



NOTICE OF APPLICATION

Planning Department
Rio-Vista Park
SPR20-001
October 2, 2020

PROJECT INFORMATION

The following permit application was submitted on June 29, 2020 and determined complete on September 24, 2020: Rio-Vista Park (SPR20-001). The Applicant, Jim Berger, on behalf of KB Homes, is proposing a design for a 4.7-acre public park in accordance with a development agreement between the City and Rio-Vista Joint Venture. The park will be situated at the center of a residential subdivision with direct access to NE 143rd Place and will be conveyed to the City at the time the preliminary subdivision receives final plat approval from the City. The proposed park will provide opportunity for both active and passive recreation with walking trails, play structures, open lawn, and seating. The vested Comprehensive Plan land use designation for the site is Residential 12 Units per Acre and the vested zoning classification for the site is Residential 12 Units per Acre.

APPLICANT CONTACT INFORMATION

Jim Berger, Project Manager, KB Home Seattle, 320 120th Ave NE Suite 202, Bellevue WA 98005,
Jlberger@kbhome.com.

OPPORTUNITY FOR PUBLIC COMMENT

Any interested person may send written comments about this application to Troy Davis, Senior Planner, City of Duvall, P.O. Box 1300, Duvall, WA 98019, or by submitting to City of Duvall Planning Department, 15535 Main Street N.E., Duvall, Washington, or by email at troy.davis@duvallwa.gov. **Comments will be accepted until 4:30 PM on October 16, 2020.**

PUBLIC HEARINGS ON THIS PROJECT

This is a Type III permit application that requires a final decision by the City's Hearing Examiner after an open-record public hearing is held. The notice of public hearing will be advertised at least 10 days in advance. Notice will be published in the Seattle Times; mailed to Parties of Record and property owners within 500 feet of the site; and posted on-site, on the message board outside of City Hall, and on the City's website.

APPROVALS NEEDED

Final Plat Approval, Site Plan Review Approval, Construction Drawing Approval, Building Permits

CITY OF DUVALL REGULATIONS THAT APPLY TO THIS PROJECT

2006 City of Duvall Comprehensive Plan, 2015 Duvall Municipal Code, and Public Works Design Standards

EXISTING ENVIRONMENTAL REPORTS OR DOCUMENTS THAT EVALUATE THIS PROJECT

State Environmental Policy Act Environmental Checklist (SEPA), Sensitive Areas Report

FILE REVIEW / APPEALS

Anyone may view the contents of the application file by first filing a public records request with the City Clerk at (425) 939-8088. The application file for this project is available at City Hall, located at 15535 Main Street NE in Duvall. You may request a copy of any decision, information on hearings, and your appeal rights by calling the Planning Department at (425) 788-2779.


FOR Lara Thomas, Community Development Director


Issuance Date

