PLANNING COMMISSION
MEETING AGENDA

Duvall Visitor Center, 15619 Main Street, Duvall
Wednesday, September 25, 2019, at 7:00 p.m.

1. Call to Order – Flag Salute
2. Roll Call
3. Announcements
4. Approval of Minutes
   Minutes from the September 11, 2019 Planning Commission Meeting
5. Citizens’ Comments and Requests – Items Not on the Agenda
6. Presentation
7. Public Hearing(s)
   None.
8. New Business
   A. Sherlock Storage Monument Sign Design Review
9. Old Business
   A. 2019 Comprehensive Plan Docket
10. Good of the Order
11. Adjournment

Materials List
- Agenda
- Draft Minutes from the September 11, 2019 Planning Commission Meeting
- Sherlock Storage Monument Sign Design Review Packet
- 2019 Comprehensive Plan Docket Packet

(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
Call to Order – Flag Salute
The Planning Commission meeting was called to order by Commissioner Deal at 7:02 PM.

1. Announcements
   A. Senior Planner Troy Davis announced that next Tuesday was Diana’s last day with the City and that she accepted a job with the City of Woodinville.
   B. Mr. Davis announced that the current development maps have been updated on the City’s website.

2. Approval of Minutes
   It was moved and seconded (Preston-Mercer) to approve the minutes from the August 14, 2019 Planning Commission meeting. The motion passed 6-0.

   It was moved and seconded (Yell-Supple) to approve the minutes from the August 27, 2019 Joint Planning Commission and City Council workshop. The motion passed 6-0.

   It was moved and seconded (Mercer-Preston) to amend the agenda to reverse the order of items 6 through 9 on the agenda. The motion passed 6-0.

3. Comments from Audience
   Dr. Anthony Smith talked to the Planning Commission about the future school district annexation and the school district’s interest in purchasing the City-owned Wreck Center.

4. Old Business
A. Darci’s Dinky Donuts Design Review – Mr. Chris Canaday gave a power-point presentation on the proposed Darci’s Dinky Donut development discussing the project site, landscaping, building design, and design details. Planning commissioners asked Mr. Canaday several questions and Mr. Canaday responded.

It was moved and seconded (Supple-Preston) to recommend approval of the proposed Darci’s Dinky Donuts building design and pedestrian oriented space as conditioned in the September 11, 2019 staff report to the Hearing Examiner. The motion passed 6-0.

5. New Business
A. Ridge at Big Rock Monument Sign Design Review – Senior Planner Troy Davis discussed the sign proposal with a power-point presentation, noting the Developer was proposing two subdivision monument signs similar to the design the planning commission had approved back in August for Toll Brothers. It was explained that Toll Brothers decided to forgo installing their previously approved monument sign on the south side of Big Rock Road and that instead, Toll Brothers wanted to install two similar monument signs on the north side of Big Rock Road at the intersection with 3rd Ave NE. Mr. Charles Hare, on behalf of Toll Brothers, went into further discussion on the sign design detail.

It was moved and seconded (Mercer-Preston) to approve the proposed Ridge at Big Rock subdivision monument signs subject to the four conditions listed in the Planning staff report dated September 11, 2019, subdivision monument signs for the Ridge at Big Rock. The motion passed 6-0.

6. Public Hearing
A. 2019 Docket – The public hearing was opened at 7:42pm.

Senior Planner Troy Davis gave a presentation on the 2019 Docket, explaining the docketing process. Mr. Davis entered into the record exhibits 1 through 13 and attachment 1 for CPA19-001, an amendment to the future land use map and subsequent rezone to change the future land use designation for the Wreck Center property from Public Facilities to Residential 8 Units per Acre. Mr. Davis discussed the properties current situation, the proposed change to the future land use map, and the difference between the allowed uses within the two designations.

There were no public comments. Public Testimony was closed at 7:56 PM.

The public hearing was concluded at 8:01 PM.

7. Presentation
A. Rio-Vista Park – Senior Planner Troy Davis gave an update on the Rio-Vista public park explaining that Rio-Vista still needed to go through the site plan review process and the builder for KB Homes would soon be submitting an application for site plan review of the park.

8. Good of the Order
None.
9. **Adjournment**
   The meeting was adjourned at 8:09 PM.
DESIGN REVIEW STAFF REPORT & RECOMMENDATION

TO: Planning Commission
FROM: Troy Davis, Senior Planner
DATE: September 25, 2019
FILE: Sherlock Storage Wall Sign

I. INTRODUCTION

A. APPLICATION

    Submittal Date: July 5, 2019

    Contractor/Contact: Brian Brosnan
                        Plumb Signs
                        909 South 27th Street
                        Tacoma, WA 98409

    Property Owner: Sherlock Investments
                    800 Highway 308
                    Poulsbo, WA 98370

    Project Name: Sherlock Storage Wall Sign

    Project Location: 14441 Main Street NE, Duvall, WA 98019

    Zoning: Industrial

    Existing Uses: Site Under Construction (Indoor Storage Facility)

    Request: Review by the Design Review Board for the installation of a wall sign that exceeds 100 square feet.

    Permit Number: #8017-19

    Design Review Date: September 25, 2019

B. EXHIBITS

    1. Staff Report
    2. Sign Permit Application
    3. DMC 14.50 (Signs)
II. HISTORY

Sherlock Storage is an indoor commercial storage facility currently under construction. This project underwent design review by the Design Review Board back on August 9, 2017 and August 23, 2017. At their August 23, 2017 meeting, the Design Review Board recommended design approval to the Hearing Examiner. The project received land-use entitlement on September 18, 2017 with the issuance of the Hearing Examiner’s Decision.

III. REVIEW PROCESS AND ANALYSIS

Sherlock Storage Investments is proposing to install a 149.70 square-foot wall sign on their east (front) façade facing Main Street NE. Pursuant to Duvall Municipal Code Section 14.50.080(g), Design Review Board review is required for wall signs more than 100 square feet in size.

The Applicant is proposing to install a total of three wall signs: one on the south, east, and north facades of the building. The proposed wall signs on the south and north façade fall under administrative review by the Planning Department because they are less than 100 square feet in size (74.97 square feet).

The Planning Commission serves as the Design Review Board for certain sign types per DMC 14.50.070.

The proposed wall sign is subject to the following DMC regulations and findings:

Allowed Sign Types and Design Review (DMC 14.50.080)

1. Pursuant to Table 14.50.1 (Allowed Sign Types and Design Review) permissible signs are regulated by type and zone.

   Internally illuminated wall signs are permissible within the Light Industrial Zone. Wall signs greater than 100 square feet are permittable with approval by the Design Review Board (Planning Commission).

Allowable Building Mounted Sign Area (DMC 14.50.090)

a. Façade areas greater than 3,000sf are allowed 240 square feet of signage or 6%, whichever is greater.

   The front façade is greater than 4,100 square feet, the Applicant is proposing 149.7

b. The maximum sign area per building shall not exceed three hundred (300) square feet.

   The total sign area for the three building mounted signs equals 299.64 square feet.

c. Wall sign width shall not exceed a width of two-thirds of the lineal width of the building facade or tenant space associated with the sign.

   The proposed wall sign width will not exceed a width of 2/3rd of the lineal width of the building façade. Sign is 19.25ft wide and the building façade is 152.25ft. wide.
d. Any sign in excess of one hundred (100) square feet shall require the review and approval of the Design Review Board. In no case shall a single sign exceed one hundred fifty (150) square feet.

*The applicant is seeking review and approval from the Design Review Board of a wall sign that equals 149.7 square feet.*

e. Signage allowance is nontransferable between buildings or facades.

*The applicant is not proposing to transfer signage allowances between facades.*

**General Sign Design Standards (DMC 14.50.120)**

a. Building mounted sign frames and other support structures, such as raceways, shall be concealed or integrated into the building's architectural character in terms of form, color, and materials such that they are not easily visible.

*Sign mounting support structures will be hidden behind the sign.*

b. Building mounted signs must be in proportion to the size and design of the architectural features of the building façade.

*The proposed sign is in proportion to the size and design of the architectural features of the building façade.*

c. Maximum height for building mounted signs shall not extend above the highest exterior wall upon which the sign is located, provided that blade signs shall not exceed the roofline of the building along the facade that the blade sign is attached to.

*The proposed sign does not extend above the highest exterior wall upon which it will be located.*

d. Tenants are allowed one primary sign and one blade sign regulated by this chapter per building elevation/modulation.

*Only one primary wall sign is proposed on the front façade.*

e. Signs shall not cover windows, building trim, or architectural ornamentation.

*The proposed sign does not cover any window, building trim, or architectural ornamentation.*

f. All signs shall be of a professional quality.

*The proposed sign is of professional quality.*

g. Building mounted signs shall be attached to the building facade of the business or commercial enterprise they are advertising.

*The proposed sign is attached to the building façade of the business it is advertising.*
h. Building mounted signs shall be located on the same floor as the business or commercial enterprise they are advertising, provided that businesses that occupy more than one floor shall place the sign on the lowest floor occupied by the business unless otherwise approved by the Planning Director.

    \textit{The business occupies the entire building and is placed appropriately on the front façade.}

i. Building mounted signs shall not conflict with the ability to view any other sign associated with the building to which the sign is attached.

    \textit{The proposed sign will not conflict with the ability to view any other sign associated with the building.}

Design Standards for Specific Sign Types—Wall (DMC 14.50.130.C)

a. Channel letter, opaque, graphics, painted, or shadow signs that are also wall signs shall be attached directly to the building façade, such that there is a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.

    \textit{The channel letting is attached to the building façade with less than a foot of protrusion. The sign frame is integrated with the building’s architectural character.}

b. Channel letter and shadow signs shall only be wall signs.

    \textit{The proposed channel letter and shadow sign is a wall sign.}

c. Lettering on opaque signs may be internally illuminated where the light only shines through the letters.

    \textit{Light on the opaque part of the sign only shines through the letters.}

d. Shadow signs may be illuminated by reflected lighting against the building facade located behind the sign letters or graphics, this is also known as halo lighting.

    \textit{Halo lighting is proposed.}

e. The raceway of channel letter signs shall be painted to match the color of the building facade

    \textit{The raceway is concealed behind the sign.}

Compatibility and Design Review Requirements (DMC 14.50.140)
The following criteria will be used for sign permit review at an administrative level and by the Design Review Board. The goal of this section is:

A. To encourage signs that reflect the goals and policies of the City-Wide Visioning, Duvall Municipal Code Section 14.34.060(B)(10) and Comprehensive Plan, create an intimate pedestrian environment associated with the Downtown Sub-Area Plan when applicable;
The proposed sign meets applicable goals, policies, and code.

B. Architectural compatibility: The signs shall be compatible in size, proportion, shape, character, and quality of design with the exterior architecture of the premises and other structures in the immediate area;

The proposed sign will be compatible in size, proportion, shape, character, and quality of design with the proposed exterior architecture on-site and within the vicinity.

C. Simplicity: To the extent feasible, the sign should be graphic and with limited use of words, with the design emphasis on simplicity of style. A simple design or abstract graphic design is preferred;

A simple design with limited graphic and wording is proposed.

D. Target Audience: Only one sign per building elevation should be designed for vehicle use. Signs that are targeted primarily to serve pedestrians are generally preferred over signs targeted for both pedestrian and vehicle audiences;

The proposed sign is vehicle oriented; however, the applicant will need to add a blade sign to address the pedestrian audience.

E. Identification: A commercial sign should be designed for the primary purpose of identifying a business or office;

The proposed sign is designed for the primary purpose of advertising the business.

F. Shape, size, and orientation: The shape of a sign should not conflict with the architectural lines of its setting. Signs should be directed toward the passing motorist or pedestrian. No sign should be designed to be readable or to attract motorists from a great distance;

The shape of the proposed signs does not conflict with the architectural lines of its setting. The sign is directed toward motorists and is not designed to be readable from a great distance.

G. Illumination and colors: A sign must not overpower its surroundings through hue, saturation, or brilliance or close combination of incompatible colors. Sources of illumination shall be screened from public view and shall be designed to avoid glare onto a street or adjacent property;

The proposed sign will not overpower its surroundings through hue, saturation, brilliance, or combination of incompatible colors.

H. Landscaping: Signs shall be placed with consideration for existing and future growth of trees and other landscaping. A monument sign reviewed under this section must be placed in a landscaped area or planter, with landscaping maintained;

The sign is placed in consideration of future growth of adjacent street trees that will be installed.
I. Compatibility with adjacent uses: The design, illumination, and location of a sign shall not impair the visibility or the design quality of existing, conforming signs, adjacent buildings, or adjacent uses;

*The design, illumination, and location of the proposed sign will not impair the visibility or design quality of existing, conforming signs, adjacent buildings, or uses.*

J. To ensure that signs are part of, and consistent with, the overall design approach of a project.

*The proposed signs are part of and consistent with the overall design of the commercial development.*

### IV. STAFF RECOMMENDATION

Based on the foregoing findings, Staff recommends that the Design Review Board **APPROVE** the proposed wall sign subject to the following:

1. This approval is for the installation of one primary wall sign on the east façade as depicted in Exhibit 2.

2. A pedestrian-oriented blade sign shall be installed on the east façade.

3. Applicant shall obtain building permit approval prior to installation.

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**Staff Suggested Motion:** I move to approve the proposed 149.70 square foot wall sign for Sherlock Self Storage subject to the conditions listed in the September 25, 2019 Planning Staff Report.
Sign Permit Application

PERMIT #__________

<table>
<thead>
<tr>
<th>Permit Name: SHERLOCK SELF STORAGE Parcel No. 2426069058</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit Address: 14441 MAIN ST NW DUVAL W 98019 Contact phone # 2534733323</td>
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</table>

Describe the scope of work in detail:

<table>
<thead>
<tr>
<th>Building Owner/Developer</th>
<th>Contractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: SHERLOCK INVESTMENTS</td>
<td>Company Name: PLUMB SIGNS</td>
</tr>
<tr>
<td>Manager/Contact Person: AARON BEAL</td>
<td>ID#: PLUMB01071Q5</td>
</tr>
<tr>
<td>Address: 900 HIGHWAY 308</td>
<td>Address: 900 S 20TH ST</td>
</tr>
<tr>
<td>City: POUlsBo ST/Zip: WA 98370</td>
<td>City: TACOMA ST/Zip: WA 98109</td>
</tr>
<tr>
<td>Phone(s): 360 434 2420 Fax:</td>
<td>Phone(s): 2534733323 Fax:</td>
</tr>
</tbody>
</table>

Sign: (Scale 1" = 20") 2 color & 2 copies, minimum size 8 1/2" x 11". Includes:
- Show view of sign, as it will appear on building.
- Show weight and dimensions.
- Provide cross section showing foundation, structural members (studs, beam, post, wall) and how attached (bolts, screws, lags, nails, welds) to building and into what framing member.
- Show what kind of material sign is made of, include color, whether lighted or not and all structural components. (size included)

TOTAL CONSTRUCTION COST ESTIMATE: $ 38000.00

Applicant: [ ] OWNER [ ] OWNER'S AGENT [X] CONTRACTOR [ ] CONTRACTOR'S AGENT
I have read this application and declare under penalty of perjury that the information contained herein is correct and complete. I agree to comply with all City Ordinances and State Building Codes. I hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes. I am owner of said property, the Washington State registered contractor responsible for the work, or I represent the owner or contractor as signed above and I am acting with the owner/contractor's consent.

Print name: BRIAN BROSJAN Date: 6.23.19
Signature: 6.23.19

Application expires 180 days after submittal date.

OFFICE USE ONLY (Please do not write below this line)

PLANNING: Planning Approval Date:

Conditions:

BUILDING: Permit fee Plan check fee Total fees $

Building Department Approval Date:

Conditions:
SHERLOCK SELF STORAGE

HEATED STORAGE

SCAPE OF WORK:
MANUFACTURE & INSTALL ONE (1) NEW SINGLE FACE SIGN WITH OPAQUE HALO-LIT SIGN BODY AND FACE-LIT CHANNEL LETTERS, RULE LINE, AND WOODBAX ON EXTERIOR BUILDING WALL LOCATION.

SPECIFICATIONS:

BODY:
- FABRICATED ALUMINUM WITH OVERSIZED FACE-RETURNS TO ALLOW FOR HALO LIGHTING
- PAINT TO MATCH METAL BUILDING ROOF COLOR:
  - DARK GREY EXCEPT COLOR 1.32.0.0
- PERIMETER WHITE LED HALO ILLUMINATION

LETTERS AND RULE LINE:
- FABRICATED ALUMINUM PAN CHANNEL CONSTRUCTION
- 3” DEEP, PRE-FINISHED BLACK RETURNS
- TRANSLUCENT WHITE ACRYLIC FACES
- 1” BLACK TRIM CAP
- INTERNAL WHITE LED FACE ILLUMINATION

WORD BOX:
- FABRICATED ALUMINUM PAN CHANNEL CONSTRUCTION
- 3” DEEP, PRE-FINISHED BLACK RETURNS
- TRANSLUCENT WHITE ACRYLIC FACES
- FIRST SURFACE 3M/SEMI METALLIC GOLD 230-05
- TRANSLUCENT VINYL FACE OVERLAY BACKGROUND
- LETTERS & BULLETS REVERSE TO WHITE [FACE]
- 1” BLACK TRIM CAP
- INTERNAL WHITE LED FACE ILLUMINATION

ATTACHMENT:
- FLUSH-MOUNT ON EXTERIOR BUILDING WALL
- MECHANICAL FASTENERS AS REQUIRED FOR WALL/SIDING SYSTEM TYPE

AREA 'A': 135.33 SQ. FT.
AREA 'B': 14.37 SQ. FT.
TOTAL AREA: 149.70 SQ. FT.

