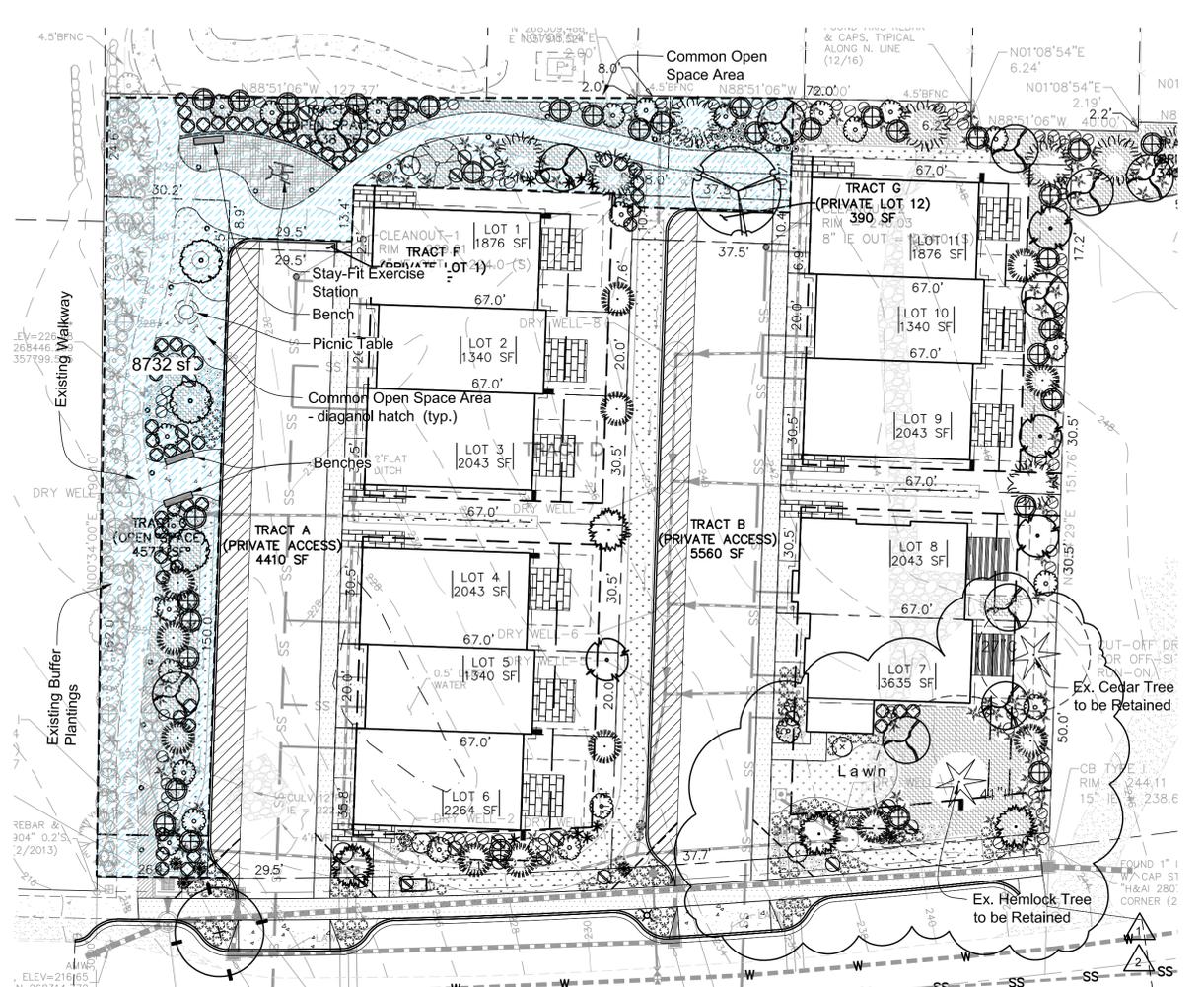
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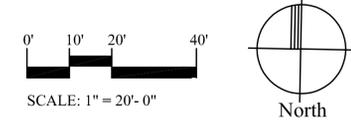
LANDSCAPED AREA PLAN



LANDSCAPED AREA NOTES:
 Total Landscape Area Required: 25 % of Developable Area:
 43,651 s.f. x .25 = 10,913 s.f.
 Total Landscape Area Provided:
 14,893 s.f. > 10,913 s.f.



COMMON OPEN SPACE PLAN



COMMON OPEN SPACE NOTES:
 Open Space Required = 10% Developable Area:
 43,651 s.f. x .10 = 4,365 s.f.
 Open Space Provided: 8,732 s.f. > 4,365 s.f.

Glenn Takagi
 Landscape Architect
 18550 Firlands Way N.
 Suite #101
 Shoreline, WA 98133
 glenco1029@earthlink.net

CLIENT/OWNER

DUVALL 143, LLC

PROJECT NAME

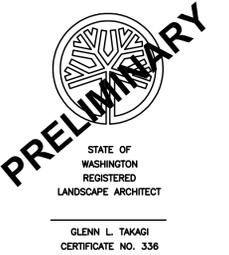
SUNSET COURT

NAVIX PROJECT NUMBER: 50-309-004

PROJECT ADDRESS

**NE 143RD PLACE
 DUVALL, WA 12345**

STAMP



REVISIONS

REV	ISSUED FOR:	DATE
	Permit	7.13.18
1	Lot 7/8 Tree Retention	8.28.18
2	Second Review	9.19.18



SECTION, TOWNSHIP, RANGE:

SECTION 24, TOWNSHIP 26 NORTH,
 RANGE 6 EAST, W.M.

PROJECT TEAM

REVIEWED BY: GT
 DESIGNED BY: gt

SHEET NAME

**PRELIMINARY
 LANDSCAPED AREA
 & ACTIVE OPEN
 SPACE**

SHEET NUMBER

L1.1

GENERAL NOTES:

1. Coordinate work with other trades as required. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Coordinate with Utilities Underground Location Center and Owner for locations of existing underground utilities, etc. servicing or routed through the site.
2. Provide protection of all property, persons, work in progress, structures, utilities, walls, walks, curbs and paved surfaces from damages incurred arising from this work. The Contractor shall pay for any such damage at no additional cost to the Owner.
3. Prior to beginning any construction activities, erect Tree Protection around existing trees to be retained as noted on Plans.
4. During construction, keep pavements, building clean. Protect site and adjacent properties from damage due to construction operations, operations by other Contractors/trades and trespassers. Unfinished and completed work shall be protected from damage by erosion or trespassing, and proper safeguards shall be erected to protect the Public.
5. Staking and Layout: Immediately notify Landscape Architect in writing of any variance between plans and actual site. Landscape Architect has the right to adjust the location of elements. Verify layout with Landscape Architect prior to any installation work.
6. Verify installation conditions as satisfactory to receive work. Do not install any site elements until any unsatisfactory conditions are corrected. Beginning of work constitutes acceptance of conditions as satisfactory. When conditions detrimental to plant growth /constructed elements, are encountered such as rubble fill, adverse conditions, or obstructions, notify Landscape Architect.
7. All New Plantings to be watered by a 'Bidder Design' Automatic Irrigation System including Storm Bio-Planters (if applicable).

PLANTING NOTES:

1. Imported Topsoil: Shall meet City of Duvall Topsoil Specifications-
Size: 3/8 No. 20 No. 60 No. 270
Sieve: ASTM ASTM ASTM ASTM
% PASSING 100 77-100 0-23 0-10
Provide current Laboratory Textural and Fertility Analysis of proposed Topsoil for approval.
2. Soil Preparation:
Planting Beds: Determine/ attain shrub bed subgrade and cultivate to a minimum depth of eight inches (8"), clean/ remove all rocks, roots, debris over two inches in diameter. Lay a three inch (3") depth of imported soil mix over entire bed and till again to a minimum depth of six inches (6") to incorporate Compost thoroughly into grade. Then lay a three inch (3") depth of imported soil mix and till again. Note that finish grade of mulched beds shall be one inch (1") below adjacent paved surfaces.
Lawn Areas: Determine/ attain a minus 6" subgrade and cultivate base to a minimum depth of four inches (4"), clean/ remove all rocks, roots, debris over two inches in diameter. Spread a three inch (3") lift of approved sand-compost based 'Winter Mix' Topsoil and till to incorporate into prepared subgrade. Add top three inches (3") of Topsoil Mix, rake smooth and compact. Note that finish grade of lawn shall be 3/4" below top of adjacent paved surfaces.
3. Fertilize all installed plants during backfill operations with 4-2-2 Agro Transplanter as recommended by Manufacturer. Fertilize lawn with lawn 'Starter' fertilizer as recommended by Manufacturer.
4. Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect, City and Owner.
5. Mulch all ornamental beds with a minimum three inch (3") depth of approved coarse shredded bark 'mulch'. Finish grade of mulch shall be 1" below adjacent hard surfaces/ walls.
6. Stake trees per detail and as directed by Landscape Architect.
7. Maintenance: Provide landscape maintenance immediately after planting and pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy growth of plants. Maintain until Final Acceptance, but in no case less than 30 days (including a min. of two lawn mowings if applicable).
8. The Landscape Architect retains the right to inspect trees, shrubs and groundcover for compliance with requirements for plant size and quality at any time. This includes but is not limited to size and condition of rootballs, root systems, insects, latent injuries and defects. Remove rejected material immediately from project site.
9. Upon completion, the Contractor shall request a 'Substantial Completion' of the installed work. Upon completion of the inspection, the Landscape Architect shall prepare a Contractor's list of items to be completed or corrected (Punch List) and indicate the time period for their completion or correction. If based on the opinion of the Landscape Architect the bulk of the work is acceptable, a Provisional Acceptance shall be granted. The

Landscape Architect will make an inspection for Final Acceptance of the Work upon request by the Contractor. Final Acceptance shall not be granted until all of the items of the Punch List have been completed to the satisfaction of the Landscape Architect. At this time the Landscape Architect shall certify in writing the Final Acceptance of the Work.

10. Replacement of Plantings: Remove from site and replace with new planting, at Contractors expense, any plant that is either dead or in unsatisfactory condition, as determined by Landscape Architect as soon as conditions permit within normal planting Architect as soon as conditions permit within normal planting season. All replacement plantings are then to be under reinstated guarantee period, as specified. Identify these replacements and take whatever necessary steps to prevent similar demise of plant materials.

11. Warranty: This Warranty shall include replacing and planting same size and species of plant material shown on Drawings that is designated to be replaced by the Landscape Architect. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect/abuse by Owners/others. All plants replaced shall be reinstated under plant guaranty conditions.

Glenn Takagi
Landscape Architect
18550 Firlands Way N.
Suite #101
Shoreline, WA 98133
glenco1029@earthlink.net

CLIENT/OWNER

DUVALL 143, LLC

PROJECT NAME

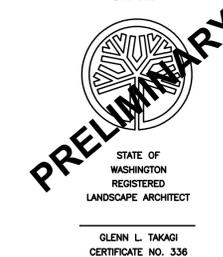
SUNSET COURT

NAVIX PROJECT NUMBER: 50-309-004

PROJECT ADDRESS

NE 143RD PLACE
DUVALL, WA 12345

STAMP



REVISIONS

REV	ISSUED FOR:	DATE
	Permit	7.13.18
2	SecondReview	9.19.18



SECTION, TOWNSHIP, RANGE:

SECTION 24, TOWNSHIP 26 NORTH,
RANGE 6 EAST, W.M.

PROJECT TEAM

REVIEWED BY: GT
DESIGNED BY: gt

SHEET NAME

PRELIMINARY
PLANTING DETAILS
NOTES

SHEET NUMBER

L1.2



STAY-FIT EXERCISE STATION EXAMPLES

Glenn Takagi
 Landscape Architect
 18550 Firlands Way N.
 Suite #101
 Shoreline, WA 98133
 glenco1029@earthlink.net

CLIENT/OWNER

DUVALL 143, LLC

PROJECT NAME

**SUNSET
 COURT**

NAVIX PROJECT NUMBER: 50-309-004

PROJECT ADDRESS

**NE 143RD PLACE
 DUVALL, WA 12345**

STAMP



GLENN L. TAKAGI
 CERTIFICATE NO. 336

REVISIONS

REV	ISSUED FOR:	DATE
	Permit	7.13.18
1	Lot 7/8 TreeRetention	8.28.18
2	SecondReview	9.19.18



SECTION, TOWNSHIP, RANGE:

**SECTION 24, TOWNSHIP 26 NORTH,
 RANGE 6 EAST, W.M.**

PROJECT TEAM

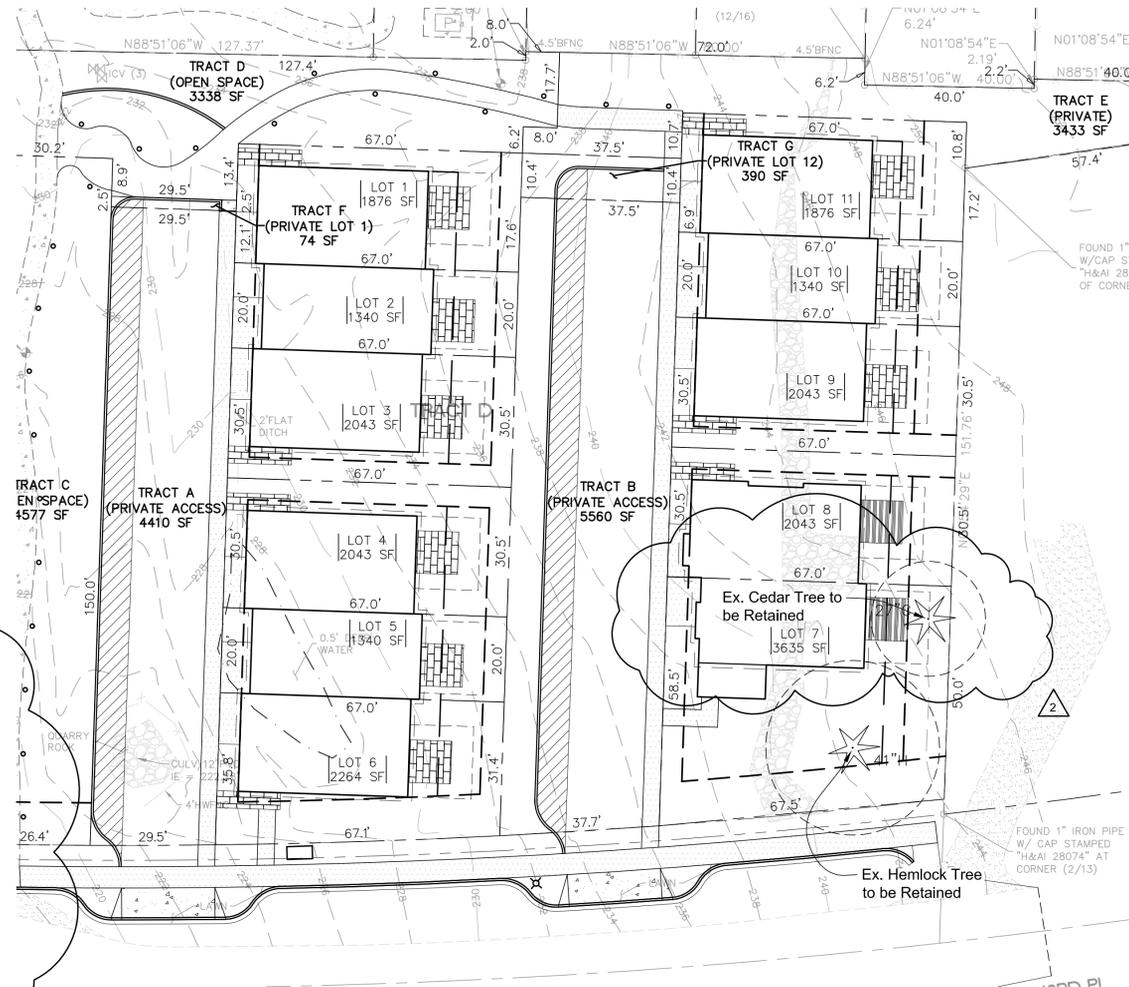
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SHEET NAME

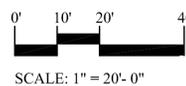
**PRELIMINARY
 TREE RETENTION
 CALCULATIONS**

SHEET NUMBER

L1.3



TREE CREDIT NOTES:
 Tree Credits Required (R-12): @ 35 TC / acre
 1.02 acres x 35 = 36 TC
 Minimum Tree Retention: 30% of Req'd. TC
 .30 x 36 = 11 TC Required
 Retained Western Hemlock =
 13 x 1.5 = 19.5 TC
 Retained Western Red Cedar =
 9 x 1.5 = 13.5 TC
 Total Retained Tree Credits = 33
 Total Supplemental Tree Credits Required: 36 - 33 = 3
 Additional Supplemental Yard Tree Credits Required:
 @ (1 TC per Lot) 1 x 11 = 11 TC
 Total Supplemental Tree Credits Required: 3 + 11 = 14
 Total Supplemental Tree Credits Provided: 40 TC



Project: Sunset Court						
Review Date:	4/16/18	Project Address:	NE 143 rd Pl, Duvall WA 98019			
Re-Review Date:	7/24/18	Project Name::	Sunset Court Townhomes			
Re-Review Date:	10/1/18		Townhome development Review			
Reviewer:	ASK					
Kovach Architects 2115 Colby Ave. Everett, WA 98201 andrew@kovacharchitects.com		Parcel Number	2129500290			
		File Number	17015			
		Current Zoning:	R12-Residential 12 units per acre			
		Comprehensive Plan Designation:	R12-Residential 12 units per acre			
		Review Type:	Peer (Design Review)			
		Regulatory Code:	City of Duvall Municipal Code			
		Section:	Unified Development Regulations			
		Chapter:	14.34 Design Guidelines		Version: UDR Update-February 6th, 2018	
		Companion Documents:	Duvall Comprehensive Plan, Downtown Sub-area Plan, City Wide Visioning Plan.			
		Applicability:	Criteria 1. Proposed Development meets criteria for Design Review Process			
		Project Status:	First Checklist Review			
		Initial Review Date:	April 14th 2018			
		Second Review Date:	July 24th 2018			
		Third Review Date:	Oct. 1st 2018			
			Note: New comments in green type Note: New comments in purple type			
		Conformance Rating	Category	Description		
		I	Conforms	Fully meets intent and specific code requirements		
		II	High Level of Conformity	Fully meets intent but not specific code requirements		
		III	Moderate Level of Conformity	Mostly meets intent but not specific code requirements		
		IV	Low Level of Conformity	Somewhat meets intent but not specific code requirements		
		V	Non-Conforming	Does not meet intent or code requirements		
Design Guideline						
Section	Title	Summary	Analysis	Comments / Recommendations	Rating	
		Site Review is not part of this Checklist Review and Deferred to Planning				
	14.34.020	Site Planning				
	1	Site conditions				
	2	Circulation				
	3	Building variety				
	4	Positive site amenities				
	5	Linkage				
	14.34.030	Grading Storm Water Management and Site Coverage				
	B.1					
	a.	Minimize cut and fill				
	b.	Terraced grades				
	c.	Minimize retaining walls				
	d.	Planted slope in lieu of retaining				
	e.	Daylight basements				
		Other methods				
	B.1					
	a.	Limited retaining wall height				
	b.	Retaining wall landscaping				
	c.	Retaining wall material				
	d.	"Ecology Block" walls				
	e.	Retaining wall fit				
	f.	Residential retaining wall				
	g.	Retaining wall landscape setback				
	h.	Departures				
		Storm Water Management				



	14.34.030	and Sensitive Areas			
	C.1	Open Stormwater ponds			
	a.		Stormwater ponds per standards		
	b.		Stormwater pond screening		
	C.2	Bioswales	Encouraged treatment method		
	D	Site coverage			
	1		Per specific zoning requirements		
	2		Preservation of native vegetation		
	3		Pervious surfaces encouraged		
	14.34.040	Street Network			
	A	Pedestrian Facilities			
	1	Purpose			
	2	Sidewalk and Pathway Development Standards			
	14.34.041	Pedestrian Facilities			
	B.1	Primary Pedestrian Corridors Main Street frontage			
	a.		12 ft. minimum sidewalk		
	b.		Street trees @ 30 intervals in tree grates		
	c.		Street trees @ 30 intervals in planter strips		
	d.		12-14 ft. high pedestrian lighting		
	e.		Sidewalks not adjacent to public streets		
	B.2	Secondary Pedestrian Corridors Stephens Street frontage			
	a.		10 ft. minimum sidewalk		
	b.		Street trees @ 30 intervals in tree grates or planters		
	c.		12-14 ft. high pedestrian lighting @ 40-60 ft. OC		
	d.		Sidewalks not adjacent to public streets min 8' wide		
	B.3	Interior pedestrian pathways	Minimum 5 ft unobstructed width		
	14.34.042	New Streets			
	B.1	Purpose			
	B.2	General Goals			
	a.		Safe and convenient network connected to surrounding area		
	b.		Connection to existing and proposed trail systems		
	c.		prototypical street template		
	d.		Duplicate parallel public/private streets discouraged		
	e.		Mid-block connections		
	f.		Calming strategies		
	g.		Signage		
	h.		Gated Community restrictions		
	i.		Sidewalks and Planters		
	14.34.050	Lot Standards			
	14.34.051	Residential developments			
	A				
	1	Purpose			
	2	Old Town			
	3	General Standards			
	a.		Variation		
	b.		Porches, stoops ,window projections		
	c.		Architectural Elements		
	d.		Setback Encroachments		