ATTACHMENT DETAIL:
#10 X3’ SCREW 3’ ON CENTER
MIN OF (14)
ATTACHMENT DETAIL:
#10 X 3" SCREW 3' ON CENTERS MIN OF (10)

SIGN AREA CALCULATION
3/16" = 1'-0"

AREA 'A': 67.76 SQ. FT.
AREA 'B': 7.21 SQ. FT.
TOTAL AREA: 74.97 SQ. FT.

- SEE SHEET 11 FOR SIMULATED EVENING VIEW
- SEE SHEETS 8 AND 9 FOR BUILDING ELEVATION DRAWINGS WITH SIGN LOCATIONS
- SEE SHEET 8 FOR SITE PLAN WITH SIGN LOCATIONS
THANK YOU for choosing SHERILOCK SELF STORAGE
We appreciate your business.

TOP/SECTION VIEW
3" = 1'-0"

FRONT VIEW - PANEL ONLY
3" = 1'-0"

SIDE VIEW
3/4" = 1'-0"

THANK YOU
for choosing
SHERILOCK SELF STORAGE
We appreciate your business.

SCOPE OF WORK:
MANUFACTUR & INSTALL ONE [1] NEW, NON-ILLUMINATED POST & PANEL SIGN.

SPECIFICATIONS:
- FLAT, 80" X 10" PRE-PAINTED WHITE ALUMINUM PANEL
- 1" - 5/8" FLAT CAP TO BASELINE
- 5/8" TO 1" FLAT CAP TO BASELINE
- 1" HOLES 3 C/C WITH 1/2" RADIUS CORNERS
- DARK GREEN 200-65 VINYL FACE OVERLAY
- ALL COPY/GRAPHICS REVERSED TO WHITE
- FASTEN TO POST WITH SELF-TAPPING SCREWS
- PAINT SCREW HEADS TO MATCH GREEN VINYL [PANTONE 3425 C]
- 2" DIA. TUBE STEEL POST WITH FLAT CAP
- 1-1/2" X 1/2" X 1/8" STEEL ANGLE BRACKETS WELDED TO POST FOR PANEL ATTACHMENT
- PAINT WHITE

INSTALLATION:
- FOOTING AS REQUIRED BY LOCATION

NOTE:
- EXACT INSTALL LOCATION T.B.D.
TOP/SECTION VIEW
1 1/2" = 1'-0"

42.000' [3'-6"
26.500' [2'-2 1/2"
66.000' [5'-6"
0.080' [5/64"
2.250" STRIPES 1.600" SMALL "E"
2.250" BORDERS 1.250" R
9.750" 8.250" 7.000"
32.000' [2'-0"
1.375" 6/8"
1.375" E" BULLET
5.000' 1.375" "E"
4.000' 1.375" "E"

TOP/SECTION VIEW
1 1/2" = 1'-0"

SHERLOCK SELF STORAGE

ACCESS HOURS: 6:00 AM - 10:00 PM, 365 DAYS A YEAR
KEEP YOUR UNIT LOCKED
LIMIT SPEED TO 5 MPH
NO SMOKING ON THE PREMISES

HELP KEEP OUR FACILITY SAFE & CLEAN!

SECURED BY 24-HOUR CCTV AND NIGHTLY SECURITY PATROLS

FRONT VIEW - PANEL ONLY
1 1/2" = 1'-0"

SIDE VIEW
3 1/4" = 1'-0"

SHERLOCK SELF STORAGE - DUVAL
14441 MAIN ST NE, DUVAL, WA 98019

NOTE:
- EXACT INSTALL LOCATION T.R.D.
- FOOTING AS REQUIRED BY LOCATION

SCREW HEADS TO MATCH GREEN VINYL [PANTONE 3425 C] AND LOWER SCREW HEADS WHITE
- 5" DIAMETRE STEEL POST WITH FLAT CAP
- 2 1/2" x 1 1/2" x 1/8" STEEL ANGLE BRACKETS WELDED TO POST FOR PANEL ATTACHMENT
- PAINT WHITE

INSTALLATION:
- PLUMB SIGNS, INC.

TOP/SECTION VIEW
1 1/2" = 1'-0"

FRONT VIEW
3 1/4" = 1'-0"

SIDE VIEW
3 1/4" = 1'-0"

5/8" NON-ILLUMINATED INFORMATIONAL SIGN
NEW EXTERIOR
QTY: 1

SPECIFICATIONS:
- FLAT, 3/16" PRE-PAINTED WHITE ALUMINUM PANEL
- 21/8" X 21/8" X 3/8" [6" X 6"] WITH 1 1/4" RADIUS CORNERS
- FIRST SURFACE VINYL, FACE OVERLAY GRAPHICS,
- SVM/GERBER DARK GREEN 220-56
- SVM/GERBER BLACK 220-12
- SVM/GERBER GOLD 220-10
- SVM/GERBER TOMATO RED 220-13
- FASTEN TO POST WITH SELF-TAPPING SCREWS
- PAINT UPPER SCREW HEADS TO MATCH GREEN VINYL [PANTONE 3425 C] AND LOWER SCREW HEADS WHITE
- 5" DIAMETER STEEL POST WITH FLAT CAP
- 2 1/2" x 1 1/2" x 1/8" STEEL ANGLE BRACKETS WELDED TO POST FOR PANEL ATTACHMENT
- PAINT WHITE

INSTALLATION:
- FARMING AS REQUIRED BY LOCATION

SUNNIE MERRITT
DESIGNER

DAVID MAU
DRAWING

ARCHITECT

PLUMB SIGNS, INC.
TO: Planning Commission & City Council
FROM: Troy Davis, Senior Planner
MEETING DATE: September 11, 2019 (Planning Commission Public Hearing)
FILE: 2019 Comprehensive Plan Amendment Docket

I. INTRODUCTION

Proponent: City of Duvall Planning Department, PO Box 1300, Duvall, WA 98019

Project Description: Proposed 2019 Amendments to the City’s Comprehensive Plan (2019 Docket)

Review Process: Type IV, City Council Decision

Exhibits:
1. Staff Report
2. 2019 Docket Solicitation
3. City Affidavit of 2019 Docket Solicitation
4. Newspaper Affidavit of 2019 Docket Solicitation
5. Wreck Center 2019 Comprehensive Plan Amendment Application
6. 2019 Final Docket Resolution
7. Commerce Review
8. SEPA Threshold Determination
9. City Affidavit – SEPA
10. Newspaper Affidavit – SEPA
11. Notice of Public Hearing
12. City Affidavit
13. Newspaper Affidavit (Pending)

Attachments:
The following attachments are included with this report:

Attachment 1 – Wreck Center Re-designation & Rezone (CPA19-001)

I. BACKGROUND

Local comprehensive plans are “living documents” subject to not only periodic updates (which occur once every 8 years) but annual amendments as well. With certain exceptions, comprehensive plans can only be amended once per calendar year (see RCW 36.70a.130(2)(a)). To ensure that amendments to the City’s Comprehensive Plan occur no more than once per year, the City has established a procedure for processing proposed amendments (see DMC Chapter...
This procedure, also known as a docketing process, allows for all proposed amendments within a given year to be taken into consideration at the same time.

The City’s submittal period for submitting comprehensive plan amendment applications ran from January 2, 2019 to the close of business on February 15, 2019. This year, the City received seven applications for proposed amendments to City’s Comprehensive Plan. All applications were from City departments. No applications were received from the public.

At the Planning Commission’s regularly scheduled meeting on March 27, 2019, the Planning Commission recommended to the City Council that all seven applications be included on the Final 2019 Docket. The placement of an application (proposed amendment) on the annual comprehensive docket is not an approval of that proposed amendment; it simply means that the initial findings regarding the proposal warrant further consideration.

On April 2, 2019, the City Council accepted the Planning Commission’s recommendation and included all seven applications on the 2019 Final Docket through Resolution 19-06.

In September and October of this year, the Planning Commission and City Council will hold public hearings on the proposed amendments to the City’s Comprehensive Plan. The Planning Commission will make a final recommendation on each proposed amendment to the City Council after which time the City Council makes the final decision on each proposal.

### II. COMPREHENSIVE PLAN AMENDMENT TIMELINE

<table>
<thead>
<tr>
<th>CPA Docket Deadline</th>
<th>All applications for proposed comprehensive plan amendments were due February 15, 2019.</th>
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<tbody>
<tr>
<td>Staff Review</td>
<td>All applications for proposed comprehensive plan amendments were reviewed by staff in late February/March 2019.</td>
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</tbody>
</table>
| CPA Review and      | § April-August: staff review of applications  
| Approval Process    | § September: Submitted proposed amendments to Commerce (60 days in advance of public hearing process).  
|                     | § October: Workshop  
|                     | § September: Public Hearings  
|                     | § October: Final action/decision by City Council |

### III. CRITERIA FOR AMENDMENT CONSIDERATION

All Comprehensive Plan Amendment proposals are reviewed for compliance with the following criteria as listed in Duvall Municipal Code Section 14.72.030 in determining whether such proposals will be included on the final docket for processing:

1. Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and, under those changed conditions, a plan amendment is within the public
interest (site specific proposals only).

2. The proposal is limited in scope and can fit within the Planning Department’s work program for the current year. (Proposals with merit that either cannot fit within the adopted work program or require resources that are not available may be considered for future work programs. Examples might include proposals that require an Environmental Impact Statement or additional studies, or are large in scope, covering many issues or an extensive geographical area).

3. The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.

4. The public interest is served by dealing with the proposal now rather than later.

5. It bears a substantial relation to the promotion and preservation of public health, safety and welfare.

6. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.

Additionally, proposed amendments must be consistent with the Growth Management Act, the King County Countywide Planning Policies and the rest of the City of Duvall Comprehensive Plan.

The proposed amendments on the 2019 Docket were found to comply with the above listed criteria.

IV. FINAL DOCKET ITEMS & DISCUSSION

The following is a description of the proposed amendments that are on the City’s Final 2019 Docket and their respective direction moving forward:

1. **File Number:** CPA19-001 (see Attachment 1)
   
   **Proponent:** City of Duvall
   
   **Proposed Amendment:** This is a proposed amendment to the Future Land Use Map (FLUM) within the City’s Comprehensive Plan to re-designate and concurrently rezone a single City-owned parcel (TPN 2130700960) from Public Facilities to Residential 8 Units/acre. This property is developed, and the existing facility is currently vacant (formerly rented by the Duvall Preschool Co-Op). The City is considering the surplus of this property within the upcoming year. A re-designation and concurrent rezone from Public Facilities to Residential 8 Units/acre would place the property in the same zoning category as adjacent properties and make the property viable for use by a private entity. **Note:** At the direction of City Council, this item is a carry-over from the 2018 docket.
   
   **Direction:** Unless otherwise directed, staff will continue to move this item forward for a final decision as part of the 2019 Docket.

   **Note:** Amendments CPA19-001 through CPA19-007 are still in process except for CPA19-003 (the 2020-2025 Transportation Improvement Plan) which was adopted in July 2019.

III. CONCLUSION

Planning staff will ask the Planning Commission to make a recommendation to the City Council on the following proposed amendment on the 2019 Docket:
1. **CPA19-001** – The proposed re-designation and concurrent rezone of the Wreck Center property from Public Facilities to Residential 8 Units per Acre (*see Attachment 1*).

Items on the 2019 Docket not moving forward are either no longer necessary, completed, or will be processed on a future docket.
2019 Comprehensive Plan Docket
Requests for Amendment Now Open

What: The City of Duvall is now accepting applications for proposed policy (text) and future land-use map changes to the City’s 2015 Comprehensive Plan. The City’s Comprehensive Plan is the blueprint that guides future growth in the city. While the 8-year periodic update of the plan was completed in 2016, the City’s Comprehensive Plan is a “living document” that is also subject to amendments during interim years between comprehensive periodic updates. The City’s Comprehensive Plan is available online at http://www.duvallwa.gov/DocumentCenter/Home/View/2974.

Why: With few exceptions, Washington State law prohibits local jurisdictions from amending their respective Comprehensive Plans more than once per calendar year. In response, the City has established a docketing process as outlined in Duvall Municipal Code Chapter 14.72 that allows for all proposed amendments to the City’s comprehensive plan to be considered simultaneously on an annual basis.

Who: Any individual or agency may submit an application proposing a text or map amendment to the City’s Comprehensive Plan.

When: Applications must be submitted no later than 4:30PM on Friday, February 15, 2019 to be considered for placement on the Final 2019 Docket. Applications are processed as Type VI applications which require City Council approval. Cost is a $1,000 deposit. Total application cost may exceed deposit amount subject to the staff time required to process your application.

Where: Applications must be submitted in person by appointment at City Hall (15535 Main Street NE, Duvall, WA 98019). Applications may be obtained at City Hall or online at http://www.duvallwa.gov/DocumentCenter/View/150.

Staff Contact: Contact Troy Davis, Senior Planner, troy.davis@duvallwa.gov or 425.939.8078 for questions regarding the application process or to set up an appointment for submittal of your application.
DECLARATION OF MAILING

Re: 2019 DOCKET APPLICATION WINDOW

The undersigned declares under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

That on the ____ day of ____ , 2019 the undersigned declarant deposited in the mails of the United States, postage prepaid, a copy of:

2019 CP DOCKET REQUESTS FOR AMENDMENT (ATTACHED)

in the above-referenced matter directed to:

all public or private agencies and interested individuals or organizations as set forth in the attached mailing list.

Name, Date

Z:\Public\Administration\Forms\FORMS\Affidavit of Mailing.doc
Dear Recipient-

Attached is the notice of application window for proposed amendments to the City’s Comprehensive Plan.

Sincerely,

[Signature]

Troy Davis, Senior Planner
City of Duvall Planning Department
15535 Main Street NE, Duvall, WA 98019 (Box 1300)
t: 425.939.8078
h: M-Th 7:30am–6:30pm

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.55, regardless of any claim of confidentiality or privilege asserted by an external party.
AFFIDAVIT OF INSTALLATION OF MARKERS AND POSTING OF PUBLIC INFORMATION SIGN (S)

I, TROY DAVIS (print name) understand that UDR 14.08.06, requires me to post the subject property at time of Notice of Application.

I certify that on ________________(date), the signs were placed on the subject property at

Sign 1: __________________________________________ (give general location of each marker).
Sign 2: __________________________________________ (give general location of each marker).
Sign 3: City Hall ____________________________________ (give general location of each marker.)
Sign 4: Library _____________________________________ (give general location of each marker.)
Sign 5: Post Office __________________________________ (give general location of each marker.)

Other Land Use Notices

I certify that on 01/02/19 (date), the signs (provided by the City) were placed on the subject property, post office, library, and city hall with the □ SEPA Determination, □ Planning Commission public meeting □ Public Hearing, or □ Other Land Use Notice; attached to the face of the signs, at

Sign 1: __________________________________________ (give general location of each marker).
Sign 2: No City Website X ______________________ (give general location of each marker).
Sign 3: City Hall X _______________________________ (give general location of each marker.)
Sign 4: Library X ___________________________________ (give general location of each marker.)
Sign 5: Post Office __________________________________ (give general location of each marker.)

__________________________________________
Applicant (or representative) Signature

01/02/19
Date

2019 DOCKET APPLICATION WINDOW
Project Name and Number

City of Duvall Planning Department
14525 Main Street – PO Box 1300, Duvall, WA 98019
ph (425) 788-2779
fax (425) 788-8097
2019 Comprehensive Plan Docket
Requests for Amendment Now Open

What: The City of Duvall is now accepting applications for proposed policy (text) and future land-use map changes to the City’s 2015 Comprehensive Plan. The City’s Comprehensive Plan is the blueprint that guides future growth in the city. While the 8-year periodic update of the plan was completed in 2016, the City’s Comprehensive Plan is a “living document” that is also subject to amendments during interim years between comprehensive periodic updates. The City’s Comprehensive Plan is available online at http://www.duvallwa.gov/DocumentCenter/Home/View/2974.

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Staff Contact: Contact Troy Davis, Senior Planner, troy.davis@duvallwa.gov or 425.939.8078 for questions regarding the application process or to set up an appointment for submittal of your application.
Re: Advertiser Account # 106931
Ad #: 859983

Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Seattle Times 01/02/19

Agent James Chung Signature

Subscribed and sworn to before me on 01/02/19

DATE

DEBBIE COLLANTES
Notary Public
State of Washington
My Appointment Expires Feb 15, 2022

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle
The City of Duvall is now accepting applications for proposed policy (text) and future land-use map changes to the City's 2015 Comprehensive Plan. The City's Comprehensive Plan is the blueprint that guides future growth in the city. While the 8-year periodic update of the plan was completed in 2016, the City's Comprehensive Plan is a "living document" that is also subject to amendments during interim years between comprehensive periodic updates. The City's Comprehensive Plan is available online at http://www.duvallwa.gov/Documents/Comprehensive-Plan. With few exceptions, Washington State law prohibits local jurisdictions from amending their respective Comprehensive Plans more than once per calendar year. In response, the City has established a docketing process as outlined in Duvall Municipal Code Chapter 14.72 that allows for all proposed amendments to the City's comprehensive plan to be considered simultaneously on an annual basis. Any individual or agency may submit an application proposing a text or map amendment to the City's Comprehensive Plan. Applications must be submitted no later than 4:30PM on Friday, February 15, 2019 to be considered for placement on the Final 2019 Docket. Applications are preprocessed as Type VI applications which require City Council approval. Cost is a $1,000 deposit until application is approved. Total application costs may exceed deposit amount subject to the staff time required to process your application. Applications must be submitted in person by appointment at City Hall (15535 Main Street NE, Duvall, WA 98019). Applications may be obtained at City Hall or online at http://www.duvallwa.gov/Documents/Comprehensive-Plan. Contact Tray Davis, Senior Planner, try@duvallwa.gov or 425.939.8078 for questions regarding the application process or to set up an appointment for submittal of your application.
DECLARATION OF MAILING

Re: 2019 Docket Application Window

The undersigned declares under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

That on the 2nd day of JAN, 2019 the undersigned declarant deposited in the mails of the United States, postage prepaid, a copy of:

2019 CP Docket Requests for Amendment (Attached)

in the above-referenced matter directed to:

all public or private agencies and interested individuals or organizations as set forth in the attached mailing list.