	4	Building Relationship with Street Grade.			
	a.		Finish floor elevations		
	b.		Down slope entries		
	5	Open Space Requirements			
	a.i		Private yards		
	a.ii		Minimum useable yard		
	a.iii		Private yard reduction		
	a.iv		Reciprocal use easement		
	a.v		Minimum open space		
	b.	Common Open Space Requirements			
	b.i	Purpose			
	b.ii (A)		Hierarchy of space		
	b.ii (B)		Distribution		
	b.ii (C)		Variety		
	b.ii (D)		Pathways and features		
	b.iii		25' Minimum width		
	b.iv		Solar Orientation		
	b.v		Visibility		
	b.vi		Trail bonus		
	b.vii		Pedestrian entry bonus		
	b.viii		Tree preservation		
	b.ix		Ground floor access		
	c.	Reciprocal Use Easements			
	c.i		Recording		
	c.ii		Privacy walls		
	c.iii		Foundation protection		
	6	Parking, Garages, and Vehicular Access			
	a.	Front Loaded Garages			
	a.i		20' Property line setback		
	a.ii		5' Building facade setback		
	a.iii		2' Tuck under setback		
	a.iv		50% Max width of ground level facade		
	a.iv (A)		Cul-de-sac exception		
	a.iv (B)		Steep slope exception		
	a.v		Detached garages		
	b.	Side Loaded Garages			
	b.i	20% Maximum per plat			
	b.i (A)		15' Front yard setback		
	b.i (B)		Architectural design elements required		
	b.i (C)		Separation to entry access required		
	b.ii		Rear side load garage allowance		
	b.iii		Repeat restriction		
	b.iv		10' separation requirement @adjacent side entry drives		
	c.	Shared Garages and Driveways.			
	c.i		Where permitted		
	c.ii		Permitted with special provisions		
	c.iii		Assignment of parking space		
	c.iv		44' max ganged width		
	d.	Additional Driveway Standards.			
	d.i		SFR restrictions for multiple driveways		
	d.ii		Tandem parking allowance		
	d.iii		Alley Access		
	d.iv		20' maximum width		
	d.v		Shared driveways are encouraged		
	7	Utility Placement.			
	a.		Priority accommodations for street design elements		
	b.		Utility appurtenance to be screened/hidden to the furthest extent possible		
	c.		Underground utilizes to allow for street trees and lighting		
	d.		Vaults are prohibited from sidewalk areas		
	e.		Utility boxes to be grouped		
	8	Additional Standards for Multifamily Residential Developments.			
	a.		Primary building entry must face public or open space		
	b.		Individual ground floor entries must face public or open space		
	c.		Must include windows that face public streets or space		
	d.		Special provisions option		

	e.		10' min. residential setback from sidewalks		
	f.		36" high raised ground floor levels above street encouraged		
	g.		Fence setbacks and height limits.		
	9	Additional Standards for Old Town Neighborhood District			
	14.34.052	Mixed Use and Non-Residential Developments			
	B	General Site Design			
	1		Compliment adjacent structures		
	2		Environmental respect		
	3		Pedestrian features and interaction		
	4		Pedestrian safety		
	5		Overall Title compliance		
	C.1	Primary Pedestrian Corridors			
	a.		Pedestrian oriented facades		
	b.		Behind building parking		
	C.2	Secondary Pedestrian Corridors			
	a.		Main pedestrian entry		
	b.		Ground floor to be near grade of sidewalk		
	c.		Pedestrian oriented facades		
	d.		Behind building parking		
	e.		Landscape screening		
	f.		Abutting non-residential or mixed use zones		
			Two frontages		
	D	Main Street South of Old Town			
	E	Big Rock Road			
	F	All other streets not designated			
	G	Pedestrian Access			
	1		Sidewalk access		
	2		8 ft. minimum walk		
	3		Multiple buildings entry linkage		
	4		Future linkage opportunities		
	5		Internal elements linkage to public ROW's		
	6		Pedestrian linkage to existing offsite pedestrian ways		
	7		Linkage to City trail systems		
	8		Commercial / residential onsite linkage		
	9.a		Safe pedestrian passage through parking lots		
	b.		Minimum 5' walkways (exclusive of car overhang)		
	c.		Walkway design feature credit for DMC. 14.34.52.D		
	d.		Maximum 14 ft. high pedestrian lighting required		
	e.		Access shall accommodate ADA accessibility standards		
	f.		Articulated crosswalk designation may be required		
	H	Pedestrian-Oriented Spaces			
	1		Accessible public courtyards and plazas		
	2	Qualification			
	a.		Pedestrian access from street to building, parking and courts		
	b.		Concrete or unit pavers required		
	co.	(2-foot candles throughout the space)	Complimentary pedestrian lighting required		
	d.		Seating requirement		
	e.		Space must be located areas strategic to primary pedestrian ways		

	f.		Seasonal interest landscaping			
	3	Encouraged features				
	a.		Pedestrian amenities			
	b.		Pedestrian oriented facades			
	c.		Environmental factors for consideration			
	d.		Optional pedestrian related uses			
	e.		Movable seating			
	4	Prohibited features	Undesirable materials and elements			
	l.	Additional Landscaping Requirements	Main Street landscape screening			
	j.	Parking, Garages, and vehicular Access				
	1		Parking lots to be located behind buildings			
	2		Parking lots to be located behind buildings			
	3		Parking lots to be located away from intersections			
	4		Exceptions to location			
	5		Parking lot scale			
	6		Shared parking encouraged			
	7		Perpendicular aisle alignment to buildings encouraged			
	8		Shared parking access encouraged			
	9		Main Street special driveway regulations			
	10		Main Street access restrictions			
	11		Main Street shared driveways encouraged			
	14.34.060	Building Design				
	14.34.061	Residential developments				
		Residential Building Design				
	A	Purpose				
	B	General Provisions				
	1	Elevations and Models.				
	a.		Variation and modulation required	Appears to be in compliance.	Variation and modulation requirements have been met for both building types	I
	b.		Model repetition restrictions	Appears to be in compliance.	Proposed revisions are acceptable for full ompliance	I
	c.		Elevation repetition restrictions	Appears to be in compliance.	Proposed revisions are acceptable for full ompliance	I
	d.		Color and material variation	Appears to be in compliance.	Finish material choices provide adequate variation and are overall pleasing	I
	e.		Architectural style variation	Appears to be in compliance.	There is substantial architectural variation for the proposed model building	I
	f.		Significant floor plan. modulation, and minor feature variations	Appears to be in compliance.	Proposed revisions are acceptable for full ompliance	I
	1		Floor plan configurations and massing	Elevational massing has variety	Adequate elevational variation with moderate building to building plan variety	III
	2		Roof Types	Additional model and detail required.		
	1		Finish Colors	Appears to be in compliance.	Color palette provided	I
	2		Siding styles	Additional model and detail required.		
	3		Window configurations/detailing	Appears to be in compliance.	A substantial variety of window styles assemblies are proposed and are complimentary to the proposed architectural styles	I
	C	Massing and Composition				
	1		Clear pattern of massing and interest	Appears to be in compliance.	A balanced pattern of massing with tasteful variation and interest is proposed	I
	2		Primary and secondary elements	Appears to be in compliance.	A well defined hierarchy of primary and secondary elements has been established	I
	D		One story porch height	Appears to be in compliance.	Pedestrian scale entries and associated elements are proposed	I
	E	Massing and Composition (basically a repeat of C)				
	1		Primary forms to be dominant	Appears to be in compliance.	A well defined hierarchy of primary and secondary elements has been established	I
	2		Secondary forms to be proportional	Appears to be in compliance.	Complimentary scale between primary and secondary elements is evident	I
	3		Primary porch to be one story and proportional to main structure	Appears to be in compliance.	Pedestrian scale entries and associated elements are proposed	I
	4		Multistory porches allowed if appropriate to building scale	N/A	None provided	
	F	Building Modulation				
	1	Multifamily Residential Buildings				
	a.		Modulation requirements	Appears to be in compliance.	Adequate modulation has been provided	I
	b.		Modulation options	Appears to be in compliance.	Good use of bay windows and variety of roof forms	I
	c.		Dormers and interrupted rooflines	Appears to be in compliance.	Good use of dormers and roof variety	I
	d.		Primary facade physical breaks	Appears to be in compliance.		
	2	Attached and detached residential buildings				
	a.		Modulation requirements	Appears to be in compliance.	Please verify 18" min. modulation off-sets	I
	b.		Modulation locations	Appears to be in compliance.	Please verify 18" min. modulation off-sets	I
	c.		Change in materials/colors/details allowances	Appears to be in compliance.		I
	d.		Number of joined units (8 max)	Appears to be in compliance.		I

	G	Entries				
	1		Covered porches and stoops required	Appears to be in compliance.	Stoop location is in conformance with code intent	I
	2		Architectural design must be integrated	Appears to be in compliance.	Stoops have been adequately integrated with architectural style	I
	3		Porch and stoop size	Appears to be in compliance.	Minimum porch or stoop dimensions have been met	I
	a.	Porch	48 sq. ft min (6'w x 8'd)			
	b.	Stoop	30 sq. ft. min. (6'w x 5'd)			
	4	Porches and stoops	To be raised 18" above grade	Appears not to be in compliance.	Pending review and approval of submitted Departure Request	V
			Wrap round porch on corner lots	Proposal indicates narrow wrap-around decks on the three-plex buildings	Deeply recessed entries on one side of the the two-plex units have a wrap-around feel.	III
	H	Decks				
	1		To be architecturally integrated with main structure	Not proposed		
	2		To key into primary structure	Not proposed		
	a.		To be architecturally integrated with main structure	Not proposed		
	b.		To key into primary structure	Not proposed		
	c.		Minimum support thickness of 7.25" w10' max unsupported height	Not proposed		
	d.		Covered deck structures to be architecturally integrated with primary roof	Not proposed		
	i	Roof Pitch	To be residential in character	v		
	1		Minimum 12" overhangs	Appears to be in compliance.		I
	J	Architectural Details				
	1	Doors				
	a.		Entry doors to match architectural style of building	Appears to be in compliance.		I
	b.		Panels or inset glass required on entry doors	Appears to be in compliance.		I
	c.		Sliding glass entry doors prohibited	Appears to be in compliance.		I
	d.		3 1/2" trim required at all entry doors	Additional Detail to be provided	Please confirm compliance or argument for proposed	
	2	Primary Windows				
	a.		Vertical orientation required	Appears to be in compliance.		I
	b.		Window trim required throughout	Appears to be in compliance.		I
	c.		Trim to be 3 1/2" min and complimentary to architectural style of building	Appears to be in compliance.	Please confirm compliance or argument for proposed	I
	d.		Vertical windows may be ganged	Appears to be in compliance.		I
	e.		Divided lite windows encouraged	Appears to be in compliance.		I
	3	Chimneys	Chimney's to compliment architectural style of building	Not proposed		
	a.		20"x24" min. cross section above roof dimension	Not proposed		
	b.		Metal cap shrouds required	Not proposed		
	c.		Chimney shape and materials to compliment architectural style of building	Appears to be in compliance.		I
	4	Columns, Trim and Corner boards				
	a.		Trim detailing and materials to compliment architectural style of building	Appears to be in compliance.		I
	b.		Exposed 4x4 and 6x6 posts prohibited	Appears to be in compliance.		I
	c.		Metal or wood corner clips/boards required	Appears to be in compliance.	Where appropriate to the siding material	I
	d.		2 1/2" min corner board width	Appears to be in compliance.	Where appropriate to the siding material	I
	5	Architectural Detail and Features	To provide elements of human interest			
	a.		Shutters	Appears to be in compliance.	Where appropriate	I
	b.		Flower boxes	Appears to be in compliance.	Where appropriate	I
	c.		Knee braces	Appears to be in compliance.	Where appropriate	I
	d.		Columns	Appears to be in compliance.	Where appropriate	I
	e.		Trellises	Appears to be in compliance.	Where appropriate	I
	6	Trash and Recycling Containers				
	a.		Within garages or screened enclosures	Additional Detail to be provided		
	b.		Prohibited in front yards	Additional Detail to be provided		
	c.		Locate to minimize odor and visibility	Additional Detail to be provided		
	d.		To be easily accessed by residents	Additional Detail to be provided		
	e.		Enclosures to be made of wood/masonry. Chin link prohibited	Additional Detail to be provided		
	7	Mail and Newspaper Boxes.				
	a.		Design and materials to compliment architectural style of building	Additional Detail to be provided		
	b.		To be well lit, accessible and non obstructive to walkways	Additional Detail to be provided		
	c.		To be clustered and architecturally enhanced and complimentary with buildings	Additional Detail to be provided		
	8	Accessory structures				
	a.		Design and materials to compliment architectural style of building	Not proposed	None Proposed	
	b.		12' max height/18' max height w/ pitched roof	Not proposed	None Proposed	
	c.		Portable storage containers prohibited	Not proposed	None Proposed	
	K	Materials				
	1		Vertical material transitions to wrap corners	Appears to be in compliance.		I
	2		Horizontal material transitions to have separation trim	Appears to be in compliance.		I
	3		Acceptable materials	Appears to be in compliance.		I
	4		Trim requirement and materials	Appears to be in compliance.		I
	5		Finish materials to wrap corners	Appears to be in compliance.		I
	L	Color				

	1		Multiple colors to be used	Additional detail required.	Please provide appropriate color palettes
	2		Muted colors to be dominant	Additional detail required.	Please provide appropriate color palettes
	3		Grey's and beige colors to be secondary	Additional detail required.	Please provide appropriate color palettes
	4		Color palettes to be submitted for approval	Additional detail required.	Please provide appropriate color palettes
	14.34.062	Mixed Use and Non-Residential Developments		N/A (Residential Development)	
	B	Purpose and Design intent	Preserve and enhance village character in OT, foster innovative yet regionally complimentary expression elsewhere		
	2	Applicability	Zones (includes OT)		
	3	Massing and Composition			
	a.		Clearly defined base, middle and top		
	b.		Primary entries require focal expression		
	c.		Multi-tenant buildings to express individual storefronts		
	d.		Primary uses to focus toward street frontage		
	e.		Buildings with split entries must establish a primary entry		
	f.	Parapets to avoid false front appearance			
	i.		Parapets must be integrated with overall massing/design		
	ii.		Back sides of parapets must not be visible to public areas		
	g.		Overhead balconies are encouraged but subject to review		
	h.		Roof slopes to be broken up by secondary building elements		
	4	Building Modulation			
	a.		50 ft. minimum building modulation		
	b.		75% fenestration required		
	c.		Pedestrian-oriented spaces to be integrated with building design		
	d.	Zone specific façade requirements	Including OT district		
	i.		25 ft. lot rhythm required		
	ii.		Design elements that enhance a 25 ft. rhythm required		
	iii.		Rooflines to enhance a traditional building lot pattern		
	iv.		Material/color changes to enhance a traditional building lot pattern		
	v.		Modulation to enhance a traditional building lot pattern		
	vi.		Other means available per Planning Director		
	5		Prominent cornice required & 50 ft. max. roofline w/o modulation.		
	6		6/12 minimum roof slope		
	7		Hip roofs are discouraged		
	5	Blank Wall Treatments			
	1		Blank walls are prohibited		
	i.		Doors and windows		
	ii.		Display windows		
	iii.		Landscape plantings		
	iv.		Landscape trellis		
	v.		Other methods		
	6	Building Details			
	a.		Requirements for new buildings to be substantially provided		
	i.		Display Windows		
	ii.		Transom windows		
	iii.		Recessed windows		
	iv.		Decorative weather protection features		
	v.		Upper and lower level distinction		

	vi		Window bays		
	vii		Recessed entry		
	viii		Sills		
	ix		Pilasters		
	x		Landscape trellises		
	xi		Decorative light fixtures		
	xii		Decorative finish materials		
	xiii		Artwork		
	xiv		Other approved details		
	b.		Include decorative signage keeping with the style of the building		
	c.		6' wide protective awnings over all sidewalks		
	7	Building Materials and Colors			
	a.		High quality and durable		
	b.		Metal to be trimmed and in combination with other durable materials		
	c.		Concrete block restrictions		
	d.		Stucco restrictions		
	e.	Prohibited materials			
	i.		More than 10% mirrored glass		
	ii.		Plywood siding		
	iii.		Stucco board		
	iv.		Window film		
	f.		Bright colors are discouraged		
	g.		Color selections samples to be submitted for review		
	h.		Linear building lighting prohibited @ facades and rooflines		
	i.		Facades shall not be designed to resemble logos		
	8	Additional Commercial Building Standards			
	a.		Additional building modulation		
	b.		Significant focal elements		
	c.		Vertical modulation		
	d.		Roof modulation		
	e.		Finish material variety		
	f.		Accessories and features following rhythm of modulation		
	g.		Repetitive distinctive window patterns		
	h.		Other approved methods		
	9	Service areas			
		All utilities and service areas shall:			
	a.		Be enclosed and screened		
	b.		Have doors		
	c.		Compliment building design and materials		
	d.		Be practically located		
	e.		Shall not interfere with primary purpose of development		
	f.		Be sized to meet project needs		
	g.		Shall accommodate recycling		
	h.		Be approved by refuse purveyor		
	i.		Shall be landscaped on 3 sides		
	j.		Service and loading berths to not interfere with pedestrian ways		
	k.		Service areas shall be sited for convenient use and access		
	l.		Roof Mounted equipment to be located away from public view		
	m.		Roof Mounted equipment to be screened from public view		
	10	Non-Residential Signage			
		Shall be as follows:			
	a.		Compliment the character and scale of the project		
	b.		Be compatible to scale of the building design and adjacent signs		
	c.		Compliment the building colors		

	11	Non-Residential Lighting				
		Shall be as designed follows:				
	a.		To ensure safety and security, and encourage activity			
	b.		Lighting color selection restrictions			
	c.		Accent architectural and landscape lighting encouraged			
					End of Section	

14.62.035 - Planning commission criteria.

- A. The planning commission shall review site plan applications to ensure that they are generally in compliance with DMC 14.34.060, Building design, and DMC 14.34.050.B.8, Pedestrian-Oriented Space. The director can also request planning commission review of additional site plan criteria.
- B. Staff shall include a recommendation from the planning commission to the hearing examiner. Such recommendation shall be included in a staff report. Staff can agree or disagree with the planning commission's recommendation and should note their position in the staff report.

(Ord. No. 1107, § 2, 12-9-2010)

CONFORMED COPY

After Recording, Return to:

Duvall 143, LLC
c/o Michael D. Crowson, PE
Mundy Jo Holdings, LLC
2800 156th Avenue SE, Suite 135
Bellevue, WA 98007

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**DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUVALL AND DUVALL 143 LLC,
FOR THE DUVALL 143 LLC DEVELOPMENT
PARCEL NO. 7325800200**

This Development Agreement is made and entered into this 12th day of December, 2013, by and between the City of Duvall, a noncharter, optional code Washington municipal corporation, hereinafter the "City," and Duvall 143, LLC, a Washington limited liability company, hereinafter the "Developer." The City and the Developer are each a "Party" and collectively the "Parties" to this Development Agreement

Pursuant to the authority granted by RCW 36.70B.170 through .210 and Duvall Municipal Code ("DMC") Chapter 14.18, the City and the Developer enter into this Development Agreement in order to facilitate and to promote the development of that certain real property located within the City as described and depicted in **Exhibit A** hereto (the "Property") consistent with the terms, conditions and provisions of this Development Agreement, effective as of the date above (the "Effective Date").