Troy Davis 01/02/19
Name, Date
Dear Recipient-

Attached is the notice of application window for proposed amendments to the City’s Comprehensive Plan.

Sincerely,

Troy Davis, Senior Planner
City of Duvall Planning Department
15535 Main Street NE, Duvall, WA 98019 (Box 1300)
t: 425.939.8078
h: M-Th 7:30am–6:30pm

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AFFIDAVIT OF INSTALLATION OF MARKERS AND POSTING OF PUBLIC INFORMATION SIGN (S)

I [print name] (print name) understand that UDR 14.08.06, requires me to post the subject property at time of Notice of Application.

I certify that on [date], the signs were placed on the subject property at:

Sign 1: [give general location of each marker].
Sign 2: [give general location of each marker].
Sign 3: City Hall [give general location of each marker].
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I certify that on [date], the signs (provided by the City) were placed on the subject property, post office, library, and city hall with the ☑ SEPA Determination, ☐ Planning Commission public meeting ☐ Public Hearing, or ☑ Other Land Use Notice; attached to the face of the signs, at:

Sign 1: [give general location of each marker].
Sign 2: [Coordinates for City Website] ☑ [give general location of each marker].
Sign 3: City Hall ☑ [give general location of each marker].
Sign 4: Library ☑ [give general location of each marker].
Sign 5: Post Office [give general location of each marker].

Applicant (or representative) Signature: ____________________________

Date: 01/02/19

2019 DOCKET APPLICATION WINDOW
Project Name and Number

City of Duvall Planning Department
14525 Main Street – PO Box 1300, Duvall, WA 98019
ph (425) 788-2779
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2019 Comprehensive Plan Docket
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What: The City of Duvall is now accepting applications for proposed policy (text) and future land-use map changes to the City’s 2015 Comprehensive Plan. The City’s Comprehensive Plan is the blueprint that guides future growth in the city. While the 8-year periodic update of the plan was completed in 2016, the City’s Comprehensive Plan is a “living document” that is also subject to amendments during interim years between comprehensive periodic updates. The City’s Comprehensive Plan is available online at http://www.duvallwa.gov/DocumentCenter/Home/View/2974.

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Staff Contact: Contact Troy Davis, Senior Planner, troy.davis@duvallwa.gov or 425.939.8078 for questions regarding the application process or to set up an appointment for submittal of your application.
The Seattle Times

City of Duvall
City Clerk / S Sweet
PO Box 1300
Duvall, WA 98019

Re: Advertiser Account # 106931
Ad #: 859983

Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper and Publication Date(s)

| Seattle Times | 01/02/19 |

Agent

James Chung

Signature

Subscribed and sworn to before me on 01/02/19

DATE

Debbie Collantes
(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle.
The City of Duvall is now accepting applications for proposed policy and future land-use map changes to the City's 2015 Comprehensive Plan. The City's Comprehensive Plan is the blueprint that guides future growth in the city. While the 8-year periodic update of the plan was completed in 2016, the City's Comprehensive Plan is a "living document" that is also subject to amendments during interim years between comprehensive periodic updates. The City's Comprehensive Plan is available online at http://www.duvallwa.gov/DocumentCenter/Home/View/2974. With few exceptions, Washington State law prohibits local jurisdictions from amending their respective Comprehensive Plans more than once per calendar year. In response, the City has established a docketing process as outlined in Duvall Municipal Code Chapter 14.72 that allows for all proposed amendments to the City's comprehensive plan to be considered simultaneously on an annual basis. Any individual or agency may submit an application proposing a text or map amendment to the City's Comprehensive Plan. Applications must be submitted no later than 4:30 PM on Friday, February 15, 2019 to be considered for placement on the Final 2019 Docket. Applications are preprocessed as Type VI applications which require City Council approval. Cost is a $1,000 deposit until approval and may exceed deposit amount subject to the staff time required to process your application. Applications must be submitted in person by appointment at City Hall (15535 Main Street NE, Duvall, WA 98019). Applications may be obtained at City Hall or online at http://www.duvallwa.gov/DocumentCenter/View/751. Staff Contact: Contact Tray Davis, Senior Planner, tray.davis@duvallwa.gov or 425.939.8078 for questions regarding the application process or to set up an appointment for submission of your application.
Comprehensive Plan Amendment Application

This form must be completed (clearly printed or typed) and submitted to the City, along with the Master Permit Application. In addition, the applicant shall provide all information as required by the attached checklist and 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.: 1
Received By: I
Date Received: FEB 14 2019

APPLICANT: Troy Davis, Senior Planner
Applicant Name: Troy Davis, Senior Planner
Applicant Address: 15535 Main Street NE Duvall, WA 98019
Applicant Phone #: (425) 939-8078
Signature: 

OWNER (if other than applicant):
Property Owner Name: City of Duvall
Property Owner Address: P.O. Box 1300
Property Owner Phone #: ( )
Signature: Date: 2/14/19

Applicants shall review and comply with all procedures as detailed in DMC 14.72 prior to submitting your application.

A. Description of Proposal

If this proposal is for a **non-site specific amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended.

If this proposal is for a **site-specific amendment**:

What is the current Comprehensive Plan land use designation and zoning? Public Facilities

What is your desired Comprehensive Plan land use designation and zoning? Residential 8 Units Per Acre

Describe what type of development is envisioned for the area proposed for amendment. A conceptual drawing of the proposed development may be required.

The City will surplus this property in the future and would like to analyze zoning possibilities as part of the zoning process.

CONTINUED ON BACK PAGE
What land uses are located on and adjacent to the area proposed for amendment?
South – Riverview School District; West – King County Fire District #45; East—Residential; North—Residential

Please answer the following questions as how the proposed amendment relates to the following criteria:

1. Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.
   Not Applicable.

2. The proposal is limited in scope and can fit within the Planning Department's work program for the current year.
   Yes. This proposal is for the rezoning and rezone of a single parcel.

3. The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.
   This proposal is not regarding any inconsistency within the Plan.

4. The public interest is served by dealing with the proposal at the present time rather than later.
   Yes. It is not in the City's best interest to surplus property that is designated and zoned public facilities.

5. The proposal is not already being addressed by an ongoing or already scheduled project.
   No.

6. The proposal bears a substantial relation to the promotion and preservation of public health, safety and welfare.
   Not Applicable.

7. It is consistent with the Growth Management Act.
   Yes. A re-designation and rezone of a property to a zone similar to neighboring parcels is permissible within the GMA.

8. It is consistent with the King County Countywide Planning Policies
   Yes. This proposal does not violate any KCCPPs.
9. It is consistent with the rest of the City of Duvall Comprehensive Plan.
   Yes.

10. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.
    Yes.
WHEREAS, the City of Duvall (the 'City') is a code city planning under the requirements of the Revised Code of Washington (RCW) 36.70A, Growth Management Act (GMA); and

WHEREAS, the City Council adopted its 2015 Comprehensive Plan by Resolution 16-09 on June 7, 2016; and

WHEREAS, the City Council adopted amendments to the 2015 Comprehensive Plan Amendments by Resolutions 18-18, 18-19, 18-20 on December 4, 2018; and

WHEREAS, the GMA requires that the City’s Comprehensive Plan be amended no more than once annually (RCW 36.70.A.130(2)(a)); and

WHEREAS, the GMA requires that proposed amendments to the City’s Comprehensive Plan be considered by the City Council concurrently so the cumulative effect of the various proposals can be ascertained (RCW 36.70.A.130(2)(b)); and

WHEREAS, the City of Duvall has codified the procedures for amending the City’s Comprehensive plan at Duvall Municipal Code (DMC) Chapter 14.72; and

WHEREAS, the City of Duvall published notice on January 2, 2019, seeking applications for amendments to the City’s Comprehensive Plan, with a submittal deadline of February 15, 2019; and

WHEREAS, a total of seven applications requesting amendments to the City’s Comprehensive Plan were received, submitted by the City’s Planning and Public Works Departments; and

WHEREAS, the Planning Commission made a recommendation at their March 27, 2019 meeting that the City Council include all seven applications on the City’s 2019 Final Comprehensive Plan Amendment Docket;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUVALL, WASHINGTON, RESOLVES ASfollows:
Section 1. 2019 Final Comprehensive Plan Amendment Docket. The Duvall City Council will include the following applications on the 2019 Final Comprehensive Plan Amendment Docket:

1. Proposed Future Land Use Map Amendment – Public Facilities to Residential 8 Units per Acre (CPA19-001): This is an amendment proposed by the City to amend the City’s Future Land Use Map to re-designate and concurrently rezone one City owned parcel (TPNs 2130700960) from Public Facilities to Residential 8 Units/acre. This property is developed. The City is looking at the option of selling this property. A re-designation and concurrent rezone from Public Facilities to Residential 8 Units/acre would place the property in the same zoning category as adjacent properties and make the property viable for private use. This item is a carry-over from the 2018 Docket as requested by City Council.

2. Proposed City Facility Inventory and Plan Text Amendments (CPA19-002): This is an amendment proposed by the City to revise the Capital Facilities Element (Chapter 7) of the 2015 Comprehensive Plan, as required, to address and update the City Facilities Inventory Summary and Plan. These proposed updates will be reviewed and evaluated with respect to the Goals and Policies of the City’s Comprehensive Plan. The proposed amendment would update City Facilities (buildings, etc.) related components of the Comprehensive Plan as required to provide consistency with the City Facilities Inventory summary and Plan.

3. Proposed Transportation Improvement Plan Text Amendments (CPA19-003) - This is an amendment proposed by the City to amend transportation related components of the City’s Comprehensive Plan if needed in order to provide consistency between the updated City’s 6-year (2020-2025) Transportation Improvement Program (TIP) project list (as adopted by reference in the Transportation Element (Chapter 6) of the City’s 2015 Comprehensive Plan), and the City’s Comprehensive Plan. The proposed TIP project list will be reviewed and evaluated with respect to the Goals and Policies which guide the nature of development of the Comprehensive Plan.

4. Proposed Capital Improvement Plan Text Amendments (CPA19-004) - This is an amendment proposed by the City to update the 6-year Capital Facilities Capital Improvement program (CIP) project list, as adopted by reference in the 2015 Comprehensive Plan, as required, to provide consistency with the 2019-2024 CIP 6-year project list update for Parks and Recreation, Water, Sewer, and Stormwater Systems. The proposed CIP project lists will be reviewed and evaluated with respect to the Goals and Policies which guide the nature of development of the Comprehensive Plan. This proposed amendment would update Capital Facility-related components of the Comprehensive Plan to provide consistency with the CIP updates.

5. Proposed ADA Transition Plan Text Amendments (CPA19-005) - This is an amendment proposed by the City to amend all applicable sections of the City’s Comprehensive Plan to address the compliance with the Americans with Disabilities Act (ADA) requirements and regulations. This may include, but is not limited to, new code and standards based on the incorporation, guidance, or application of current best management practices (BMP) within the ADA Transition Plan. The Proposed amendment would update non-motorized transportation components of the Comprehensive Plan as required to provide consistency with the ADA Transition Plan.
6. Proposed Capital Facilities Text Amendment (CPA19-006) -- This is an amendment proposed by the City to revise the Capital Facilities Element (Chapter 7), of the 2015 Comprehensive Plan, as required, to address and update the Sewer System Capital Improvement Program (CIP). These proposed updates will be reviewed and evaluated with respect to the Goal and Policies of the City’s Comprehensive Plan. This proposed amendment would update sewer system related components of the Comprehensive Plan as required to provide consistency with the CIP update.

7. Proposed 2015 Comprehensive Plan EIS Addendum (CPA19-007) – This is a proposed amendment to the EIS Addendum (Environmental Commitments) that was issued November 14, 2018 for the Redesignation of three parcels within the City’s North Urban Growth Area Reserve from NUGA Reserve to Public Facilities. The amendment would allow for the three parcels that were re-designated to Public Facilities within the North Urban Growth Area Reserve to vest to current sensitive area and tree protection regulations.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 2nd DAY OF April, 2019.

CITY OF DUVALL

Amy Ockerlander, Mayor

Approved as to form:

Rachel B. Turpin, City Attorney

ATTEST/AUTHENTICATED:

Jodi Wycoff, City Clerk
September 19, 2018

Troy Davis
Senior Planner
City of Duvall
Post Office Box 1300
Duvall, Washington  98019

Dear Mr. Davis:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

**City of Duvall - Proposed amendment to the City's Future Land Use Map within the City's Comprehensive Plan to change the land-use designation from Public Facilities to Residential 8-Units per acre on a 0.15-acre lot that is currently owned by the City. The re-designation from Public Facilities to Residential 8-Units per acre will put the property in the same land-use designation as adjacent lots. These materials were received on September 14, 2018 and processed with the Material ID # 25273.**

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services
PROJECT NAME / DESCRIPTION OF PROPOSAL

Project Name/Description of Proposal: This proposed amendment to the Future Land Use Map within the City’s Comprehensive Plan would re-designate a single, 6,322 square-foot, City-owned property from Public Facilities to Residential 8-Units per Acre. Pursuant to RCW 36.70.A.120, this re-designation would also necessitate the subsequent amendment to the City’s Official Zoning Map to reclassify the property from Public Facilities to Residential 8-Units per Acre.

APPLICANT/CONTACT

Troy Davis, Senior Planner, City of Duvall, PO BOX 1300, Duvall, WA 98019, troy.davis@duvallwa.gov. 425-939-8078.

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 2015 City of Duvall Comprehensive Plan, 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 DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for at least 14 days from October 25, 2018.

DESCRIPTION OF IMPACTS

1. None

MITIGATION MEASURES

1. None

DISCLAIMER

Issuance of this threshold determination does not constitute approval of any permit associated with this proposal. The proposal will be reviewed for compliance with all applicable City of Duvall codes which regulate development activities including, but not limited to, Land Use Codes, Building Codes, Public Works Development Design Standards, Surface Water Design Manual, and Sensitive Area regulations.

COMMENT PERIOD

Comments regarding this DNS must be submitted no later than 4:30 p.m. on Thursday, November 8, 2018. Appeals shall be filed in accordance with DMC 14.08.060.C.

RESPONSIBLE OFFICIAL

Lara Thomas, Planning Director
PO Box 1300, Duvall, WA 98019, (425) 939-8079

Lara Thomas, Planning Director - Date Issued: 10/25/18
DECLARATION OF MAILING AND ELECTRONIC MAILING

Re: WRECK CENTER REZONE CPA 18-001

The undersigned declares under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

That on the 25 day of October, 2018, the undersigned declarant
☑ emailed
☑ mailed

a copy of:

SEPA DNS

in the above-referenced matter directed to:

Attached is the list of agencies, names and addresses to whom this information was emailed and/or mailed.

Diana Hart 10/25/18
Name, Date
From: Diana Hart
Sent: Thursday, October 25, 2018 2:44 PM
To: Adam Ob; Alana McCoy; Amy McHenry; Amy Ockerlander; Azure Administrator; Bill Helsey; Carey Hert; Charlene Andrade; Cindy Spiry; Dave Weiss; David Burke; Dianne Brudnicki; Doug Peters; E Harris; Eric Preston; Gary Kriedt; Jacob Sheppard; Jason Walker; Jennifer Knaplund; Jim Deal; Joel Kuhnenn; Jon Turcott; Kurt; Lara Thomas; Matt Baerwalde; Matthew Eyer; Melanie Young; Michael Remington; Michelle Hogg; Mike Supple; Ramin Pazooki; Randy Sandin; Ronn Mercer; SEPA Adesk; SEPA Center; SEPA Register; SEPA Unit; Shaun Tozer; Steve Mullen-Moses; Steve Roberge; Team Mill Creek; Timothy Heydon; Troy Davis; Ty Peterson; Wally Archuleta

Subject: City of Duvall - SEPA DNS - WRECK Center Rezone, TIP, CIP
Attachments:

Agency –

Attached is the SEPA Determination of Non-Significance and Checklists for the following three applications:

- WRECK Center Re-designation & Concurrent Rezone
- Transportation Improvement Plan
- Capital Improvement Plan

Diana Hart
Administrative Assistant | City of Duvall
15535 Main Street NE | PO Box 1300 | Duvall, WA 98019
425.939.8077 direct | 425.788.7779 office

http://www.duvallwa.gov/

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<table>
<thead>
<tr>
<th>Name</th>
<th>Address 1</th>
<th>Address 2</th>
<th>City, State, Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>RAMSEY JOAN L</td>
<td>P O Box 363</td>
<td>Duvall WA 98019</td>
<td></td>
</tr>
<tr>
<td>CHAPMAN MIKE E</td>
<td>P O Box 790</td>
<td>Duvall WA 98019</td>
<td></td>
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<tr>
<td>ECHOLS MARK D+SHELLEY L</td>
<td>P O Box 237</td>
<td>Duvall WA 98019</td>
<td></td>
</tr>
<tr>
<td>BEARDSLEE KURT+CANDY</td>
<td>P O Box 402</td>
<td>Duvall WA 98019</td>
<td></td>
</tr>
<tr>
<td>STUDIO BEJU LLC</td>
<td>609 216th Ave NE</td>
<td>Sammamish WA 98074</td>
<td></td>
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SHIVES THOMAS EDWARD
P O Box 615
DUVALL WA 98019

ARECHIGA KRISTI CANELA
P O Box 1241
DUVALL WA 98019
AFFIDAVIT OF INSTALLATION OF MARKERS
AND POSTING OF PUBLIC INFORMATION SIGN(S)

RE: WRECK CENTER REZONE CPA 18-001

I, [print name] understand that UDR 14.08.030 requires me to post the subject property at time of public hearing.