RECITALS

WHEREAS, the State legislature, through the enactment of RCW 36.70B.170 through .210, has granted the City the authority to enter into a development agreement with a person having ownership or control of real property within its jurisdiction;

WHEREAS, the City has adopted regulations allowing for the City to enter into development agreements, as set forth in DMC Chapters 14.08 (Permit Processing) and 14.18 (Mixed Use 12 (MU12) Zoning District);

WHEREAS, the Developer owns the Property, which is located within the City's MU 12 Zoning District established under DMC Chapter 14.18;

WHEREAS, on May 28, 2013, pursuant to DMC Chapter 14.66 (Subdivisions) and other applicable provision of the City's code, the Developer submitted a complete application for land use approvals to allow the Developer to subdivide the Property into 25 residential units (the "Residential Tract"), a ~44,160 square-foot commercial tract (the "Commercial Tract") and open space, which the City is currently processing under application file number SU13-002 and is described and depicted in **Exhibit B** (the "Preliminary Plat");

Exhibit 1

1 - Duvall 143, LLC Development Agreement
November 20, 2013

WHEREAS, on September 26, 2013, pursuant to DMC Chapter 14.70 (Variances) and other applicable provision of the City's code, the Developer submitted a variance from portions of DMC 14.64.180(A) - height of the fence and the retaining wall and portions of DMC 14.38.090(A) - 5-feet of Type II landscaping, constituting a new application, which the City is currently processing under application file number VAR13-001, in conjunction with file number SU13-002;

WHEREAS, on November 19, 2013, pursuant to its authority and procedures set forth in DMC Chapters 14.08 and 14.60 (SEPA – Environmental Review), the City issued a Threshold determination - Mitigated Determination of Non-significance for the Preliminary Plat (the "MDNS"), a copy of which is attached hereto as **Exhibit C**;

WHEREAS, the City's code requires concurrent construction of commercial and residential development within its MU 12 zones unless a developer establishes a phasing plan through a developer agreement, as set forth in DMC 14.18.060 - Timing of commercial development, which provides:

The commercial and residential portions of a mixed use site shall be constructed concurrently unless the developer establishes a phasing plan through a development agreement as follows: construction shall commence within five years of entitlement of the residential portion and completed within ten (10) years unless the applicant demonstrates that market conditions warrant an extended time period to ensure successful commercial development. If the commercial portion of the site is deferred, the applicant shall grade and landscape the site in accordance with the City's landscape standards;

WHEREAS, the City's subdivision process set forth in DMC Chapter 14.66.080 (Final Subdivision Process for Preliminary Subdivision and Short Subdivision) requires that all improvements be installed prior to final subdivision unless ensured by a performance bond or set-aside fund;

WHEREAS, development at the property includes installation or bonding of all improvement prior to final subdivision, except for certain commercial development improvements that cannot be reasonably and effectively installed until time of commercial development and are therefore subject to phasing in accordance with an approved phasing plan as depicted and set forth in **Exhibit D** (the "Required Infrastructure Improvement Plan");

WHEREAS, consistent with the Required Infrastructure Improvement Plan, the Parties acknowledge and agree that construction of the Preliminary Plat may be finalized in two phases over a period of seven (7) years per RCW 58.17.140, that Phase I shall include all improvements and infrastructure necessary to gain final plat approval for the Residential Tract, that Phase II shall include all improvements and infrastructure necessary to gain final plat approval of the Commercial Tract, that development of the Commercial Tract shall commence within five (5) years of the approval of the recording of the Phase I final plat establishing legal, saleable residential lots and shall be completed within ten (10) years of commencement, and that the

Developer may request an additional extended time period to ensure successful commercial development if the Developer demonstrates that market conditions warrant such an extension;

WHEREAS, in addition to allowing for phased development, pursuant to RCW 36.70B.170(1), the Parties acknowledge and agree that the purpose of this Development Agreement shall be to establish the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the Property (hereinafter, "Development Standards") for the duration specified herein to those Development Standards in effect on May 28, 2013, the date of vesting of the Preliminary Plat (hereinafter, "Vesting Date");

WHEREAS, pursuant to RCW 36.70B.170(3), the Parties agree that this Development Agreement contains the Development Standards including, but not limited to: (a) project elements such as permitted uses, intensities and / or building sizes; (b) the amount and payment of impact fees imposed or agreed to in accordance with any applicable provisions of state law, any reimbursement provisions, other financial contributions by the property owner, inspection fees, or dedications; (c) mitigation measures, development conditions, and other requirements under Chapter 43.21C RCW; (d) design standards such as maximum heights, setbacks, drainage and water quality requirements, landscaping, and other development features; (e) parks and open space preservation; (f) phasing; (g) review procedures and standards for implementing decisions; (h) a build-out or vesting period for applicable standards; and (i) any other appropriate development requirement or procedure;

WHEREAS, pursuant to RCW 36.70B.170(4), the Parties recognize and agree that the execution of a development agreement is a proper exercise of the City's police power and contract authority, that a development agreement may obligate a party to fund or provide services, infrastructure, or other facilities, and that a development agreement shall reserve authority to impose new or different regulations to the extent required by a serious threat to public health and safety;

WHEREAS, the Parties acknowledge and agree that the proposed development set forth and shown in the Preliminary Plat and the Required Infrastructure Improvement Plan, as mitigated through the MDNS, constitutes a public benefit by, *inter alia*, providing an increased tax base, housing, employment opportunities and an enhanced streetscape;

WHEREAS, the Planning Commission and City Council find that this Development Agreement and the Preliminary Plat and the Required Infrastructure Improvement Plan, as mitigated through the MDNS, are generally consistent with the City's development regulations and that any potential issues related to the time period of and phasing plan set forth in this Development Agreement are offset by the benefits to be received by the City and the public; and

WHEREAS, pursuant to RCW 36.70B.200 and DMC Chapter 14.08, a public hearing regarding the form and substance of this Development Agreement was held before the Planning Commission on December 4, 2013 and City Council on December 12, 2013, and on

December 12, 2013 the City Council enacted a resolution authorizing the Mayor to enter into this Development Agreement;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

TERMS OF AGREEMENT

1. **Effect of Recitals.** The Parties hereby incorporate the Recitals and **Exhibits A through D** hereto as material terms to this Development Agreement as if fully set forth in this paragraph.
2. **Binding Effect and Term.** Per RCW 36.70B.190, this Development Agreement is binding on the Parties and their successors and assigns for a period of ten (10) years, commencing on the Effective Date and ending on December 14, 2023 (the "Term"). In the event that the development contemplated herein is not commenced and completed within the Term, or within an approved extended timeframe in accordance with Section 3 below, then this Development Agreement shall forever lapse and shall be of no further force or effect.

During the Term of this Development Agreement and subsequent to the Final Plat Date, in the event that the City rezones the Commercial Tract for residential uses, then the Developer, at its sole and exclusive option, may withdraw from this Development Agreement and make application to the City to develop the Commercial Tract consistent with the new zoning designation and consistent with all then-applicable land use regulations.

3. **Required Infrastructure Improvements, Phasing and Extensions.** To obtain final plat approval for Phase I (the Residential Tract), the Developer shall install or bond for the required improvements and infrastructure set forth and depicted in the Required Infrastructure Improvement Plan related to Phase I. To obtain final plat approval for Phase II (the Commercial Tract), the Developer shall install or bond for the required improvements and infrastructure set forth and depicted in the Required Infrastructure Improvement Plan related to Phase II.

In addition, as a condition of Phase I final plat approval, the Developer shall fine-grade and hydro-seed the Commercial Tract and install the dedicated pedestrian connection leading from the Residential Tract to NE 143rd Place as shown on the Preliminary Plat; provided, however, the location of the dedicated pedestrian connection through the Commercial Tract may be modified—but not eliminated—in conjunction with the development of the Commercial Tract, and such modification, if any, shall not be deemed a substantial revision or modification to the Preliminary Plat or final plat, per DMC 14.08.020.I; provided, such modification shall not be made without written approval of the City's Planning Department. Until such time as development of the Commercial Tract commences, the Developer shall maintain the Commercial Tract so

that it is mowed semi-annually and remains free of litter, debris and pests in accordance with the City's standards.

The Developer shall commence development of Phase II and the required improvements and infrastructure set forth and depicted in the Required Infrastructure Improvement Plan related to Phase II necessary to gain final plat approval of Phase II within five (5) years from the date of the recording of the Phase I final plat establishing legal, saleable residential lots (the "Commencement Date"). Development of the Commercial Tract shall be completed within ten (10) years of the Commencement Date (the "Completion Date").

If the Developer seeks to extend the Commencement Date by up to an additional five (5) years, then the Developer shall make such request in writing and submit it to the Planning Department at least thirty (30) calendar days prior to expiration of the deadline sought to be extended. Any request for an extension shall be reviewed by the Planning Commission and approved by the City Council in accordance with DMC 14.08, Permit Processing. In no event shall the Completion Date be extended more than ten (10) years beyond the Commencement Date.

4. **Development Standards.** Except as otherwise provided herein, this Development Agreement shall vest the Property to the following Development Standards in effect as of the Vesting Date for the Term of this Development Agreement as set forth below:

- (a) **Allowed Uses** – The uses set forth in DMC Chapter 14.18, including but not limited to the specific uses set forth in DMC 14.18.020 (Permitted Uses), .030 (Accessory Uses) and .040 (Conditional Uses); any use allowed pursuant to DMC Chapter 14.68 (Conditional Use Permit Criteria), DMC Chapter 14.74 (Reasonable Use Exception), and / or DMC Chapter 14.76 (Nonconformance and Reuse Standards); and any other regulations that apply to property within the City's MU12 Zoning District;
- (b) **Applicable Procedures** – The procedures set forth in DMC Titles 2, 8 through 10 and 14;
- (c) **Applicable Standards** – The City's adopted Comprehensive Plan; the standards set forth in DMC Titles 8 through 10, and 14; the adopted 2013 City of Duvall Development Design Standards; and the City's adopted Comprehensive Water System Plan prepared by Murray Smith and Associates, Inc., dated October 2011;
- (d) **Impact Fees** – The provisions of DMC Chapter 14.58 (Impact Fee Assessments – Parks, Roads and Schools); provided, however, because development of Phase II (the Commercial Tract) of the Preliminary Plat will not occur concurrently with Phase I (the Residential Tract), impact fees shall be assessed and paid as follows:

- i. School impact fees assessed for the Phase I shall be due upon, in the amounts and in conjunction with respectively final plat approval (*i.e.*, one-half of the fee) and upon issuance of residential building permits (the second half of the fee) in accordance with DMC 14.58.050.A., provided that the amount of the fee for each individual residential building permit shall be the amount due at the time such permit issues;
 - ii. Park impact fees assessed for the Phase I shall be due upon and in conjunction with the issuance of a residential building permit in accordance with DMC 14.58.050.B., provided that the amount of the fee for each individual residential building permit shall be the amount due at the time such permit issues;
 - iii. Road impact fees assessed for the Phase I shall be due upon and in conjunction with the issuance of a residential building permit in accordance with DMC 14.58.050.C., provided that the amount of the fee for each individual residential building permit shall be the amount due at the time such permit issues;
 - iv. No school or community park impact fees shall be assessed for Phase II in accordance with DMC 14.58.020-.050; provided, however, that in the event that any residential building is proposed to be constructed on the Commercial Tract, then school and community park impact fees shall be due and payable in accordance with paragraphs **3(d)(i)-(iii)** above; and
 - v. Road impact fees assessed for the Commercial Tract shall be assessed and due upon and in conjunction with the issuance of a building permit in accordance with DMC 14.58.050.C.
- (e) **Sewer General Facility Charges** – The provisions of DMC Chapter 9.04.110 (Sewer General Facility Charge); provided, however, because development of Phase II (the Commercial Tract) of the Preliminary Plat will not occur concurrently with Phase I (the Residential Tract), charges shall be assessed and paid as follows:
- i. Sewer General Facility Charges for the lots within Phase I (the Residential Tract) shall be due upon final plat approval of Phase I in accordance with DMC 9.04.110.C;
 - ii. Sewer General Facility Charges for Phase II (the Commercial Tract) shall be based on commercial use at time of development and due upon Building Permit Application for a commercial building in accordance with DMC 9.04.110.C;

(f) **Water Capital Improvement and Connection Charges** – The provisions of DMC Chapter 9.02.020 (Water Capital Improvement Charge); provided, however, because development of Phase II (the Commercial Tract) of the Preliminary Plat will not occur concurrently with Phase I (the Residential Tract), charges shall be assessed and paid as follows:

- i. Water Capital Improvement and Connection Charges for the lots within Phase I (the Residential Tract) shall be due upon Building Permit Application for a residence for each residence in accordance with DMC 9.02.020;
- ii. Water Capital Improvement and Connection Charges for Phase II (the Commercial Tract) shall be based on commercial use at time of development and due upon Building Permit Application for a commercial building in accordance with DMC 9.02.020;

5. **No Waiver of Police Power.** The Parties recognize that the City cannot contract away its police power, including its zoning authority. Per RCW 36.70B.170(4), the Parties represent, warrant and agree that the execution of this Development Agreement is a proper exercise of the City's police power and contract authority and that the City hereby reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.
6. **Public Benefits.** The City recognizes the public benefits that will accrue from this Development Agreement, including but not limited to tax revenue generated by the development, use and sale of the Property and new housing; certain improvements to the Property, including the pedestrian connection to NE 143rd Place, an improved streetscape through landscaping and the Required Infrastructure Improvement Plan; and potential job creation for the community due to the development and use of the Property.
7. **Recording.** Per RCW 36.70B.190, this Development Agreement shall be recorded with the King County Assessor within 10 (ten) business days of its mutual execution by the Parties. The Developer shall be responsible for recording this Development Agreement at its sole cost and expense.
8. **Transfer of Ownership.** A conveyance of all or any portion of the Property through any means shall not impair, extinguish or otherwise affect any right, obligation, duty, term or provision of this Development Agreement. Any purchaser and / or assignee of all or any portion of the Property shall have the same rights, obligations and / or duties under this Development Agreement as the Party from which it purchased or otherwise obtained an interest in all or a portion of the Property and shall have the right to enforce this Development Agreement against the other Party.

9. **Third Parties.** This Agreement is not intended to and shall not be construed by any person, entity, Party, shall not be construed by any person, Party, third party, court, administrative body, arbitrator or other adjudicative body as benefiting any third party. The provisions of this Agreement are solely for the benefit of the Parties, their heirs, successors and assigns.
10. **Amendment or Termination.** Per RCW 36.70B.180, unless amended or terminated, this Development Agreement shall be enforceable during its Term. In the event that the City amends, adopts, or repeals any of the Development Standards subsequent to the Effective Date, then the newly-adopted code, regulation and / or standards shall not apply to the Property unless either the Parties mutually agree in writing to amend this Development Agreement to include the new code, regulation and / or standard or the Developer terminates this Development Agreement in writing, which writing shall include an acknowledgment that the Property is thereafter subject to all then-effective codes, regulations and / or standards, including those adopted after the Effective Date. Any amendment or termination of this Development Agreement shall be recorded within ten (10) business days.
11. **Entire Agreement; Modification.** This Development Agreement consists of eight (8) pages exclusive of exhibits and signature blocks and represents the entire agreement of the Parties with respect to the subject matter thereof. There are no other agreements, oral or written, except as expressly set forth herein. This Development Agreement may not be altered, changed, modified, or amended except by an instrument in writing signed by all Parties hereto.
12. **Severability.** If any provision of this Development Agreement is determined to be unenforceable or invalid by a court of law, then this Development Agreement shall thereafter be modified to implement the purpose and intent of the Parties to the maximum extent allowable under the law.
13. **Applicable Law.** This Development Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.
14. **Disputes.** In the event a dispute arises under this Development Agreement and prior to commencing any action in court, the Parties agree that they shall engage in at least one (1) full day of mediation with a mutually-selected mediator to be held in Bellevue, Washington. The cost of the mediator shall be shared equally, and each Party shall bear its own costs, including legal fees, if any, in conjunction with the mediation. If the Parties are unable to resolve the dispute through mediation, then an action may be commenced in the Superior Court. If necessary to prevent the lapsing of any statute of limitation, the time for filing any action under this Development Agreement shall be tolled until ten (10) court days after mediation has completed. In the event of legal action to enforce this Development Agreement, the prevailing Party shall be entitled to recovery of reasonable attorneys' fees and costs.

15. Notices. Any notice under this Development Agreement transmitted by facsimile, electronic mail or hand delivery shall be deemed effective upon receipt. If notice is by First Class U.S. mail, notice shall be deemed effective 48 (forty-eight) hours after deposit.

Notices to the City shall be sent to:

City of Duvall, City Clerk
c/o Planning Department
PO Box 1300
Duvall, WA 98019
lara.thomas@duvallwa.gov

Notices to the Developer shall be sent to:

Duvall 143, LLC
c/o Michael D. Crowson, PE
Mundy Jo Holdings, LLC
2800 156th Avenue SE, Suite 135
Bellevue, WA 98007
mcrowson@mjhdevco.com

I, Will Ibershof, Mayor of the City of Duvall, am the duly authorized representative and agent of the City of Duvall, Washington, I am competent, and I have the authority to enter into this Development Agreement and thereby bind the City of Duvall.

Will Ibershof, Mayor, City of Duvall

12/12/13

Date

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Will Ibershof is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED December 12, 2013

Jodee R. Schwinn

(printed name)

NOTARY PUBLIC in and for the
State of Washington, residing at Duvall
My appointment expires 7-29-15



I, Michael D. Crowson, am the duly authorized representative and agent of Duvall 143, LCC, a Washington limited liability company, I am competent, and I have the authority to enter into this Development Agreement and thereby bind Duvall 143, LLC.



Michael D. Crowson, Manager, Duvall 143, LLC

5/9/14

Date

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that MICHAEL D. CROWSON is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED 5/9/2014 _____

STEVEN T. PESCE

(printed name)
NOTARY PUBLIC in and for the
State of Washington, residing at BELLEVUE
My appointment expires 10/1/2016

Notary Public
State of Washington
STEVEN T PESCE
MY COMMISSION EXPIRES
OCTOBER 01, 2016

EXHIBIT A

Legal Description of the Property

(TPN: 7325800200)

LEGAL DESCRIPTION IS BASED ON THE A.L.T.A. COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 4211-2008277, DATED DECEMBER 4, 2012, AT 7:30 A.M.

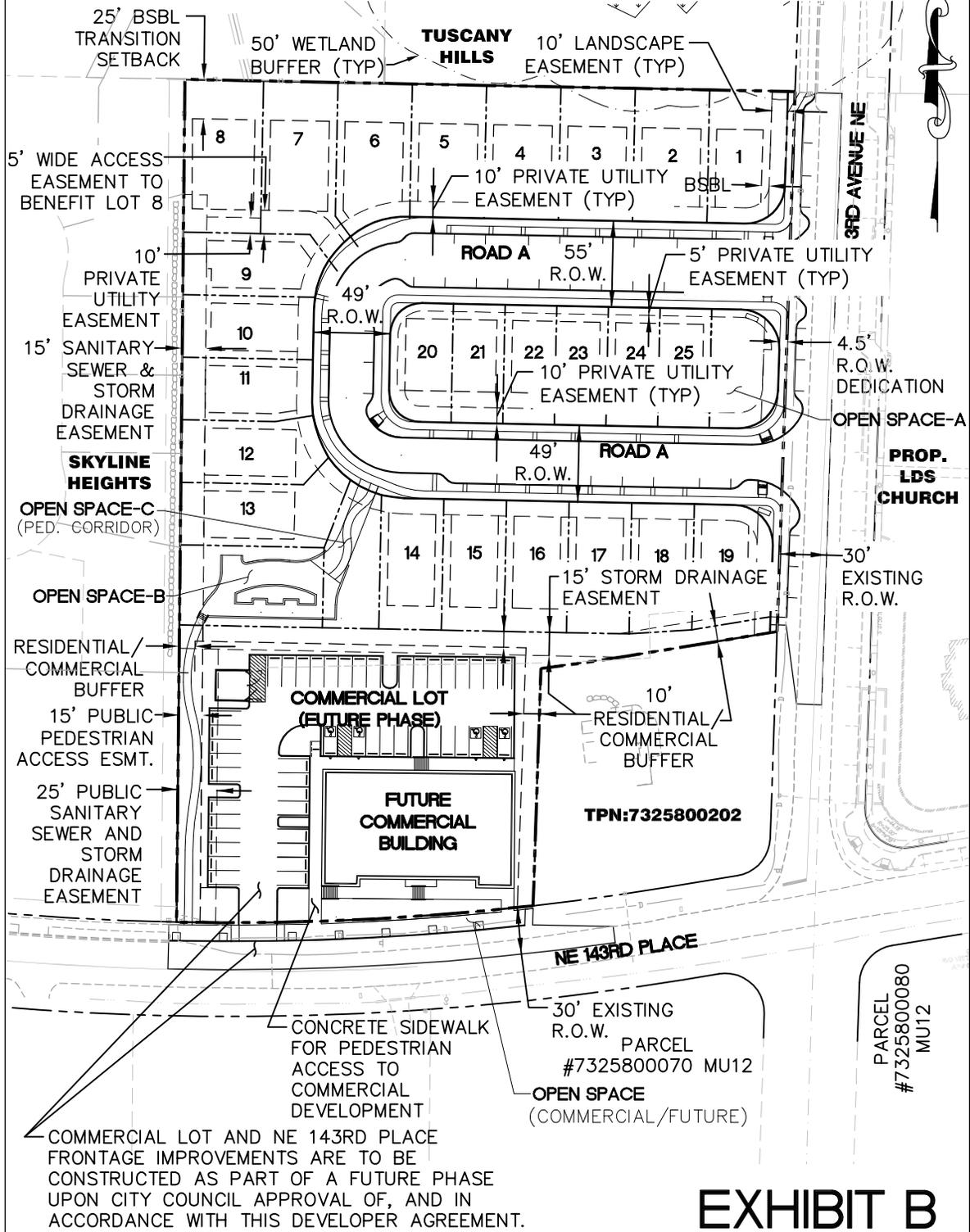
LOT 20 OF THE RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS AT PAGES 86 AND 87, RECORDS OF KING COUNTY, WASHINGTON.
EXCEPT THE EAST 150 FEET OF THE SOUTH 150 FEET THEREOF.