I certify that on [date], the signs were placed on the subject property at

Sign 1: [general location] (give general location of each marker.)
Sign 2: [general location] (give general location of each marker.)
Sign 3: City Hall (give general location of each marker.)
Sign 4: Library (give general location of each marker.)

Other Land Use Notices

I certify that on [date], the signs (provided by the City) were placed on the subject property, library, and city hall with the [ ] SEPA Determination, [ ] Planning Commission public meeting [ ] Public Hearing, or [ ] Other Land Use Notice; attached to the face of the signs, at

Sign 1: [address] (give general location of each marker.)
Sign 2: [general location] (give general location of each marker.)
Sign 3: City Hall (give general location of each marker.)
Sign 4: Library (give general location of each marker.)

[Signature]
Applicant (or representative) Signature

[Date]

City of Duvall Planning Department
14525 Main Street – PO Box 1300, Duvall, WA 98019

ph (425) 788-2779
fax (425) 788-8097
City of Duvall  
City Clerk / S Sweet  
PO Box 1300  

Duvall, WA 98019  

Re: Advertiser Account # 106931  
Ad #: 847008  

Affidavit of Publication  

STATE OF WASHINGTON  
Counties of King and Snohomish  

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.  

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.  

Agent  

Subscribed and sworn to before me on  

(Notary Signature)  Notary Public in and for the State of Washington, residing at Seattle
PROJECT NAME / DESCRIPTION OF PROPOSAL: This proposed amendment to the Future Land Use Map within the City’s Comprehensive Plan would re-designate a single, 6,322 square-foot, City-owned property from Public Facilities to Residential 8-Units per Acre. Pursuant to RCW 36.70A.120, this re-designation would also necessitate the subsequent amendment to the City’s Official Zoning Map to reclassify the property from Public Facilities to Residential 8-Units per Acre. APPLICANT/CONTACT: Troy Davis, Senior Planner, 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 2015 City of Duvall Comprehensive Plan, 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 DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for at least 14 days from October 23, 2018. DESCRIPTION OF IMPACTS: None. MITIGATION MEASURES: None. DISCLAIMER: Issuance of this threshold determination does not constitute approval of any permit associated with this proposal. The proposal will be reviewed for compliance with all applicable City of Duvall codes which regulate development activities including, but not limited to, Land Use Codes, Building Codes, Public Works Development Design Standards, Surface Water Design MANUAL, Erosion and Sediment Control, and Other City Codes, Regulations. COMMENT PERIOD: Comments must be submitted in writing to the City of Duvall by 4:30 p.m. on Thursday, November 8, 2018. Appeals shall be filed in accordance with DMC 14.08.060.C. RESPONSIBLE OFFICIAL: Lara Thomas, Planning Director, PO Box 1300, Duvall, WA 98019, (425) 939-8079; Date Issued: 10/25/18.
NOTICE OF PUBLIC HEARINGS

2019 COMPREHENSIVE PLAN AMENDMENTS
September 11, 2019 and September 17, 2019

The Duvall Planning Commission and City Council will each hold a public hearing regarding the proposed 2019 Comprehensive Plan Amendments—commonly referred to as the “2019 Docket” inclusive of the following proposed amendment:

1. CPA19-001 – Wreck Center Future Land Use Map Re-designation and Concurrent Rezone

All interested parties may appear and provide testimony to the above proposal at each Public Hearing. The public hearings will take place at the following times and locations:

Before the Planning Commission: Wednesday, September 11, 2019, at 7:00 p.m., at the Duvall Visitor Center, 15619 Main Street, Duvall WA 98019

Before the City Council: Tuesday, September 17, 2019, at 7:00 p.m., at the Riverview Educational Service Center, 15510 First Ave NE, Duvall, WA 98019

Following the public hearing before the Planning Commission, the Planning Commission will make a recommendation on the proposed amendment to the City Council. Following the public hearing before the City Council, the City Council will make a final decision on the proposed amendment.

Applicant(s): City of Duvall
PO Box 1300
15535 Main Street NE
Duvall, WA 98019

Project Planner: Troy Davis, Senior Planner
PO Box 1300
Duvall, WA 98019
(425) 788-2779
troy.davis@duvallwa.gov

Copies of all application documents are available for review at City Hall. In addition, a copy of the staff report will be available seven days prior to the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Planning Department at the address shown above. Contact the Planning Department for appeal procedures. If you have any questions, please call the Project Planner.
DECLARATION OF MAILING AND ELECTRONIC MAILING

Re: 2014 Comprehensive Plan Docket CPA14-001

The undersigned declares under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

That on the 31st day of August, 2014, the undersigned declarant
✓ emailed
✓ mailed

a copy of:

Notice of Public Hearings

in the above-referenced matter directed to:

Attached is the list of agencies, names and addresses to whom this information was emailed and/or mailed in addition to

US Army Corps of Engineers
Regulatory Branch
PO Box 3755
Seattle WA 98124

Diana Hart 9/30/19
Name, Date
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ARECHIGA KRISTI CANELA
P O Box 1241
DUVALL WA 98019
NOTICE OF PUBLIC HEARINGS

Resident/Business

«Address»

«City»
NOTICE OF PUBLIC HEARINGS - 2019 Comprehensive Plan Amendments

City of Duvall
Small Town. Real Life.

For Further Information:
www.duvallwa.gov

TROY.DAVIS@DUVALLWA.GOV
(425) 788-2779
15535 Main St NE, Duvall
Planning Department
Troy Davis
Project Planner

The Duvall Planning Commission and City Council will each hold a public hearing regarding the proposed 2019 Comprehensive Plan Amendment - CP2019-001, WRECK Center Future Land Use Map Re-Designation and Concurrent Rezone. All interested parties may appear and provide testimony to the above proposal at each public hearing. The hearing will take place at the following times and locations:

Before the Planning Commission: Wednesday, September 11, 2019 at 7:00 PM at the Duvall Visitor Center, 15619 Main Street NE, Duvall, WA 98019

Before the City Council: Tuesday, September 17, 2019 at 7:00 PM at the Riverview Educational Service Center, 15510 First Avenue NE, Duvall, WA 98019

Copies of all application documents are available for review at City Hall. In addition, a copy of the staff report will be available seven days prior to the public hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Written comments may be addressed to the Planning Department at the address shown above.

Contact the Planning Department for appeal procedures. If you have any questions, please contact the Project Planner.

Following the public hearing before the Planning Commission, the Planning Commission will make a recommendation to the City Council. Following the public hearing before the City Council, the City Council will make a final decision. Following the public hearing before the City Council, the City Council will make a final decision.
Attached is the Notice of Public Hearings for the 2019 Comprehensive Plan Amendments before Planning Commission (9/11) and City Council (9/17).
AFFIDAVIT OF INSTALLATION OF MARKERS
AND POSTING OF PUBLIC INFORMATION SIGN(S)

RE: 2019 Comprehensive Plan Docket CPA 19-001

I __________________ (print name) understand that UDR 14.08.030 requires me to post the subject property at time of public hearing.

I certify that on _____________(date), the signs were placed on the subject property at

Sign 1: ____________________________ (give general location of each marker.)
Sign 2: ____________________________ (give general location of each marker.)
Sign 3: City Hall ____________________ (give general location of each marker.)
Sign 4: Library _______________________ (give general location of each marker.)

Other Land Use Notices

I certify that on _____________(date), the signs (provided by the City) were placed on the subject property, library, and city hall with the □ SEPA Determination, □ Planning Commission public meeting □ Public Hearing, or □ Other Land Use Notice; attached to the face of the signs, at

Sign 1: 24512 NE 137th St. ____________________________ (give general location of each marker.)
Sign 2: ____________________________ (give general location of each marker.)
Sign 3: City Hall ____________________ (give general location of each marker.)
Sign 4: Library _______________________ (give general location of each marker.)

______________________________
Applicant (or representative) Signature

______________________________
Date

City of Duvall Planning Department
14525 Main Street – PO Box 1300, Duvall, WA 98019
ph (425) 788-2779
fax (425) 788-8097
PLANNING DEPARTMENT STAFF REPORT

TO: Planning Commission & City Council  
FROM: Troy Davis, Senior Planner  
DATES: September 11, 2019 (PC Public Hearing)  
PROJECT: Wreck Center Future Land Use Map Re-designation and Subsequent Rezone

I. INTRODUCTION

Proponent: City of Duvall Planning Department, PO Box 1300, Duvall, WA 98019

Project Description: Proposed Amendment to the City’s Future Land-Use Map and Zoning Map

File Number: CPA19-001

Review Process: Type IV, City Council Decision

Exhibits: The following exhibits are included with this report:
1. Staff Report
2. Proposed Future Land Use Map Amendment
3. Proposed Zoning Map Amendment
4. Current Zoning Map
6. Duvall Municipal Code Chapter 14.12, Residential 8 Units/ Acre
7. WRECK Center Appraisal

II. BACKGROUND

The process of surplusing a property is to evaluate the zoning of the property. In the fall of 2018, council requested the parcel be moved to the 2019 Comprehensive Plan Docket.

This proposed amendment was initiated by the City with an application submitted by Senior Planner Troy Davis on behalf of the City during the 2019 Docket application submittal window in early 2019. It was included on the Final 2019 Docket for processing by Resolution 19-06 on April 2, 2019.

This proposed amendment to the Future Land Use Map within the City’s Comprehensive Plan would re-designate a single, 6,322 square-foot, City-owned property from Public Facilities to Residential 8-Units per Acre. Pursuant to RCW 36.70.A.120, this re-designation would also necessitate the subsequent amendment
to the City’s Official Zoning Map to reclassify the property from Public Facilities to Residential 8-Units per Acre.

III. DESCRIPTION AND ANALYSIS

1. Location: 26512 NE Stella Street (Parcel Number 2130700960)

2. Size: 6,322 Square Feet (0.145 acres)

3. Description: This property is currently developed with a two-story, 3,008 square foot wood-frame building constructed in 1938. The lot slopes to the north and is mostly covered with impervious surface with minimal landscaping.

4. Use: The City has rented out this building to various entities over the years, the last of which was the Duvall Pre-School Co-Op. Today the building is unoccupied.

5. Property Current Zoning: This property is currently designated and zoned Public Facilities. Pursuant to Duvall Municipal Code Section 14.32.010, “The purpose of the Public Facilities district is to provide for publicly owned parks and open space, and public facilities that are located permanently in a specific location such as schools and government facilities including but not limited to police, fire, city administration, sewer treatment plant” (see Exhibit 5).

Permitted Uses within this zone include: College/University; Governmental services, including City Hall, court, archives, fire, police, training facility, wastewater management facility, public agency yard, school district offices; K – 12 public or private schools; Recreational trails, non-motorized; Parks, public or private; School bus base; Sub-regional utility; Vocational schools; Wireless communications facility (attached to an existing building or structure, camouflaged).

Accessory Uses Include: Antennae or satellite dish for private telecommunication services; Dormitory; Employee café or cafeteria operated in conjunction with a principally permitted use; Employee recreation facility and play area; Garages, carports; Storage of yard maintenance equipment; Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

Conditional Uses Include: Heliport; Jail; Landfill; Non-hydroelectric generation facility; Wireless communication facilities, freestanding or attached to a building and not camouflaged; Work farm/camp; Work release facility; Buildings greater than sixty-five thousand (65,000) square feet in area.

Minimum lot and site requirements include:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requirement Value</th>
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</thead>
<tbody>
<tr>
<td>Minimum density</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum density</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum lot area in square feet</td>
<td>2,500 square feet</td>
</tr>
<tr>
<td>Minimum street setback</td>
<td>See DMC 14.34, Design Guidelines</td>
</tr>
<tr>
<td>------------------------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td>Minimum interior setback</td>
<td>5 feet</td>
</tr>
<tr>
<td>Minimum setback from residential</td>
<td>20</td>
</tr>
<tr>
<td>Minimum lot width</td>
<td>25 feet</td>
</tr>
<tr>
<td>Maximum impervious surface</td>
<td>80% (2)</td>
</tr>
<tr>
<td>Maximum height</td>
<td>45 feet (1)</td>
</tr>
</tbody>
</table>

(1) Four floors are allowed on the uphill and downhill side.  
(2) Maximum impervious surface (Gross area minus sensitive areas).

If left within this zoning classification, the land-use possibilities for private entities would be fairly limited with several options available for public entities.

6. **Neighboring Development:** The subject property is within an established neighborhood known as the old town residential district. Single-family residential units are located to the north and east. Riverview School District administration offices are located across the street to the south, and an active County Fire Station is adjacent to the west.

Under the current Public Facilities zoning classification, most of the permitted uses would be considered compatible with neighboring uses; however, conditional uses would not. The size constraint of the lot would also be a limiting factor in what permitted and conditional uses would be able to locate there.

Under the proposed R8 zoning, permitted and conditional residential uses within that zoning classification would be compatible with neighboring development. Adjacent to the west is a fire station, which on occasion will emit flashing lights and sirens in association with emergency vehicles. The fire station garage doors; however, are located on the west side of the station, opposite of the subject property.

7. **Proposed Designation and Zoning:** The proposed land-use designation and zoning is Residential 8 Units per Acre. The comprehensive plan states that this zone “…allows for attached or detached single-family residential development or cottage-style developments at 8 units per acre. Attatched units are limited to two-unit structures. Single-family design review criteria will apply to this designation. The R-8 land use designation encompasses the Uptown – 2nd Avenue corridor set out in the Downtown Plan” (see Exhibit 6).

Permitted uses within this zone include: Adult family home; Carriage unit; Cottage unit constructed as part of a cottage housing development; Dwelling unit, detached; Dwelling unit, attached two-family; Park, public or private; Pea-patches; Recreational trail, nonmotorized; Wireless facilities attached to an existing building or structure and camouflaged.
Accessory uses allowed within this zone include: Amateur radio facilities; Animals; Antennae or satellite dish for private telecommunication services; Family day care; Garages; Home occupations/industry; Pools, private docks, piers; Sheds; Storage of private vehicles such as motor vehicles or boats; Storage of yard maintenance equipment for private use; Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

Conditional uses allowed within this zone include: Bed and breakfast; Governmental services (court, police, fire, City Hall or similar local government offices); K—12 schools, public or private; Library or museum associated with a historic site or building; Religious institutions; Subregional utility substation.

Development standards include:

<table>
<thead>
<tr>
<th>Minimum lot size</th>
<th>4,000 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>10 feet</td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td>15 feet</td>
</tr>
<tr>
<td>Minimum side yard setback</td>
<td>5 feet for detached units 0/5 feet for attached units</td>
</tr>
<tr>
<td>Alley or access tract setback</td>
<td>5 feet</td>
</tr>
<tr>
<td>Minimum density</td>
<td>6 units per gross useable acre</td>
</tr>
<tr>
<td>Maximum density</td>
<td>8 units per gross useable acre</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>NA</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>50% for lots 7,200 square feet or greater</td>
</tr>
<tr>
<td></td>
<td>60% for lots from 5,000 to 7,199 square feet</td>
</tr>
<tr>
<td></td>
<td>70% for lots less than 5,000 square feet</td>
</tr>
<tr>
<td>Maximum impervious coverage—Binding site plan</td>
<td>60%</td>
</tr>
<tr>
<td>Floor area ratio</td>
<td>50 percent</td>
</tr>
<tr>
<td>Minimum lot width circle</td>
<td>30 feet</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>25 feet</td>
</tr>
</tbody>
</table>
Maximum building height | 35 feet

The permitted and conditional uses within the R8 zone would provide more options for prospective buyers. Due to the property’s constrained size, the lot would not be able to be subdivided under proposed R8 zoning standards.

8. **Property Valuation:** Appraisal Group of the Northwest provided the City with an appraisal of the property *(see Exhibit 7)*. The appraisal was initially completed under existing zoning allowance. Council requested an updated analysis. As of November 17, 2017, they estimate the market value of the WRECK Center is $405,000 based on the assumption that the property could be rezoned to R8 (Residential 8 units/acre). Both appraisals showed similar appraisal values.

### III. CONCLUSION

Should the City decide to surplus the property, a rezone of the property from Public Facilities to Residential 8 Units per acre would be compatible with surrounding development and adjacent zoning. Additionally, the permitted and conditional uses within the R8 zoning classification would appear to a broader market of potential buyers. Property owners (single-family units) to the east may welcome a residential use of the property. One potential challenge of residential uses is the adjacent use to the west of the property includes a 24/7 Fire Station, parking lot and joint use of the recreational facility to the rear of the city owned property.

At a future meeting, the Planning Commission will be asked to make a recommendation to the City Council on this proposed amendment.
The City makes no representation or warranty as to the product’s accuracy or location of any map features therein. The City disclaims any warranty of merchantability or warranty for fitness or use for a particular purpose, expressed or implied, with respect to this product.

For more information, contact the City of Duvall Planning Department at 425.788.2779.
The City makes no representation or warranty as to the product’s accuracy or location of any map features therein. The City disclaims any warranty of merchantability or warranty for fitness or use for a particular purpose, expressed or implied, with respect to this product.

For more information, contact the City of Duvall at 425.788.2779.
City of Duvall
Official Zoning Map
Adopted by Ordinance 1245
Approved on December 4, 2018

The City makes no representation or warranty as to the product’s accuracy or location of any map features therein. The City disclaims any warranty of merchantability or warranty for fitness or use for a particular purpose, expressed or implied, with respect to this product. For more information, contact the City of Duvall at 425.788.2779.
Chapter 14.32 - PUBLIC FACILITIES (PF) ZONING DISTRICT

Sections:

14.32.010 - Purpose.

The purpose of the Public Facilities district is to provide for publicly owned parks and open space, and public facilities that are located permanently in a specific location such as schools and government facilities (including but not limited to police, fire, city administration, sewer treatment plant).

(Ord. 1056 § 1 Exh. A (part), 2007)


14.32.020 - Permitted uses.

Each building in the Public Facilities zoning district shall be limited to sixty-five thousand (65,000) square feet unless a conditional use permit in accordance with DMC [Chapter] 14.68 has been granted. Permitted uses in the PF zoning district are:

A. College/University;
B. Governmental services, including City Hall, court, archives, fire, police, training facility, wastewater management facility, public agency yard, school district offices;
C. K—12 public or private schools;
D. Recreational trails, non-motorized;
E. Parks, public or private;
F. School bus base;
G. Subregional utility;
H. Vocational schools;
I. Wireless communications facility, attached to an existing building or structure, camouflaged.

(Ord. 1056 § 1 Exh. A (part), 2007)


14.32.030 - Accessory uses.

Accessory uses in the PF zoning district are:

A. Antennae or satellite dish for private telecommunication services;
B. Dormitory;
C. Employee café or cafeteria operated in conjunction with a principally permitted use;
D. Employee recreation facility and play area;
E. Garages, carports;
F. Storage of yard maintenance equipment;
G. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.
14.32.040 - Conditional uses.

The uses listed in A-G are considered Essential Public Facilities and are conditionally permitted in the PF zoning district subject to review in accordance with the criteria set out in DMC [Chapter] 14.68, Conditional Use Permit Criteria and other applicable criteria:

A. Heliport;
B. Jail;
C. Landfill;
D. Non-hydroelectric generation facility;
E. Wireless communication facilities, freestanding or attached to a building and not camouflaged;
F. Work farm/camp;
G. Work release facility;
H. Buildings greater than sixty-five thousand (65,000) square feet in area.

14.32.050 - Development standards.

Table 14.32.050.A Minimum Lot Area and Site Requirements.

<table>
<thead>
<tr>
<th>Minimum density</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
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</tr>
<tr>
<td>Maximum height</td>
<td>45 feet (1)</td>
</tr>
</tbody>
</table>

(1) Four floors are allowed on the uphill and downhill side.

(2) Maximum impervious surface (Gross area minus sensitive areas).


(Ord. 1056 § 1 Exh. A (part), 2007)

14.12.080 - Residential 8 units per acre (R8).

A. Purpose of the R8 Zoning District.
   1. The purposes of the R8 single-family detached/attached residential zone are to:
      a. Implement comprehensive plan policies that result in the creation of small-lot, single-family and two-family detached and attached houses in neighborhoods and consistent with the residential guidelines;
      b. Implement the city-wide visioning plan;
      c. Provide transition between Uptown and R-8 zones;
      d. Allow infill development while preserving the historic character of the old town neighborhood;
      e. Provide for public services and facilities while also allowing nonresidential uses that complement the residential nature of these zones; and
      f. Encourage housing diversity and affordability that allows higher densities and promotes diversity in the size and type of new single-family developments to provide housing opportunities for various family sizes and incomes.
   2. This zone is appropriate where designated by the comprehensive plan and when such areas are served at the time of development by adequate public sewers, water supply, roads, and other needed public facilities and services. These zones are also appropriate where the surrounding lands have already been developed for lower density single-family housing types but abut more intensely developed commercial, office, employment or other nonresidential land uses, and offer open space, recreation, pedestrian and transit services most supportive of moderate density living arrangements.
   3. This zone is also specifically appropriate adjacent to Uptown-1st Avenue, generally from the alley east of 1st Avenue to 2nd Avenue and from Bird Street in the north to Park Street in the south.

B. Permitted Uses. Allowed uses are those uses that are permitted in the R8 zoning district. Such uses are:
   1. Adult family home;
   2. Carriage unit;
   3. Cottage unit constructed as part of a cottage housing development;
   4. Dwelling unit, detached;
   5. Dwelling unit, attached two-family;
   6. Park, public or private;
   7. Pea-patches;
   8. Recreational trail, nonmotorized;
   9. Wireless facilities attached to an existing building or structure and camouflaged (see DMC Chapter 14.56).

C. Development Standards. The following development standards specifically apply to the R8 zoning district.

<table>
<thead>
<tr>
<th>Table 14.12.080.C</th>
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<tbody>
<tr>
<td>Minimum lot size</td>
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<tr>
<td>Minimum street setback</td>
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<tr>
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<td>Maximum building coverage</td>
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<tr>
<td>Maximum building height</td>
</tr>
</tbody>
</table>

1. Porches and stoops may project up to two feet into the required front yard setback. This provision provides incentives for porches without taking up building envelope space for the dwelling unit.

2. Garages must be set back a minimum of twenty (20) feet (fifteen (15) feet for side entry garage) from the designated property line and or back of sidewalk. This ensures sufficient space
for cars to park in driveways without blocking sidewalks. See residential design standards for garage set back/differentiation from house.

3. Side setbacks for accessory structures is five feet for all residential zones.

4. The setback requirement is intended for sixteen (16) to twenty (20) foot alleys.

5. See DMC Section 14.42.090, Density credits.

6. The floor area ratio shall exclude garages and basements from the measurement. Example: 4,000 square foot lot x 50% = 2,000 square foot maximum house size.

7. The minimum lot width circle identifies the minimum lot width circle diameter that must fit within each newly created lot for each residential zone. This circle establishes that at least some portion of a lot must be at least as wide as the minimum lot width. The lot width circle shall not include streams, floodways, wetlands, or steep slopes. See Figure 14.12.050.C.1.

8. Minimum lot frontage is the minimum width of a lot where it shall adjoin a street or approved access corridor. For individual flag lots, lot frontage is measured where the access corridor meets the street. Figure 14.12.050.C.2.

9. See DMC 14.64.130 for calculating building height.

10. Two floors allowed on the uphill side and three floors allowed on the downhill side.

11. Projects using the binding site plan process for residential units shall meet the same setbacks.

* Subtract right-of-way. Example: 100,000 square feet - 20,000 square feet of ROW = 80,000 square feet X 75% = 60,000 square feet of impervious coverage allowed.

(Ord. 1073 § 1 Exh. A (part), 2008: Ord. 1056 § 1 Exh. A (part), 2007)
Appraisal of the
Duvall WRECK Center
located at
26512 NE Stella Street
Duvall, WA 98019

for

Ms. Alana McCoy
Project Manager
City of Duvall
P.O. Box 1300
Duvall, WA 98019

By

James B. Price, MAI, SR/WA
Rebecca L. Stenzel, Appraiser
Appraisal Group of the Northwest LLP
1409 140th Place NE, Suite 105
Bellevue, WA 98007-3963

A-5396 (Rev)
March 7, 2018

Ms. Alana McCoy
Project Manager
City of Duvall
P.O. Box 1300
Duvall, WA 98019

Re: Appraisal of the Duvall WRECK Center
26512 NE Stella Street - Duvall, WA 98019

Dear Ms. McCoy:

In accordance with your request, we have completed an appraisal of the fee simple interest in the above-referenced property. Our conclusions are presented in the attached Appraisal Report. Based upon our investigation and analysis, the value concluded in this report is estimated at:

“As Is” Market Value as of November 17, 2017
Four Hundred Five Thousand Dollars
$405,000

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. It is subject to the certifications, general assumptions and limiting conditions, and qualifications contained herein. It has been made in conformity with, and is subject to, the requirements of the Code of Professional Ethics of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Foundation.

Please note that the intended use of this appraisal is for consideration of the disposition of the subject property. No other intended use is identified, intended, or authorized by the appraisers without the permission of the client and the appraisers. The intended user is the City of Duvall. The appraisers are not responsible for unauthorized use of this report.
This report contains the pertinent data and analyses used in arriving at our conclusions. Thank you for the opportunity to be of service. If you have any questions regarding this appraisal, please feel free to contact us.

Sincerely,

James B. Price, MAI, SR/WA
Certified General Real Estate Appraiser, WA
Certification No. 1100229 (exp. 6/13/2019)

Rebecca L. Stenzel, Appraiser
Certified General Real Estate Appraiser, WA
Certification No. 1101901 (exp. 12/28/2017)
CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.

4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. We have performed no appraisal services or any other services in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Foundation.

9. Rebecca L. Stenzel made a personal inspection of the subject property. James B. Price is familiar with the downtown Duvall market, having performed appraisals of other properties for the Client in previous years.

10. No other persons provided significant real property appraisal assistance to the persons signing this certification.

11. The use of this report is subject to the requirements of the Appraisal Institute regarding review by its duly authorized representatives.

12. As of the date of this report, James B. Price, MAI, SR/WA has completed the requirements under the continuing education program of the Appraisal Institute.

13. The appraisers’ state registration/certifications have not been revoked, suspended, cancelled or restricted.

James B. Price, MAI, SR/WA  March 7, 2018
Rebecca L. Stenzel  March 7, 2018
GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This report is made expressly subject to the conditions and stipulations following:

1. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

2. It is assumed that the legal description as obtained from public records or as furnished is correct. No responsibility is assumed for matters which are legal in nature, nor is any opinion on the title rendered herewith. This report assumes good title, responsible ownership and competent management. Any liens or encumbrances which may now exist have been disregarded, and the property has been analyzed as though free of indebtedness unless otherwise stated.

3. Any plot plans, sketches, drawings or other exhibits in this report are included only to assist the reader in visualizing the property. We have made no survey for this report and assume no responsibility for such.

4. Unless otherwise noted herein, it is assumed that there are no encroachments, zoning or other violations of any regulations affecting the subject property.

5. Except as noted, this analysis assumes the land to be free of adverse soil conditions which would prohibit development of the property to its highest and best use.

6. The appraisers assume no liability for structural conditions not visible through ordinary careful inspection, nor is there any responsibility for subsurface or hazardous waste conditions. The appraisers are not qualified to detect such substances. The appraisers do not take into consideration the possibility of the existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material), or the cost of encapsulation or removal thereof. An expert in this field should be retained if desired.

7. This analysis is of surface rights only, and no analysis has been made of the value of subsurface rights, if any.

8. Any proposed improvements are assumed to have been completed unless stipulated otherwise in this report; any construction is assumed to conform with the building plans and/or improvement descriptions included in the report.

9. If it is stated in the transmittal letter that this study was performed in accordance with the regulations of the Appraisal Institute, then disclosure of the contents of this report is governed by the Bylaws and Regulations of that organization. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the analyst or the firm with which he/she is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through the advertising media, public relations media, news media, sales media, or any other public means of communication without prior written consent and approval of the appraisers.
10. This report shall be used only in its entirety and no part shall be used in conjunction with any other study. It is invalid if so used.

11. Employment to make this study does not require testimony in court, unless mutually satisfactory arrangements are made in advance.

12. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

13. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items can be assumed by the appraisers. We reserve the right to make report corrections at the time they are brought to our attention and to have all original reports and copies returned for these corrections.

14. On all analyses subject to satisfactory completion, repairs, or alterations, the report and conclusions are contingent upon completion of the improvements in a workmanlike manner.

15. In reporting prospective (future) values, the appraisers cannot be held responsible for events that alter market conditions prior to the effective date of the opinion.
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CONSULTANT AGREEMENT FOR APPRAISAL SERVICES
QUALIFICATIONS OF APPRAISERS
SUMMARY OF FACTS AND CONCLUSIONS

NAME Duvall WRECK Center
LOCATION 26512 NE Stella Street
          Duvall, WA  98019
OWNER OF RECORD City of Duvall
SITE The subject site totals 6,322 square feet (0.15 acre) and is located on
       one King County tax parcel (parcel number 213070-0960). It is an
       improved site which is rectangular in shape. It is at grade with NE
       Stella Street and then slopes down slightly to the north toward the
       rear of the site.
IMPROVEMENTS The site is improved with a 1-story (plus basement) wood frame
       structure constructed in 1938. The ground floor has 2,048 square
       feet of building area and the (unfinished) basement is 960 square
       feet, for a gross building area of 3,008 square feet. The finished
       space is currently leased on a short term basis to a cooperative
       preschool whose lease expires July 31, 2018 or sooner, depending on
       when the City of Duvall sells the subject surplus property.
ZONING PF (Public Facilities) – City of Duvall
HIGHEST & BEST USE Single family development (with rezone to R-8)
AS IF VACANT “As Is” use as a public building with legally permitted uses
HIGHEST & BEST USE AS IMPROVED
EXTRAORDINARY Our appraisal includes the extraordinary assumption that the subject
ASSUMPTIONS could be rezoned to R-8 single family residential zoning (which is
       the “across the fence” zoning to the east), creating greater long term
       economic future potential for the site which is now limited to public
       facility use.
HYPOTHEtical CONDITIONS None
DATE OF VALUATION November 17, 2017
PROPERTY RIGHTS APPRAISED Fee simple

<table>
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SUBJECT AND NEIGHBORHOOD PHOTOGRAPHS

Aerial View of Subject Site (Looking North) – King County 2015 Aerial Photo
View Northeast of Subject from NE Stella Street

View Northwest of Subject from NE Stella Street – Fire Station at Left of Subject
Rear (North) Side of Subject

View East of Fenced Sport Court at Rear of Subject (could be used as parking lot)
View Southwest of Sport Court at Rear of Subject

View North from NE Stella Street – Alley provides access to rear of Subject
View North from Rear of Subject (Alley and Fire Station Parking Lot behind Fence)

View South from Subject across NE Stella Street (Riverview School District parking lot)
View Southeast from Subject across NE Stella Street

View East from Subject along NE Stella Street – Subject at Left Foreground
View Southwest from Subject across NE Stella Street (Riverview School District Offices)

View West from Subject along NE Stella Street – Subject at Right Foreground
Eastern Half of Interior (Looking North)

Eastern Half of Interior (Looking South toward Entry)
Kitchen Area in Eastern Half of Building

Interior Ramp for Handicap Access between East and West Parts of Building
(filled with materials at present time)
One of Two Sets of Stairs between East and West Halves of Building

Typical Restroom (One of Two)
INTRODUCTION

IDENTIFICATION OF THE PROPERTY

The subject is located within the city limits of Duvall on the north side of NE Stella Street 1.5 blocks east of Main Street (also known as State Route 203). The street address is 26512 NE Stella Street, Duvall, Washington 98019. It is located on a single tax parcel which is improved with a wood frame structure known as the Duvall WRECK Center (the City of Duvall Community Center). It is currently occupied by the Duvall Cooperative Preschool, which conducts classes for preschoolers during the week.

LEGAL DESCRIPTION

The legal description of the subject property, per the King County Assessor’s office is as follows:

Lots 17 and 18, Block 14, Duvall Plat of Div #1, located in King County, Washington.

CURRENT OWNERSHIP AND SALES HISTORY

The subject property is currently owned by the City of Duvall. We could find no public records indicating the date of acquisition. A cooperative preschool is currently leasing the property through July 2018, which lease can be cancelled with 60 days’ notice by either party to enable the sale of the property by the City. The tenant has a first right of refusal when the building is sold (per the lease). The City of Duvall is also considering the sale of the subject property to the Riverview School District, whose main campus is across the street to the south. To our knowledge, there has been no other sales activity regarding the subject property during the past three years.

DISCLOSURE OF CLIENT AND INTENDED USER(S)

The term Client is defined in Uniform Standards of Professional Appraisal Practice, 2016–2017 Edition as: "The party or parties who engage, by employment or contract, an appraiser in a specific assignment." The client with respect to this appraisal assignment is the City of Duvall.

The term Intended User(s) is defined in Uniform Standards of Professional Appraisal Practice, 2016-2017 Edition as: "the client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser on the basis of communication with the client at the time of the assignment." The intended user of this appraisal report is the client, the City of Duvall. No other intended users are identified, intended or authorized by the appraisers.

DISCLOSURE OF INTENDED USE OF THE APPRAISAL

The term Intended Use is defined in Uniform Standards of Professional Appraisal Practice, 2016-2017 Edition as: "the use or uses of an appraiser's reported appraisal or appraisal
review assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment." The intended use of this appraisal is for consideration of the disposition of the subject property for a potential sale. No other intended use of the appraisal is identified, intended, or authorized by the appraisers.

**PURPOSE OF THE APPRAISAL**

The purpose of this appraisal is to estimate the “as is” market value of the fee simple interest in the subject property.

**DEFINITION OF “MARKET VALUE”**

The term, “market value”, as used in this report, is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.1

**PROPERTY RIGHTS APPRAISED**

This is an appraisal of the fee simple interest in the subject property.

**DEFINITION OF “FEE SIMPLE INTEREST”**

The term “fee simple interest”, as used in this report, is defined as “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.”2

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1 OCC. 12CFR Part 34, Sub-Part C-Appraisal, 34.42 definition (g) and FDIC Final Rules, 12 CFR Part 323.2 (f)
SCOPE OF WORK

The scope of work for the appraisal assignment included the following tasks:

- Inspection of the subject property and the surrounding area;
- Analysis of the subject property's physical, locational, and investment characteristics;
- Investigation and evaluation of market characteristics and trends;
- Collection and analysis of pertinent data, including consideration of comparable sales and rentals in the subject market;
- Inspection of comparable sales (photographs of all comparable properties are provided in the report); and
- Development of an opinion of market value.