NO PLOTTABLE EASEMENTS WERE LISTED

Exhibit A

12 - Duvall 143, LLC Development Agreement
November 20, 2013

DUVALL 143 PRELIMINARY PLAT PLANS



SKYLINE HEIGHTS
OPEN SPACE-C
(PED. CORRIDOR)

RESIDENTIAL/
COMMERCIAL
BUFFER
15' PUBLIC
PEDESTRIAN
ACCESS ESMT.
25' PUBLIC
SANITARY
SEWER AND
STORM
DRAINAGE
EASEMENT

CONCRETE SIDEWALK
FOR PEDESTRIAN
ACCESS TO
COMMERCIAL
DEVELOPMENT
COMMERCIAL LOT AND NE 143RD PLACE
FRONTAGE IMPROVEMENTS ARE TO BE
CONSTRUCTED AS PART OF A FUTURE PHASE
UPON CITY COUNCIL APPROVAL OF, AND IN
ACCORDANCE WITH THIS DEVELOPER AGREEMENT.

30' EXISTING
R.O.W.
PARCEL
#7325800070 MU12
OPEN SPACE
(COMMERCIAL/FUTURE)

PARCEL
#7325800080
MU12

EXHIBIT B

PROJECT NAME / DESCRIPTION OF PROPOSAL**Duvall 143 LLC – Preliminary Plat and Variance (File No. SU13-002 and VAR13-001)**

The developer, Duvall 143, LLC, is proposing the phased subdivision of property for the purpose of residential (Phase I) and commercial (Phase II) development. The property consists of one vacant parcel on the northwest corner of NE 143rd Place and 3rd Avenue NE (parcel# 7325800200). The parcel is approximately 4.10 acres. In conjunction with the preliminary plat, the developer is requesting a variance to construct a combined retaining wall and fence height in excess of 6-feet in height.

The subdivision application seeks approval to create twenty-five single family lots and one commercial tract to be developed with approximately 8,850 square feet of commercial, retail and/or office uses. The subdivision will also include open spaces and will provide public infrastructure improvements as noted in the finding of this determination. The applicant proposes deferring commercial development including associated infrastructure, which may be considered by the Duvall City Council as part of the development agreement process.

Duvall Municipal Code (DMC) 14.64.180(A)(6) prohibits the combined height of a retaining wall and fence from exceeding 6-feet in height. The developer is requesting a variance from this requirement based on topographical constraints. The purpose of the variances is to allow the developer to install a 6-foot fence along the rear and side property line of the proposed lots.

The property fronts portions of NE 143rd Place and 3rd Avenue NE (see attached vicinity map). The property is zoned Mixed Use 12 (MU-12), with a Comprehensive Plan designation of Commercial (CO).

APPLICANT/CONTACT

Duvall 143, LLC/ Michael D. Crowson PE, Mundy Jo Holdings, LLC, 2800 156th Ave SE Suite 13, Bellevue WA 98007 206-972-6711

LEAD AGENCY

Lead Agency: City of Duvall, PO Box 1300, Duvall, WA 98019

The responsible official hereby makes the following determination based upon impacts identified in the environmental checklist and evaluated by staff, the policies set out in the 2006 City of Duvall Comprehensive Plan (amended in 2013), and other municipal policies, plans, rules and regulations designated as a basis for the exercise of substantive authority of the Washington State Environmental Policy Act Rules pursuant to RCW 43.21C.

It is hereby determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.031(1). This MDNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for at least 14 days from November 12, 2013.

DESCRIPTION OF IMPACTS

General:

The developer proposes to develop a mixed-use site. DMC 14.18.060 allows for deferred commercial development including the associated infrastructure. This SEPA determination is based on the full residential and commercial development including all required infrastructure. Subject to City Council approval, the developer may enter into a development agreement with the City to phase the final plat and defer the commercial development including associated infrastructure. However, all site improvements shall be shown on the plans as part of the preliminary plat, and any deferred commercial development may be determined as part of the Development Agreement process. If the developer proposes changes to the scope of the project after the issuance of this determination and the changes result in a greater impact, additional environmental review will be required. Finally, issuance of this threshold determination does not constitute approval of the permit or development agreement.

1. Commercial Development Timing: Commercial Development is required prior to final plat; however, the developer may phase final plat and defer commercial development and associated infrastructure if approved as part of a development agreement in accordance to DMC 14.18.060.
2. Water System Impacts: The planned 25 residential units and approximate 1 acre commercial area will require water system service at a site not currently served by water mains (MSA memorandum 8/14/13) and result in a proportional burden to the existing water system.
3. Traffic Impacts: The project will add a total of approximately 30 new residential and 29 new commercial PM peak hour vehicle trips (TENW memorandum 8/5/2013) to the NE 143rd Place corridor, the 3rd Avenue corridor, and the intersection of NE 143rd Place and Main Street NE (SR-203). Approximately 27 of the additional 59 total new trips will impact the existing Level of Service deficiency at the intersection of NE 143rd Place and Main Street NE (SR-203)
4. Multi-modal Impacts: Based on observed transportation trends (City of Duvall Transportation Element, Transpo 2010), the residential and commercial development will generate new pedestrian and bicycle trips at a site that does not include multi-modal improvements.
5. Stormwater Impacts: Stormwater will be generated from new pollution generating impervious surface from residential, commercial, and roadway improvements at the site (PacLand Technical Information Report, 9/24/13).
6. Sewer System impacts: The planned 25 residential units and approximate 1 acre commercial area will generate sewage in an area not currently served by sewer mains.
7. Wetland Mitigation: The subject parcel contains 1,284 square feet (ESA review letter, 6/20/13) of Category III wetland buffer. The developer applicant is proposing to impact the buffer with the installation of retaining walls and associated fill.
8. Combined Rockery, Fence Height and Associated Landscaping: The developer is requesting a variance from DMC 14.64.180(A)(6) to exceed maximum 6-foot combined rockery and fence height due to topographical constraints. Additionally, the applicant is requesting a departure from DMC 14.38.090(A) – 5-foot retaining wall landscaping for purposes of screening. The request applies to westerly property line where an existing 6-foot fence (located on contiguous property to the west) impedes the potential installation

of the 5-foot retaining wall landscaping. As noted by the applicant, the existing 6-foot fence will screen the proposed retaining wall.

MITIGATION MEASURES

1. **Commercial Development Timing:** A development agreement may be requested to phase the final plat and also defer concurrent commercial development and associated infrastructure as provided for by DMC 14.18.060. However, all site improvements shall be shown on the plans as part of the preliminary plat, and deferred installation of the commercial development and associated infrastructure may be determined as part of the development agreement process. Additional environmental review may be required if impacts exceed what was proposed for deferred commercial development process.
2. **Water System Mitigation:** The developer shall install water system improvements in general accordance with the August 14, 2013 Murray Smith and Associates Technical memorandum, 2012 Comprehensive Water System Plan, Duvall Municipal Code and Public Works Standards 1-1.21 unless otherwise approved by the City Engineer as part of a development revision. All water system improvements within roadways shall be installed prior to final plat to minimize utility conflicts and right-of-way impacts. Installation of the water main along the site's NE 143rd Place frontage associated with the commercial portion of the site may be deferred, if approved as part of the development agreement process.
3. **Traffic Mitigation:** The applicant shall install frontage roadway improvements in accordance with the Public Works Standards to mitigate additional vehicle trips generated by the development. Safety impacts are not anticipated with the modeled 27 additional PM peak hour westbound turning trips at the NE 143rd Place/SR-203 intersections. Frontage improvements along the site's NE 143rd Place associated with the commercial portion of the site may be deferred, if approved as part of the development agreement process.
4. **Multi-Modal Mitigation:** Bicycle lanes along 3rd Avenue NE and NE 143rd Place shall be installed by the developer applicant in accordance with DMC 14.68.050.M and Public Works Standards 3-2.02 and 3-3.10.B to mitigate additional multi-modal trips generated by the development. Pedestrian connectivity shall be provided between the project and existing adjacent sidewalks. Connectivity between the planned 3rd Avenue NE and NE 143rd Place frontages may be satisfied by a permanent internal 5-foot wide concrete sidewalk from the Road A frontage to NE 143rd Place. Frontage improvements along NE 143rd Place associated with the commercial portion of the site may be deferred if approved as part of the development agreement process.
5. **Stormwater Mitigation:** Separate residential and commercial stormwater facilities shall be constructed to provide detention and water quality improvement in accordance with the City-adopted 2009 King County Surface Water Design Manual. The residential facility shall be located within a tract dedicated to the City upon final plat approval and the commercial facility privately owned and maintained. Annual operation and maintenance reports shall be supplied to the City for all private facilities.
6. **Sewer Mitigation:** An 8-inch sewer main shall be installed along the NE 143rd Place frontage and within interior roadways to provide sewer service to the project in accordance with Duvall Municipal Code 9.04 and Public Works Standards 1-1.21. All

sewer system improvements within roadways will be required prior to final plat at the site to minimize utility conflicts and right-of-way impacts. Installation of the sewer main along the site's NE 143rd Place frontage associated with the commercial portion of the site may be deferred, if approved as part of the development agreement process.

7. Wetland Mitigation: The developer shall purchase 1,284 square feet of Category III wetland buffer mitigation credits, in accordance with DMC 14.42.130, prior to civil engineering (construction) approval.