This is an Appraisal Report and is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. The depth of discussion contained in this report is specific to the needs of the client and the client's intended use. The data used in this analysis has been researched and/or obtained from governmental agencies, public records, CoStar, NWMLS, CBA, buyers, sellers, and real estate brokers or agents knowledgeable concerning the terms of transactions. This data has been confirmed by either the buyer, seller, or realtor involved in the sale if possible. Much of the data on the current market is based on primary research involving conversations with the above-referenced individuals who are familiar with the subject property and its market area.

We have performed no appraisal services or any other services in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

DISCLOSURE OF COMPETENCY

We have personally inspected the subject property, researched the comparable property data and other information, and presented it in this report. We have appraised numerous properties of similar use throughout the Pacific Northwest for more than 35 years and have the knowledge and expertise to complete the appraisal assignment. James B. Price, MAI, SR/WA and Rebecca L. Stenzel are Certified General Real Estate Appraisers in the state of Washington.

DATE OF INSPECTION

The subject property was inspected on November 17, 2017.

EFFECTIVE DATE OF APPRAISAL AND DATE OF APPRAISAL REPORT

The effective date of the appraisal is November 17, 2017, which is the date of the property inspection. The date of the appraisal report is March 7, 2018.
EXTRAORDINARY ASSUMPTIONS

The term Extraordinary Assumption is defined in Uniform Standards of Professional Appraisal Practice, 2016–2017 Edition as "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.”

Our appraisal includes the extraordinary assumption that the subject could be rezoned with R-8 (single family residential) zoning, which is the “across the fence” zoning to the east. This assumption reflects greater long term economic future potential for the site, as it is now limited to public facility use. There are no other extraordinary assumptions associated with our analysis or estimate of value.

HYPOTHETICAL CONDITIONS

The term Hypothetical Condition is defined in Uniform Standards of Professional Appraisal Practice, 2016–2017 Edition as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”

There are no hypothetical conditions in our analysis or estimate of value.
REGIONAL AND LOCAL DATA

PUGET SOUND REGION

Description

The subject property is located in the Greater Seattle-Tacoma Metropolitan Area surrounding Puget Sound in Western Washington. There are five contiguous counties in this region, each contributing to the overall character of the area with a variety of economic and demographic factors: King, Snohomish, Pierce, Kitsap and Thurston counties. A significant hub of transportation, the Puget Sound region is the gateway to Alaska and is the closest major seaport in the contiguous United States to the Far East. The center of the Puget Sound region is the city of Seattle, which is located within King County and is the largest city in the state. Seattle is situated approximately 110 miles south of the United States-Canada border and approximately 170 miles north of the Washington-Oregon state line.

Population

Population growth in the five-county (King, Pierce, Snohomish, Thurston and Kitsap Counties) central/south Puget Sound region has reflected prevailing economic conditions. Per the Washington State Office of Financial Management, the five-county region has an estimated population of 4,343,700 people. This represents an increase of 10.16% over 2010 census figures. Seattle, with an estimated 2017 population of 713,700, is the largest city in the metropolitan area. Tacoma (208,100), Bellevue (140,700), Kent (127,100) and Everett (109,800) rank second, third, fourth and fifth. The estimated 2017 population for each county in the central/south Puget Sound region is as shown below:

<table>
<thead>
<tr>
<th>County</th>
<th>2010 Census</th>
<th>2017</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>King</td>
<td>1,931,249</td>
<td>2,153,700</td>
<td>11.52%</td>
</tr>
<tr>
<td>Pierce</td>
<td>795,225</td>
<td>859,400</td>
<td>8.07%</td>
</tr>
<tr>
<td>Snohomish</td>
<td>713,335</td>
<td>789,400</td>
<td>10.66%</td>
</tr>
<tr>
<td>Thurston</td>
<td>252,264</td>
<td>276,900</td>
<td>9.77%</td>
</tr>
<tr>
<td>Kitsap</td>
<td>251,133</td>
<td>264,300</td>
<td>5.24%</td>
</tr>
<tr>
<td>Total</td>
<td>3,943,206</td>
<td>4,343,700</td>
<td>10.16%</td>
</tr>
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The 2017 population (based on the 2010 Census) for Washington State is estimated at 7,310,300, an 8.71% increase from the 2010 census figure of 6,724,540.
Employment

The Puget Sound region supports a variety of economic activities, including the aerospace industry, the “high tech” industry, lumber, agriculture, shipping, commercial fishing, finance, medical and biotech services, education, and government. The most recently published employment figures produced by the Washington State Employment Security Department (October 2017, not seasonally adjusted) estimate total non-agricultural employment for the five Puget Sound counties as outlined in the following chart:

<table>
<thead>
<tr>
<th>County</th>
<th>October 2016</th>
<th>October 2017</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>King</td>
<td>1,368,400</td>
<td>1,428,200</td>
<td>4.37%</td>
</tr>
<tr>
<td>Pierce</td>
<td>310,200</td>
<td>316,500</td>
<td>2.03%</td>
</tr>
<tr>
<td>Snohomish</td>
<td>288,100</td>
<td>286,300</td>
<td>-0.62%</td>
</tr>
<tr>
<td>Thurston</td>
<td>114,600</td>
<td>116,700</td>
<td>1.83%</td>
</tr>
<tr>
<td>Kitsap</td>
<td>90,100</td>
<td>92,300</td>
<td>2.44%</td>
</tr>
<tr>
<td>Total</td>
<td>2,171,400</td>
<td>2,240,000</td>
<td>3.16%</td>
</tr>
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</table>

(not seasonally adjusted)

These figures indicate that the economy has continued to stabilize and improve over the past year. The biggest increases in the Seattle/Bellevue/Everett submarket were in the construction sector (up 10.4% over October 2016) and the information/technology sector (up 6.5% over October 2016 figures).

The Boeing Company remains the largest private employer in the Puget Sound region (66,242 employees as of October 26, 2017, down 10.76% from 73,372 as of October 29, 2016). Many jobs have been shifted to other areas of the country, especially to South Carolina (peak employment was in October 2012, when it reached 87,023). In 2016 Boeing announced its intention to tighten costs corporate-wide to remain competitive, and approximately 7,400 jobs in the state of Washington were eliminated by year end. An announcement the week of March 1, 2017 indicated 1,805 union employees (1,500 machinists and 305 engineers) accepted a buyout plan for elimination of their jobs this year. Boeing announced on June 14, 2017 that they are reorganizing the Shared Services Group and will transfer hundreds of employees to Mesa, Arizona. The company also notified 220 employees (211 of which are union workers) that they were to be laid off at the end of September. More layoff announcements are expected this year. Employment at the Everett plant will be most significantly affected, as production has slowed on the 777 and new 777X models, as well as the ongoing production of the 787.

Microsoft is the largest employer in the high-tech sector in the Seattle area: 47,121 employees in the Puget Sound region as of June 30, 2017. A January 2017 news
announcement indicated 700 positions would be eliminated in late January, reportedly part of the 2,850 layoffs announced in June 2016 as the new CEO, Satya Nadella, continues to tighten and reorganize employment within the company. The main Microsoft campus is in Redmond, with other concentrations of space in Bellevue, Issaquah, and other areas of the region.

Amazon is another large private employer in the region, whose growth has spurred immense development in the South Lake Union area of Seattle. Amazon employs approximately 40,000 people in the Seattle area. By 2022 when construction is complete on the buildings now under construction or in the planning stages, Amazon is expected to occupy approximately 12,000,000 square feet of space. This is more than 20% of Seattle’s inventory of office space. The worldwide employee headcount is currently more than 340,000 (up from 154,000 in 2014), having added 110,000 jobs in 2016.

Joint Base Lewis-McChord (US Army and US Air Force) located south of Tacoma employed a total of 57,120 people in 2016, including military and civilian personnel. As such, it is the third largest employer in the state.

Unemployment

The most currently published unemployment statistic for the state of Washington (October 2017) preliminary figures, adjusted for seasonal changes) is 4.5% (down from October 2016 when it was at 5.3%). The national rate for October 2017 was 4.1% (down from 4.8% in October 2016).

The latest figures (October 2017) for individual markets in the region (not seasonally adjusted) are as follows:

<table>
<thead>
<tr>
<th>County</th>
<th>October 2016</th>
<th>October 2017</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>King</td>
<td>3.7%</td>
<td>3.7%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Pierce</td>
<td>6.0%</td>
<td>4.7%</td>
<td>-1.30%</td>
</tr>
<tr>
<td>Snohomish</td>
<td>4.1%</td>
<td>4.1%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Thurston</td>
<td>5.5%</td>
<td>4.4%</td>
<td>-1.10%</td>
</tr>
<tr>
<td>Kitsap</td>
<td>5.7%</td>
<td>4.4%</td>
<td>-1.30%</td>
</tr>
<tr>
<td>(not seasonally adjusted)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Median Household Income

Per the State of Washington Office of Financial Management, the most recently published (March 8, 2017) estimated median household income for the five counties in the Puget Sound region is as follows:
<table>
<thead>
<tr>
<th>COUNTY</th>
<th>2010 Census</th>
<th>2016 Estimate</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>King</td>
<td>$65,383</td>
<td>$84,897</td>
<td>22.99%</td>
</tr>
<tr>
<td>Snohomish</td>
<td>$62,034</td>
<td>$77,985</td>
<td>20.45%</td>
</tr>
<tr>
<td>Kitsap</td>
<td>$54,804</td>
<td>$66,569</td>
<td>17.67%</td>
</tr>
<tr>
<td>Thurston</td>
<td>$60,038</td>
<td>$63,286</td>
<td>5.13%</td>
</tr>
<tr>
<td>Pierce</td>
<td>$55,531</td>
<td>$61,042</td>
<td>9.03%</td>
</tr>
<tr>
<td>State of Washington</td>
<td>$54,888</td>
<td>$65,500</td>
<td>16.20%</td>
</tr>
</tbody>
</table>

**Transportation**

Transportation in the area is facilitated by several local and interstate highways. Interstate Highway 5 connects the Seattle area with most of the other regional economic centers along the West Coast. Interstate Highway 90, which connects with Interstates 5 and 405 in the region, provides access to markets to the East. Interstate Highway 405 and State Highways 167, 509, 520 and 99 provide alternate routes in the region.

**Airport Facilities**

Per the most recent statistics published by the Port of Seattle, Seattle-Tacoma International Airport had 45,736,700 passengers in 2016, up 8.02% from 42,340,537 passengers in 2015. This was the sixth year in a row with increased air passenger traffic. Sea-Tac is also had 366,429 metric tons of cargo transported in 2016 (up 10.16% over 2015 figures). This was the fifth year in a row with increased cargo transported.

The county and the Port of Seattle, which includes the Sea-Tac operations, opened a third runway in November 2008 for the airport to meet the increasing demands for air traffic in the Puget Sound region. The first phase of a light rail link to Sea-Tac opened in December 2009, with additional links to Angle Lake (just south of the airport) and to the University of Washington opened in 2016. (A link to the Eastside is scheduled to open in 2023.) In addition to Sea-Tac International Airport, there are various regional airports in each of the counties within the Puget Sound region.

**Shipping**

Ranking as one of the top ports in the U.S. and as the country's sixth-largest container port (in terms of the number of cargo containers shipped), the Port of Seattle has an excellent harbor (Elliott Bay) and a major inland waterway (Puget Sound) providing access to the Pacific Ocean. Tacoma and Everett also have container port facilities, and all compete with Los Angeles and Long Beach in California and Vancouver B.C. in Canada. The June 2016 completion of a third and wider series of locks at the Panama Canal may affect the West Coast ports long term. It may, however, increase the volume of incoming containers.
Recently, the Ports of Seattle and Tacoma agreed to form the Northwest Seaport Alliance to unify management of the two ports’ marine cargo terminals and related functions to continue a leading role in international trade and create more jobs for the region. The two ports retain existing port commission governance and asset ownership. Combined, the Tacoma and Seattle ports today are the third-largest container gateway in North America, and marine cargo operations support more than 48,000 jobs. The statistics are now published together for the Seaport Alliance. The total for 2016 was 3,615,752 TEU’s (cargo containers shipped), up 2.5% from 3,529,084 in 2015. The international shipping segment of the total (79% of all shipping) increased by 3.5%, but domestic shipping (21% of the overall shipping volume) decreased by 1.5%. Most of the decrease reflected significantly reduced oil and gas project cargo in Alaska.

The Port of Seattle also operates a passenger ship cruise terminal in downtown Seattle, which operates cruises to Alaska and other West Coast destinations. There are seven cruise lines currently operating at the port (Holland America, Princess Cruises, Carnival, Celebrity, Oceana, Royal Caribbean, and Norwegian Cruise Line). Cruise passengers during the 2016 cruise ship season totaled 983,539, up 9.5% from the 2015 cruise ship season total of 898,032 passengers. Projections for 2017 total 1,039,000 passengers, which is 5.6% more than the 2016 total. In the first year of operation (1993) there were just 10,820 passengers, which reveals the significant growth in this industry over the past 24 years.

Summary

The Puget Sound region has emerged as a major metropolis. Its commerce, manufacturing, construction and other economic activities have resulted in a regional 2017 population of approximately 4.343 million people. Transportation facilities serving the metropolitan area include two major interstate freeways, two transcontinental rail systems, an international airport, and one of the largest container ports in the United States. Unemployment rates (not seasonally adjusted) in the five-county Puget Sound region range from 3.5% (King County) to 4.7% (Pierce County) for October 2017, with the state unemployment rate (seasonally adjusted) at 4.5% and the national rate at 4.1%. With the unemployment rate continuing to be relatively stable and economic growth indicated in many sectors of the economy, we expect ongoing stability in the economy, both in the region and in the nation. Projected future layoffs for Boeing may create higher unemployment, but with the diversity of our economy we feel the Puget Sound area offers the long term necessary elements for economic viability.

CITY OF DUVALL/SUBJECT NEIGHBORHOOD

Description

The subject is located in the city of Duvall, an incorporated area located 25 miles northeast of Seattle along SR 203 between Monroe and Carnation. Named after a logger (James Duvall, who homesteaded in 1871), Duvall has evolved to a suburban city on the Eastside with numerous small businesses and residential neighborhoods.
Downtown Duvall has good neighborhood shopping and services with a variety of small shops and restaurants, along with both a small family grocery store and a Safeway shopping center on the south end of the downtown area.

The city is a mixture of both older single family homes near the downtown area plus newer subdivisions in the outlying areas to the east. We researched the NWMLS for single family home sales in greater Duvall over the past year and found 224 sales with an average sale price of $571,447. The sales ranged from $159,850 to $1,790,000 and from 564 to 5,190 square feet of living area.

We also researched single family home sales over the past 12 months in the immediate “Duvall in Town” market. There were 42 sales, ranging from $270,000 to $725,000. The homes ranged from 960 to 3,080 square feet, with an average of 2,143 square feet and an average sale price of $536,765. This equals an average home sale price of $250 per square foot of living area. Most of the homes sold were newer (5 were built from 1911 to 1977 and 37 were built after 1980). For the 37 newer homes, the dates of construction ranged from 1981 to 2017.

There has been newer commercial development, as well, in recent years, including retail and office space. A large mixed-use development is pending for the future along Big Rock Road in the southern portion of the city, which 19-acre Duvall Urban Village project is to include single and multi-family housing, commercial and office use, and a city park. It is located just east of the Safeway shopping center at Main Street and Big Rock Road.

The subject’s immediate neighborhood is best described as a mixture of commercial properties along Main Street (aka State Route 203), residential properties east of Main Street, and rural farm land west of the Snoqualmie River. There are several “service” properties (including the subject) on the block(s) east of Main Street. They include the adjacent fire station and the Riverview School District offices.

While there are no large employers in the city, major employment centers exist to the west on the Eastside (Bellevue, Kirkland, Redmond, Issaquah) and in downtown Seattle.

**Population**

Duvall has an estimated 2017 population of 7,500, an increase of 12.02% over the 2010 census figure of 6,695.
Transportation

SR 203 is a north/south state highway which extends south through Carnation and Fall City to Interstate 90 and north to Monroe where it intersects with Highway 2. Woodinville-Duvall Road intersects with SR-203 in the north part of downtown Duvall, and leads west to Woodinville and freeways connecting to Seattle and Everett (I405, SR522, Interstate 5, etc.). NE 124th Street, south of the downtown area, connects west to Redmond and provides access to SR 520 and other regional freeways. Redmond and Woodinville are approximately 10 to 15 miles to the west of Duvall and provide extensive retail, service and employment opportunities.

Conclusion

The subject property is located adjacent to the Duvall central business district 1.5 blocks east of Main Street (SR 203), the primary north-south arterial/highway for this area of King County. This location is an established commercial district with surrounding residential neighborhoods. The area has adequate access to transportation corridors, including surface arterials and regional freeways which provide access to area employment centers and other surrounding communities.
SUBJECT PROPERTY DESCRIPTIVE DATA

LOCATION

The subject is located within the city limits of Duvall at a street address of 26512 NE Stella Street, Duvall, Washington 98019. It is situated on a single tax parcel and is known as the Duvall WRECK Center (the City of Duvall Community Center).

PHYSICAL CHARACTERISTICS

The subject parcel is rectangular in shape, with approximately 71 feet of frontage along NE Stella Street and 100 feet of depth. The west and north sides of the parcel are adjacent to an alley. The parcel totals 6,322 square feet (0.15 acre).
STREETS AND ACCESS

The subject fronts on NE Stella Street, an east/west arterial which originates at Main Street and travels east to where it dead-ends at the equivalent of 4th Avenue NE. Main Street, also known as SR203, provides access to other regional arterials and major freeways.

HAZARDOUS SUBSTANCES

Our visual inspection of the subject did not reveal the obvious presence of any hazardous substances, defined as all hazardous or toxic wastes, pollutants or contaminants (including asbestos, PCBs, or raw materials), and/or underground storage tanks (hazardous material). We are unaware if the use of the subject site for many years as a nursery reflects the presence of any insecticides/pesticides which may have been used on the site. We are not experts in determining the presence of hazardous substances, either used in construction or stored on the property, or in estimating the cost of encapsulation or removal thereof. The market value estimated in this report does not reflect the presence of hazardous substances,
nor any remediation costs which might be required if hazardous substances are present or detected in the future.

**UTILITIES**

The subject site currently is connected to public utilities. Electricity and gas are provided by Puget Sound Energy, and water/sewer and storm drainage are provided by the City of Duvall. Telephone service is provided by Frontier Communications, cable TV is provided by WAVE Broadband, and garbage collection is provided by Waste Management.

**FLOOD ZONE**

According to FEMA map panel number 53033C0401F dated May 16, 1995, the immediate subject site along street where the subject is located is an area which is identified as Flood Zone “X”. Areas zoned "X" are areas which are outside the 500-year flood plain.

**ZONING**

The subject property is currently zoned PF (Public Facilities) by the City of Duvall. Per Chapter 14.32.010 of the Duvall municipal code, the purpose of this zoning designation is “to provide for publicly owned parks and open space, and public facilities that are located permanently in a specific location such as schools and government facilities (including but
not limited to police, fire, city administration, sewer treatment plant).” Per Chapter 14.32.020, permitted uses include:

“A. College/university;
B. Governmental services, including city hall, court, archives, fire, police, training facility, wastewater management facility, public agency yard, school district offices;
C. K-12 public or private schools;
D. Recreational trails, nonmotorized;
E. Parks, public or private;
F. School bus base;
G. Subregional utility;
H. Vocational schools;
I. Wireless communications facility, attached to an existing building or structure, camouflaged.”

Conditional uses include heliports, jails, landfills, non-hydroelectric generation facilities, wireless communication facilities, work farms/camps, work release facilities, and buildings larger than 65,000 square feet. Given the proximity to a single family neighborhood adjacent to the subject property, it is likely that some of these conditional uses would be deemed unsuitable.

14.32.050 - Development standards.

<table>
<thead>
<tr>
<th>A. Minimum Lot Area and Site Requirements.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum density</td>
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<tr>
<td>Maximum density</td>
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<tr>
<td>Minimum lot area in square feet</td>
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<tr>
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<tr>
<td>Minimum interior setback</td>
</tr>
<tr>
<td>Minimum setback from residential</td>
</tr>
<tr>
<td>Minimum lot width</td>
</tr>
<tr>
<td>Maximum impervious surface</td>
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<tr>
<td>Maximum height</td>
</tr>
</tbody>
</table>

The current use as a preschool is technically a non-conforming use (kindergarten through 12th grade schools are permitted outright per the municipal code, but there is no mention of preschools), but it does fall into the category of “public or private schools”. It is also a use which has been in place for some time. In the municipal code is discussion of permanent reuse of “surplus nonresidential facilities” not retained in the city’s ownership (Chapter
14.76 “Nonconformance and Reuse Standards”). In that chapter is stated “The permanent reuse of surplus nonresidential facilities such as fire stations, churches, or government facilities not retained in public ownership is conditionally permitted subject to the issuance of a conditional use permit in accordance with DMA Chapter 14.68; however, a use established prior to the surplus of such facility may continue without a conditional use permit until such time a change in use occurs” (Chapter 14.76.040.D).” We are not legal experts on interpreting or enforcing the city’s code, but it appears to us that the current use could continue without obtaining a conditional use permit if the preschool purchases the building. If a conditional use permit is required, it appears that the use as a preschool could be considered a legal conforming use if included in the “schools” category.

Given that public facilities are not typically bought and sold in the overall marketplace due to their ongoing public use, we have used the extraordinary assumption in this report that the subject property has potential for rezone to the “across the fence” zoning, which is the zoning immediately adjacent to the subject. In this instance, that zoning is R-8 (Single family residential, with a maximum density of 8 dwelling units per acre). It is intended to provide low-density, single family residential areas where duplexes are also permitted. Government services and private and public K-12 schools are both conditional uses in the R-8 zoning. In the R-8 zoning designation the minimum lot size is 4,000 square feet, with a 10 foot street setback, a 15 foot rear setback, and a 5 foot side setback. On lots of the subject site size (5,000 to 7,200 square feet), 60% coverage of the site is permitted for structures and 60% for total impervious surfaces. The maximum FAR is 50% (excluding garages and basements). The height limit is 35 feet.

EASEMENTS, ENCROACHMENTS, AND CONDITIONS

We were not provided with a title report for the subject property. We are unaware of any adverse influences from easements, encroachments, or conditions.

ASSESSMENTS AND TAXES

The subject property is located on one King County Assessor's tax parcel, Parcel Number 213070-0960. Since it is owned by a public entity, it is not assessed or taxed except for $3.20 for noxious weed fees and $9.25 for conservation fees, i.e. $12.45 for 2017 fees. The levy code for the subject property is 1155, whose full levy rate for real estate taxes is $12.41781 per $1,000 of assessed value.

SITE IMPROVEMENTS

Site improvements include concrete paving and pavers on three sides of the building, including several concrete planters along the south, west and north foundation. There is also a cyclone fence on the perimeter of the sport court at the rear of the lot. Except for the concrete paving at the front eastern entry (which is striped for handicap access with one parking stall), there is no parking on the site. However, the alley on the west side of the building provides access to the rear of the site, so the paved sport court currently fenced in
could easily be converted to parking if the fencing were removed on the west side of the site and a curb cut made. We estimate that 5 to 6 parking spaces could be created at the rear of the site. General uses require 1 space per 300 square feet of net usable, non-public area. (Non-public areas include storage, restrooms, closets, etc.) The gross area for the main floor is 2,048 square feet, which includes two restrooms, mechanical and storage closets. If the gross area is used, 7 spaces would be required for general use, but given that the requirement is based on the net usable area which excludes the restrooms, etc., it is likely that only 6 may be required. Given the 1 handicap space in front adjacent to the street plus a minimum of 5 which could be created at the rear, the site can likely accommodate 6 vehicles. In addition, some public uses require 1 space per 900 to 1,000 square feet of storage areas, which would add 1 space for the 960 square foot basement. Parking requirements may be reduced by the city, depending on the use, etc. As such, it appears that the site could legally provide adequate parking for several types of uses on the already paved portions of the site.

BUILDING IMPROVEMENTS

The site is currently improved with a wood frame building originally constructed in 1938 and most recently removed in 2001 or 2002. It has been used for a variety of purposes, most recently as a cooperative preschool in which several classes are conducted during the week. It is a one-story structure with an unfinished basement beneath the western half of the structure. The main level has 2,048 square feet of gross building area. The unfinished basement (only 7 feet high) is 960 square feet and is used for storage.
The exterior of the structure features painted wood siding and a composition roof. All windows are insulated in vinyl frames. The exterior doors on the main floor are painted wood with glass insets (typical “storefront” entry doors). The western entry has four concrete steps and a wood frame porch which is inset into the building. The eastern entry is at grade, providing handicap access.

There is an outside entry (double solid wood doors) to the unfinished basement via an exterior stairwell on the west side of the building. There are 4 above grade windows (insulated an in vinyl frames) in the basement which are located on the west and north sides of the building.
The western half of the building has a vaulted ceiling with exposed beams and is one large room. There are two sets of steps plus a ramp down to the front half of the eastern section of the building. There are two restrooms at the rear of the eastern half, along with mechanical room. The front portion of the eastern half of the building contains a base cabinet with laminate countertop and stainless steel sink, along with an upper cabinet. There is a small storage room next to the cabinets and sink.

The flooring in the main room in the western half of the structure is vinyl tile. Flooring in the service areas (rear hallway to restrooms and ramp down to the eastern portion of the structure) is sheet vinyl. The restrooms have tile flooring. The eastern half of the building has laminate wood flooring.

The vaulted ceiling in the western half of the building has acoustical tile on its surface. The remainder of the ceilings are painted sheetrock, as are all the interior walls in the structure. Lighting is a combination of ceiling or wall mounted fixtures.

The restrooms have a wall mounted laminate countertop with sink, metal toilet partitions, and are handicap accessible. The women’s restroom has a fold-up baby changing table.

The finished space in the building is heated with a roof-mounted gas heat pump.

The building is in good condition, with minimal deferred maintenance observed. Deferred maintenance includes touch-up painting on the exterior. The overall structure has been well maintained, with newer roof (approximately 15 years +/-) which was repaired on the eastern section of the building in 2016. The building has a typical economic life of 40 years and an estimated effective age of 20 years, resulting in a remaining economic life estimated at 20 years.
HIGHEST AND BEST USE ANALYSIS

The highest and best use of a property is defined in *The Appraisal of Real Estate* (Fourteenth Edition; Chicago: Appraisal Institute, 2013; p. 332), as “the reasonably probable use of property that results in the highest value.”

HIGHEST AND BEST USE OF LAND AS IF VACANT

To determine the highest and best use of a property as if vacant, four significant factors are analyzed. These are the possible uses that are: (1) legally permissible, (2) physically possible, (3) economically feasible, and (4) maximally productive.

Legally Permissible: The legal factors that can influence the highest and best use of the subject can include governmental regulations such as zoning and other land ordinances, environmental regulations and building codes. Other factors to consider would be easements and encumbrances that impact or restrict the use of the subject site. The subject property is currently zoned PF (Public Facilities) by the City of Duvall. Per the municipal code, the purpose of this zoning designation is “to provide for publicly owned parks and open space, and public facilities that are located permanently in a specific location such as schools and government facilities (including but not limited to police, fire, city administration, sewer treatment plant).” Several conditional uses are permitted, as well, which are also public in nature.

As previously mentioned, our analysis of the subject is based on the extraordinary assumption that it could be rezoned with the “across the fence” R-8 (Single family residential) zoning. This zoning allows a maximum of 8 housing units per gross usable acre and a minimum of 6 housing units per acre. At 8 units per acre, the subject site (0.15 acre) would allow only one single family residence (8 x 0.15 = 1.20). The allowable FAR (excluding basements and garages) is 50%, and there is a 35 foot height limit. While the zoning is for single family residential, there are several other uses permitted as a conditional uses, which include bed and breakfast operations, governmental services, public or private K-12 schools, libraries or museums with a historic site or building, churches, or utility substations.

The single family residences to the east in the immediate neighborhood are mostly older, more modest homes. We researched the newly constructed (2016 or newer) single family homes in Duvall which were sold over the past 12 months. Of the 15 sales in Duvall on lots similar in size to the subject, the average price was $689,153 for an average 2,886 square feet of living area ($238.79/SF). There were also 5 sales of homes on small lots (ranging from 2,521 to 2,950 square feet and averaging 2,620 square feet, zoned R-12) in downtown Duvall which averaged $588,900 for an average home size of 2,528 square feet ($232.95/SF). All of these sales were within new plats of multiple new homes. A new home on the subject site would be somewhat incongruous in the neighborhood, as the newest homes in Duvall are generally contained in multiple-home new subdivisions which are more homogenous neighborhoods. Still, there are several single newer homes (10-20
years old) in the immediate vicinity of the subject property which are not part of a newer subdivision.

In summary, governmental services, a school, a religious facility or a new single family home would be a legally permissible use of the subject site if vacant under the potential R-8 zoning.

**Physically Possible:** The use to which a site can be developed can be affected by its size, shape, topography, access, and soil type. The site is level to gently sloped and is at grade with the adjacent street. The property has good visibility and access within the neighborhood, and all necessary utilities are available. There do not appear to be any physical constraints that would hinder development of the property.

**Financially Feasible:** Given the location, zoning (current PF and potential R-8), neighboring uses, the size of the subject site and the character of the neighborhood, we feel a single family use like the adjacent properties to the east would in all likelihood optimize the return to the property over and above the value of the land as if vacant; i.e. it would be a financially feasible use. The conditional uses allowed would have an extremely limited market and potential pool of buyers. The existing improvements, for example, are being used on weekdays for a non-profit cooperative preschool run by the children’s parents. The building cannot be used for any commercial purpose except a bed and breakfast (which is in essence a single family residence with rooms rented out on a temporary basis). Apparently the Riverview School District would like to expand their offices to the subject site, and could use the existing improvements at least temporarily. The existing preschool tenant also has a first right of refusal to purchase the property. Other than the school district or the preschool, there are few if any buyers of a public/institutional nature who would be a likely buyer of the property if vacant. A church could be built, but the site is so small it likely could not provide adequate parking for a church community (parking is based on the number of seats, etc.). Still, any of the allowable uses appear to be financially feasible.

**Maximally Productive:** As described above, the average price of newly constructed homes in the Duvall market on similar sized lots over the past 12 months was $689,153 ($238.79 per square foot of living area). Based on the many non-residential sales in Duvall and adjacent markets we reviewed, and the difficulty we experienced in finding any comparable sales truly similar to the subject in its “as is” condition as a preschool or public building, a non-residential use cannot command a similar price per square foot with the current PF zoning. Thus, based on the foregoing, single family development under potential R-8 zoning is considered the maximally productive use of the site.

**Conclusion of Highest and Best Use:** Given the location of this property, its zoning and surrounding land uses, the highest and best use of the subject site as if vacant which is legally permissible, physically possible, financially feasible, and maximally productive is single family development.
HIGHEST AND BEST USE AS IMPROVED

The determination of the highest and best use of a property as improved is based on the future potential of the land and the existing improvements. The four alternatives to be concerned with in this analysis are:

1. Whether to keep the property "as is".
2. Whether to demolish the property.
3. Whether to renovate the property.
4. Whether to convert the property to some other use.

The subject is improved with an older (1938) wood frame structure which originally may have been a church, although it has had a variety of public uses for the City of Duvall for many years (police station, City Hall, community center, etc.). It is currently used by a preschool coop on a short term lease basis (cancellable upon 60 days’ notice from either party pending the sale of the property). The building is configured with two large open rooms, plus restrooms, mechanical and storage rooms. There is a “kitchen” area in one of the main two rooms (base and upper cabinets with stainless steel sink installed and space for an oven/range and refrigerator). In addition there is an unfinished basement area of only 7 feet in height which can be used for storage. The building has been updated on the interior, is handicap accessible, and is in good condition overall. It can be used for a variety of public purposes in its current configuration. Thus, demolition is not considered a highest and best use as improved and, given its good condition, renovating it further with the current configuration would not be cost effective.

If rezoned to R-8, the subject could be converted to another use such as a single family home. As previously outlined in a previous section, the average sale price in the “Duvall in Town” area over the past 12 months was $536,765 ($250 per square foot for an average 2,143 square foot home). This average includes both older homes and new construction, and typically includes 3 or 4 bedrooms and a garage. If the subject were a single family home at the current size (2,048 square feet) and valued at the average sale price of $250 per square foot, the value would be $512,000 before any adjustments. However, it would require significant costs to create a single family home within the structure. Per the Marshall & Swift cost estimating guide, a newly constructed wood frame home in the greater Seattle area (excluding a garage, exterior porch, fireplace, appliances, and any permits required by the municipal entity) has a current cost of approximately $147 per square foot of living area. At roughly a third of that cost, i.e. $50 per square foot, the interior of the subject could be converted to a single family residence by creating separate living areas plus bedrooms, renovating the two bathrooms to include bathtubs and/or showers, possibly reconfiguring or remodeling the kitchen area, and revamping the mechanical and electrical systems to serve each of the newly created rooms. At a theoretical cost of $50/SF to do the conversion plus 10% developer profit, the cost would be $50 x 2,048 SF = $102,400. When subtracted from $512,000, the total would be approximately $410,000 prior to adjustments. Downward adjustments would then be indicated for the lack of a garage and a fireplace. There is no yard per se except the paved sport court at the rear, and no access to the exterior except on the south side adjacent to the street. The building thus suffers from functional obsolescence if used as a residence, requiring further downward
adjustments. Since the subject abuts the adjacent fire station (with siren noise on a regular basis), a downward adjustment for location would be indicated, as well.

Public buildings like the subject are not typically sold for private use, and tenants like the cooperative preschool currently using the property are not typically capable of paying rents commensurate with a commercial property on a commercially zoned site. The preschool is currently paying less than $10 per square foot per year, compared to commercial properties which line Main Street NE where rents are typically most recently in the $14 to $18 per square foot range (asking rents). Thus, other than a bed and breakfast operation where the owners usually live on-site, there is no potential for a commercial “investment property” on the subject site.

Given the limited number of uses for the subject building, the pool of potential buyers is extremely limited. Thus, based on the above discussion, the highest and best use “as improved” appears to be the “as is” condition which accommodates public uses.
APPROACHES TO VALUE

There are three accepted methods of evaluating all types of real property: the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. All three approaches are used when applicable. When sufficient information is not available, those approaches or that approach containing the best information is used and/or relied upon to value the subject property.

COST APPROACH

Per the Appraisal Institute, “the cost approach is based on the understanding that market participants relate value to cost. In the cost approach, the value of a property is derived by adding the estimated value of the land to the current cost of constructing a reproduction or replacement for the improvements and then subtracting the amount of depreciation (i.e. deterioration and obsolescence) in the structures from all causes. Entrepreneurial incentive (the amount the developer expects to receive) or entrepreneurial profit (the amount actually received) may be included in the value indication.”