COMMENT PERIOD

Comments regarding the MDNS must be submitted no later than **4:30 p.m., November, 26 2013**. Appeals shall be filed in accordance with DMC 14.08.060.C.

RESPONSIBLE OFFICIAL

Lara Thomas, Planning Manager
PO Box 1300, Duvall, WA 98019, (425) 788-1156



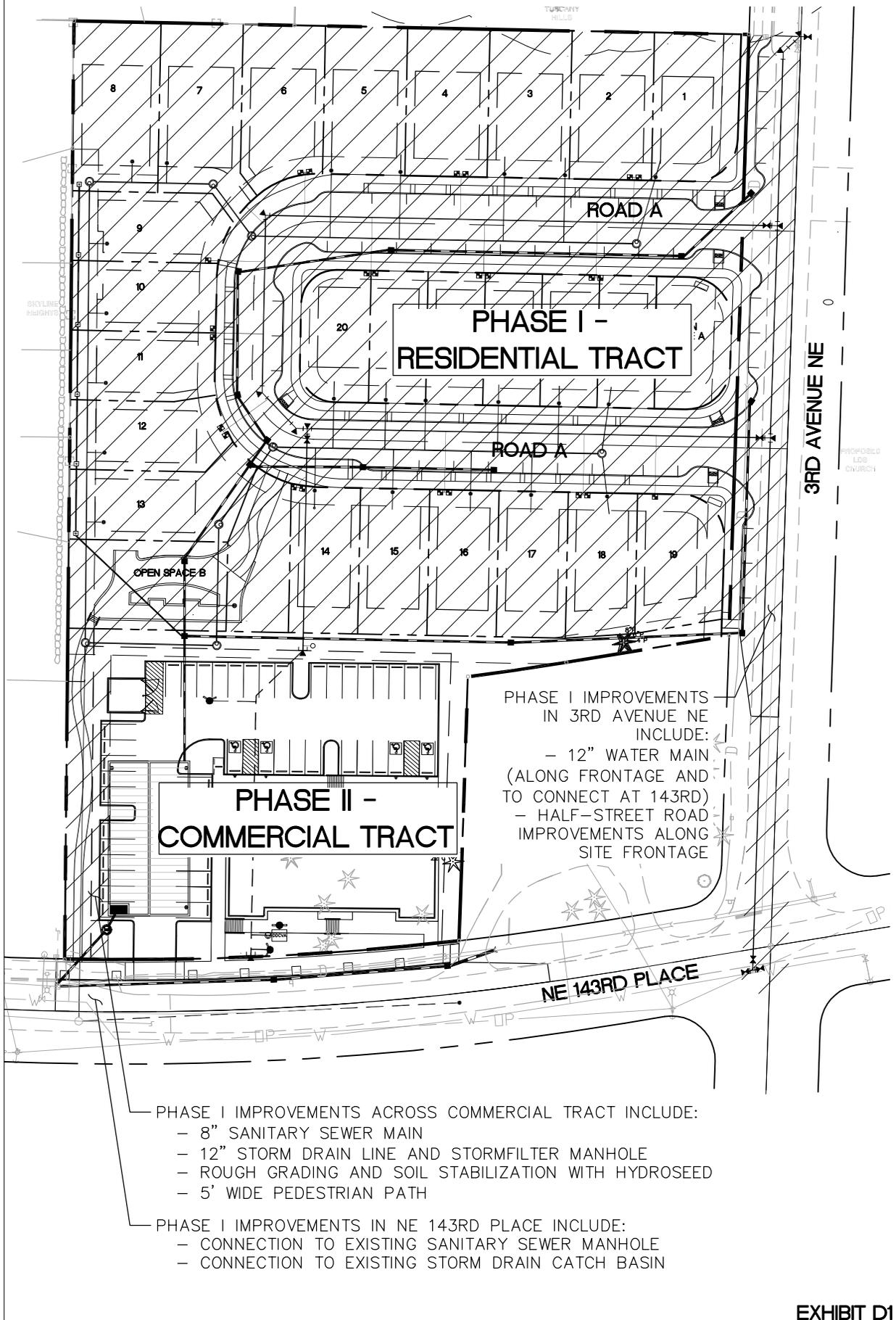
Lara Thomas, Planning Manager

November 12, 2013

DUVALL 143 REQUIRED INFRASTRUCTURE IMPROVEMENT PLAN (PHASE I IMPROVEMENTS)

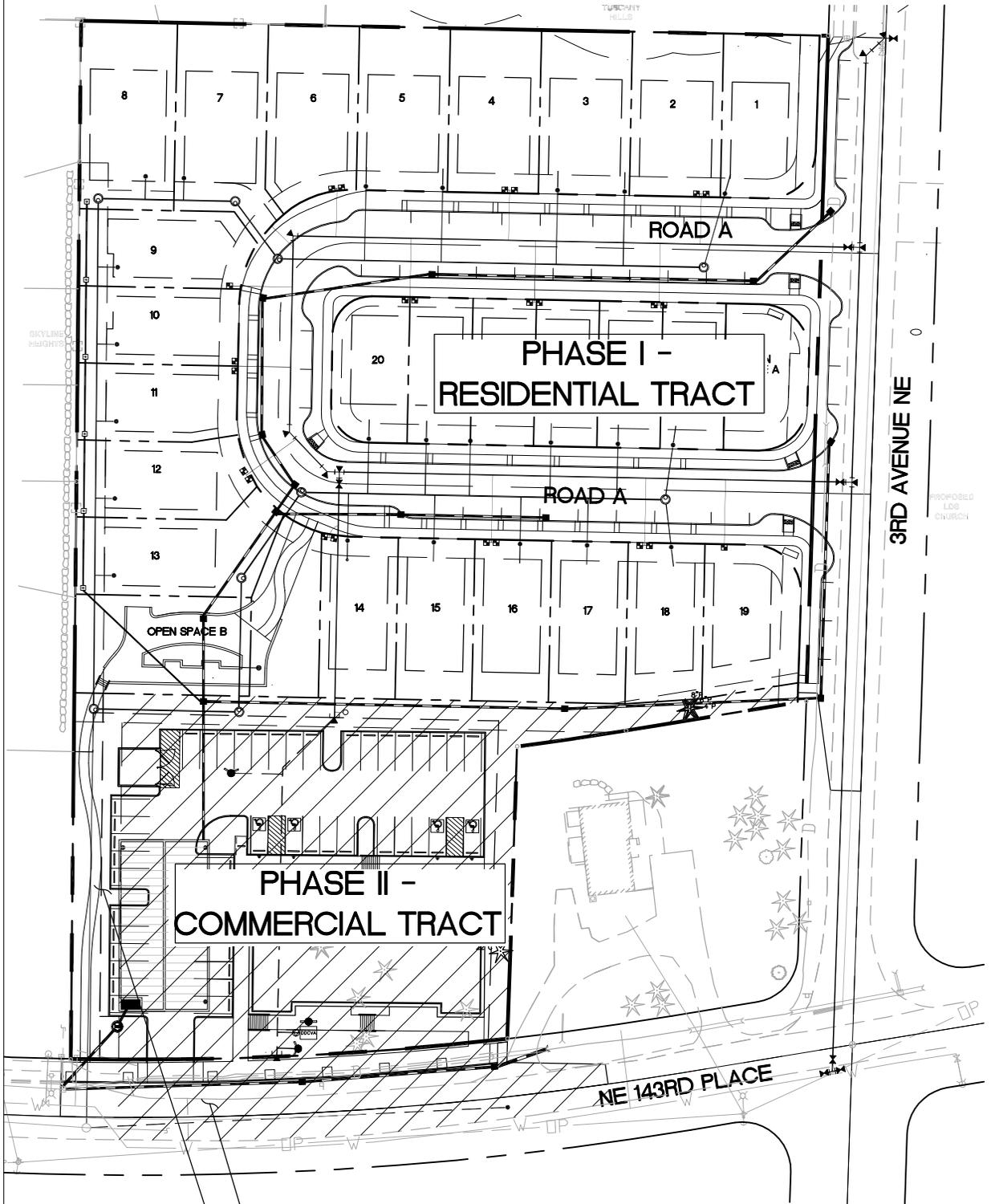
NOVEMBER 11, 2013

 PHASE I IMPROVEMENTS



DUVALL 143 REQUIRED INFRASTRUCTURE IMPROVEMENT PLAN (PHASE II IMPROVEMENTS)

NOVEMBER 11, 2013
SCALE: 1"=80'



- PHASE II IMPROVEMENTS IN NE 143RD PLACE INCLUDE :
 - 12" WATER MAIN AND FIRE HYDRANT
 - 8" SANITARY SEWER
 - HALF-STREET ROAD IMPROVEMENTS ALONG SITE FRONTAGE
- PHASE II IMPROVEMENTS ACROSS COMMERCIAL TRACT INCLUDE:
 - FINE GRADING
 - ALL UTILITIES AND SITE IMPROVEMENTS TO SUPPORT DEVELOPMENT
 - LANDSCAPING

Required Infrastructure Improvement Plan

Phase I- Residential Tract Improvements

- Road A including site grading, paving, storm drainage, sidewalks, planter strips, and landscaping
- Sanitary sewer main and lateral improvements
- Water main and service improvements including fire hydrants
- Open Space A, B& C including grading, paving, concrete, grass, fencing, and recreation equipment
- On-site storm water management facilities at Open Space B for water quality and storm water detention
- Sanitary sewer main extension across Phase II to the existing SSMH in NE 143rd PL
- Pedestrian connection from Open Space B across Phase II to NE 143rd PL
- 3rd Avenue NE 12-inch water line extension to the connection at NE 143rd PL
- 3rd Avenue NE- 8-inch sanitary sewer main from Road A extended into 3rd Avenue NE
- 3rd Avenue NE half-street frontage road improvements including road widening, paving, sidewalk, storm drainage, and landscaping

Phase II- Commercial Tract Improvements

- Site grading, paving, storm drainage, sidewalks, and landscaping
- Site sanitary sewer service extension
- Site water service extension
- On-site storm water management facilities for water quality and storm water detention
- NE 143rd PL 12-inch water main extension along the property frontage including a fire hydrant
- NE 143rd PL 8-inch sanitary sewer main extension along the property frontage
- NE 143rd PL half-street frontage road improvements including road widening, paving, sidewalk, storm drainage, and landscaping.

Note: See Preliminary Plat Plans and utility improvement drawings dated 11/11/2013 for design details.