SALES COMPARISON APPROACH

Per the Appraisal Institute, “the sales comparison approach is most useful when a number of similar properties have recently been sold or are currently for sale in the subject property’s market. Using this approach, an appraiser produces a value indication by comparing the subject property with similar (i.e., comparable) properties. The sale prices of the properties that are judged to be most comparable tend to indicate a range in which the value indication for the subject property will fall. The appraiser estimates the degree of similarity or difference between the subject property and the comparable sales by considering various elements of comparison.”

INCOME CAPITALIZATION APPROACH

Per the Appraisal Institute, “in the income capitalization approach, the present value of the anticipated future benefits of property ownership is measured. A property’s income and resale value upon reversion may be capitalized into a current, lump-sum value. There are two methods of income capitalization: direct capitalization and yield capitalization. In direct capitalization, the relationship between one year’s income and value is reflected in either a capitalization rate or an income multiplier. In yield capitalization, several years’ forecast income and a reversionary value at the end of a designated period are converted to present value using a yield rate. The most common application of yield capitalization is discounted cash flow analysis.”

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4 Ibid, p. 45
5 Ibid, p. 45
the appropriate rate of return (i.e. the capitalization rate and/or the discount rate) on the investment based on acceptable rates of return for similar properties.

FINAL RECONCILIATION OF VALUE INDICATIONS

Per the Appraisal Institute, “the final analytical step in the valuation process is the reconciliation of the value indications derived into a value conclusion. Reconciliation occurs within each approach to value, but the final reconciliation occurs at the end of the valuation process. The value conclusion can be expressed as a single number, as a range of numbers, or as a number greater than or less than a specified benchmark amount. The nature of reconciliation depends on the appraisal problem, the approaches that have been used, and the reliability and adequacy of the data used.”

APPROACHES TO VALUE USED IN THIS APPRAISAL

The subject property’s residential zoning prohibits typical commercial use, and the site size limits development to one single family home if residential or a structure whose utility is primarily public in nature. Since the building may not be rented for a typical commercial use and could not command higher commercial rental rates to justify its purchase as an income property, the Income Capitalization Approach is not considered applicable or relevant to the subject property. Given the age of the building (originally constructed in 1938), applying the Cost Approach would require a significant degree of depreciation of the structure, nor is the Cost Approach the basis upon which a buyer would likely purchase it.

A potential buyer of the property would most likely be an owner/user, whether a private or public user. Thus, we have used only the Sales Comparison Approach in our analysis to value the subject property.

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SALES COMPARISON APPROACH

Value is estimated through the use of the Sales Comparison Approach by comparing the subject property with similar properties that have sold recently in the surrounding area. Comparable sales should be located in the same area or in areas of similar land use, traffic flow, access to amenities, and access to transportation facilities. The unit of comparison in this case is the price per square foot of rentable (finished) building area. The subject building has historically been used for many public services (city hall, police station, community center, etc. and now a preschool.). Due to the current PF zoning and the potential R-8 zoning, which allows only single family homes and a limited number of public uses, it has a very limited pool of potential buyers. If purchased by the school district for expansion of their offices or to conduct classes, the public entity nature of the use can continue. If purchased by the preschool tenant, the same use could continue, as well. However, the property may not be used as a commercial office for attorneys, accountants, etc., which makes finding comparable sales extremely difficult. We found no sales of government/public owned buildings in either Duvall or adjacent markets. Thus, we searched for recent sales of smaller buildings most like the subject which could be used by a public or religious entity for offices, preschool, etc. While none are truly similar to the subject, they are the only available sales we found which could offer any comparison to the subject and present a range of values in the current market. A map, photographs, descriptions and analyses follow the chart below.
<table>
<thead>
<tr>
<th>Location</th>
<th>Sale Date</th>
<th>Sale Price</th>
<th>RBA (SF) Age</th>
<th>$/SF</th>
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<tbody>
<tr>
<td>Monroe Montessori 733-745 Village Way Monroe, WA 98272</td>
<td>8/2016</td>
<td>$1,200,000</td>
<td>8,632 SF 1980-2002, 3 buildings</td>
<td>$139.02</td>
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<tr>
<td>Church offices (former bank) 15305 Main Street NE Duvall, WA 98019</td>
<td>9/2016</td>
<td>$1,100,000</td>
<td>4,575 SF 1991</td>
<td>$240.44</td>
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<td>Office buildings (2) 26405+26415 NE Valley St Duvall, WA 98019</td>
<td>9/2017</td>
<td>$700,000</td>
<td>3,640 SF 1985</td>
<td>$192.31</td>
</tr>
<tr>
<td>Monroe Prof. Center 328 West Main Street Monroe, WA 98272</td>
<td>2/2016</td>
<td>$550,000</td>
<td>3,588 SF 1925</td>
<td>$153.29</td>
</tr>
<tr>
<td>Office building 603 West Main Street Monroe, WA 98272</td>
<td>9/2017</td>
<td>$339,000</td>
<td>1,861 SF 1913</td>
<td>$182.16</td>
</tr>
<tr>
<td>Office building 17528 West Main Street Monroe, WA 98272</td>
<td>4/2017</td>
<td>$230,000</td>
<td>1,352 SF 1959</td>
<td>$170.12</td>
</tr>
<tr>
<td>Duvall WRECK Center 26512 NE Stella Street Duvall, WA 98019</td>
<td></td>
<td></td>
<td>2,048 SF 1938 (2002+/- renovation)</td>
<td></td>
</tr>
</tbody>
</table>
BUILDING SALE PHOTOS

No. 1 – Montessori School – 733-745 Village Way - Monroe, WA 98272 (3 buildings)

Sale No. 2 – Redemption Church Offices – 15305 Main St. NE - Duvall, WA 98019
No. 3 – Duvall Vet Hospital+Office Bldg – 26405+26415 NE Valley St. - Duvall, WA 98019

Sale No. 4 – Main Street Professional Building – 328 West Main St. - Monroe, WA 98272
Sale No. 5 – Discover Chiropractic - 603 West Main Street - Monroe, WA  98272

Sale No. 6 – 17528 West Main Street – Monroe, WA  98272
## COMPARABLE IMPROVED SALES

<table>
<thead>
<tr>
<th>SALE NO.</th>
<th>Subject</th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duvall WRECK Center</td>
<td>Monroe Montessori School</td>
<td>Church Ofc’s (former bank)</td>
<td>Vet Hospital+Office Bldg.</td>
<td></td>
</tr>
<tr>
<td>26512 NE Stella Street Duvall, WA 98019</td>
<td>733-745 Village Way Monroe, WA 98272</td>
<td>15305 Main Street NE Duvall, WA 98019</td>
<td>26405+26415 NE Valley Duvall, WA 98019</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proximity/Subject</th>
<th>Name/Location</th>
<th>SALE PRICE</th>
<th>RENTABLE SF</th>
<th>PRICE/SQ.FT.</th>
<th>CAP RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.7 miles North</td>
<td>Duvall WRECK Center</td>
<td>$1,200,000</td>
<td>2,048 SF</td>
<td>$139.02/SF</td>
<td>N/A (owner/user sale)</td>
</tr>
<tr>
<td>0.22 mile SW</td>
<td>Monroe Montessori School</td>
<td>$1,100,000</td>
<td>8,632 SF (3 bldgs)</td>
<td>$240.44/SF</td>
<td>N/A (owner/user sale)</td>
</tr>
<tr>
<td>0.23 mile SW</td>
<td>Church Ofc’s (former bank)</td>
<td>$700,000</td>
<td>4,575 SF</td>
<td>$192.31/SF</td>
<td>N/A (owner/user sale)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>Terms</th>
<th>Seller(s)</th>
<th>Buyer(s)</th>
<th>Auditor's File No.</th>
<th>Data Source/Confirmation</th>
<th>Location</th>
<th>Tax Parcel No.(s)</th>
<th>Site Size</th>
<th>Topography</th>
<th>Land/bldg ratio</th>
<th>Zoning</th>
<th>Building improvements</th>
<th>Age</th>
<th>Parking</th>
<th>Miscellaneous</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 29, 2016</td>
<td>$1,350,000 loan from Bank of the Cascades + $200,000 private loan from Sellers</td>
<td>Allan &amp; Gayle Washburn</td>
<td>Aaron &amp; Thea Heineman</td>
<td>CoStar; Snohomish county records</td>
<td>Adjacent to downtown Duvall; secondary street</td>
<td>213070-0960</td>
<td>0.15 acre (6,322 SF)</td>
<td>Level/sloped/at grade</td>
<td>3.1 : 1 (rentable area)</td>
<td>R-8 (Residential/8 DU per acre) – Duvall</td>
<td>1938 (2001/2002 renov)</td>
<td>1 HC stall at entry; paved area at rear could accommodate minimum of 5 spaces (2.9 per 1000 SF)</td>
<td>Owned by City of Duvall; prescholl tenant lease expires 7/31/2018 or sooner with 60 days’ notice by either party (City intends to sell surplus building)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>September 30, 2016</td>
<td>$600,000 loan Inland Northwest Bank</td>
<td>MUFG Union Bank</td>
<td>CDK Consulting LLC</td>
<td>CoStar; King County records Roger Powell (Buyer) Redemption Church 206-793-5766</td>
<td>West Monroe; secondary street; backs to City Hall</td>
<td>007763-000-018-00, -019-00 and -020-00</td>
<td>1.05 acres (45,738 SF)</td>
<td>Level/at grade</td>
<td>5.3 : 1 (rentable area)</td>
<td>MUNC (Mixed Use Neighborhood Comm’l) – Monroe</td>
<td>1980, 1999, 2002</td>
<td>25 spaces in on-site lots at front of buildings (2.9 per 1000 SF)</td>
<td>Buyer would not return call. No other information available.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>September 26, 2017</td>
<td>$580,000 loan Pacific Continental Bank</td>
<td>S&amp;R Associates, Inc.</td>
<td>Brown Hound Property Investments LLC</td>
<td>King Co. records; Dr. Michele Gengler DVM (Buyer) 425-788-2620</td>
<td>Central Duvall; major arterial</td>
<td>212990-0060</td>
<td>0.69 ac (30,001 SF)</td>
<td>Level/sloped/at grade</td>
<td>6.6 : 1 (rentable area)</td>
<td>MT (Midtown Commercial) – Duvall</td>
<td>1991</td>
<td>On-site lot at front of building with 22 spaces (4.8 per 1000 SF)</td>
<td>Listed 4/1/15 @ $1,400,000. 12 mo. restriction regarding bank/financial use. Now being used by Redemption Church, who has purchased land to south to build a new church. Buyer is associated with the church.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The property was not on the market. It was purchased by one of the tenants (the Vet Hospital) based on the appraised value. Rent prior to the sale was $14.11/SF/year plus insurance and utilities.
## COMPARABLE IMPROVED SALES

<table>
<thead>
<tr>
<th>SALE NO.</th>
<th>Subject</th>
<th>4</th>
<th>5</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name/Location</td>
<td>Duvall WRECK Center</td>
<td>Monroe Professional Center</td>
<td>Chiropractic Offices</td>
<td>Office building</td>
</tr>
<tr>
<td>Location</td>
<td>26512 NE Stella Street Duvall, WA 98019</td>
<td>328 West Main Street Monroe, WA 98272</td>
<td>603 West Main Street Monroe, WA 98272</td>
<td>17528 West Main Street Monroe, WA 98272</td>
</tr>
<tr>
<td>Proximity/Subject</td>
<td>7.9 miles NE</td>
<td>7.8 miles NE</td>
<td>7.7 miles NW</td>
<td></td>
</tr>
<tr>
<td>SALE PRICE</td>
<td>$550,000</td>
<td>$339,000</td>
<td>$230,000</td>
<td></td>
</tr>
<tr>
<td>RENTABLE SF</td>
<td>2,048 SF</td>
<td>3,588 SF</td>
<td>1,861 SF</td>
<td>1,351 SF</td>
</tr>
<tr>
<td>PRICE/SQ.FT.</td>
<td>$153.29/SF</td>
<td>$182.16/SF</td>
<td>$170.12/SF</td>
<td></td>
</tr>
<tr>
<td>CAP RATE</td>
<td>8.2%</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>February 16, 2016</td>
<td>September 26, 2017</td>
<td>April 24, 2017</td>
<td></td>
</tr>
<tr>
<td>Terms</td>
<td>$357,500 loan (65% LTV) Plaza Bank</td>
<td>$748,000 SBA loan First Citizens Bank</td>
<td>$172,500 loan Columbia State Bank</td>
<td></td>
</tr>
<tr>
<td>Seller(s)</td>
<td>Steven Wilkins/Kelly Sudore Powerbuilt LLC</td>
<td>Brian &amp; Rhonda Hillabush</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buyer(s)</td>
<td>Southback Properties LLC</td>
<td>Kogler Real Estate Group LLC</td>
<td>DSF R.E. LLC</td>
<td></td>
</tr>
<tr>
<td>Data Source/Confirmation</td>
<td>Costar; CBA; Sno. Co. rec's; Michael Fear (Realtor) Coldwell Banker Bain 425-356-9925</td>
<td>Costar; NWMLS; Snohomish County records</td>
<td>Costar; NWMLS; Sno. Co Kirk Mitchell (Realtor) Coldwell Banker Danforth 425-806-6989</td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Adjacent to downtown Duvall; secondary street</td>
<td>West Monroe; major arterial; corner</td>
<td>West Monroe; major arterial; corner</td>
<td>West Monroe; major arterial</td>
</tr>
<tr>
<td>Tax Parcel No.(s)</td>
<td>213070-0960</td>
<td>27000601-004-084-00</td>
<td>27000601-004-062-00</td>
<td>005173-002-010-00</td>
</tr>
<tr>
<td>Site Size</td>
<td>0.15 acre (6,322 SF)</td>
<td>0.46 acre (20,038 SF)</td>
<td>0.36 acre (15,682 SF)</td>
<td>0.25 acre (10,890 SF)</td>
</tr>
<tr>
<td>Topography</td>
<td>Level/sloped/at grade</td>
<td>Level/at grade</td>
<td>Level/at grade</td>
<td>Level/at grade</td>
</tr>
<tr>
<td>Land/bldg ratio</td>
<td>3.1 : 1 (rentable area)</td>
<td>5.6 : 1 (rentable area)</td>
<td>8.4 : 1 (rentable area)</td>
<td>8.1 : 1 (rentable area)</td>
</tr>
<tr>
<td>Zoning</td>
<td>R-8 (Residential/8 DU per acre) – Duvall</td>
<td>MUNC (Mixed-Use Neighborhood Comm’l) Monroe</td>
<td>MUNC (Mixed-Use Neighborhood Comm’l) Monroe</td>
<td>MUC (Mixed Use Commercial) – Monroe</td>
</tr>
<tr>
<td>Building improvements</td>
<td>1-story + 960 SF unfinished basement storage; wood frame building in good condition; used as preschool</td>
<td>1-story + basement wood frame building in good condition; medical office buildout for 3 tenants</td>
<td>1-story + basement wood frame building in good condition; occupied by Discover Chiropractic</td>
<td>1-story wood frame building in good condition</td>
</tr>
<tr>
<td>Age</td>
<td>1938 (2001/2002 renov)</td>
<td>1925 (2005 renovation)</td>
<td>1913 (recent renovation)</td>
<td>1959 (renovated recently)</td>
</tr>
<tr>
<td>Parking</td>
<td>1 HC stall at entry; paved area at rear of site could also be used for parking</td>
<td>On-site lot (11 spaces + 2 covered)</td>
<td>On-site lot (5 spaces)</td>
<td>On-site lot at rear of building plus 1 HC space in front</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>Property owned by City of Duvall; preschool tenant lease expires 7/31/2018 or sooner with 60 days’ notice by either party (City intends to sell surplus building)</td>
<td>Listed 11/16/2015 @ $610,000; 100% leased; NOI was $45,335, resulting in 8.2% cap rate. This was the only offer to purchase the property.</td>
<td>The property was not on the market. It was purchased by the new chiropractor who took over the building (Philip Kogler) when the previous owner retired. Buyer would not return call.</td>
<td>Listed 11/6/2015 @ $245,000, with price lowered several times; last asking price was $230,000; under contract 3 times, with last offer on 2/26/2017; buyer intended to use as offices</td>
</tr>
</tbody>
</table>
DESCRIPTION AND ANALYSIS

Sale No. 1 ($1,200,000 = $139.02/SF August 2016) is located in west Monroe approximately 7.7 miles north of the subject. The rear of the three parcels back to Monroe City Hall. The property consists of three 1-story wood frame buildings which total 8,632 rentable square feet (2,880, 2,800 and 2,952 square feet). All three are used as a Montessori school (Monroe Montessori School), with 8 total classrooms serving preschool through 6th grade students. The site includes play areas in addition to classroom space, plus parking. The buyer secured a $1,350,000 loan from Bank of the Cascades and a $200,000 private loan from the sellers ($1,550,000 = 129% loan-to-value ratio). We are not privy to the details of the financing or why the loans exceed the selling price.

No adjustment is indicated for the date of sale, as values in the Monroe have not increased during the past year+. The Monroe location is considered inferior to the subject, for which we have adjusted upward. The zoning (MUNC, which is Mixed-Use Neighborhood Commercial) allows a much wider variety of legal uses, which is superior to the very limited uses in the subject’s R-8 zoning and for which we have adjusted downward. The site size (1.05 acres) and the land/building ratio (5.3 to 1) are much larger than the subject, but we do not believe an adjustment is indicated for this element. The building size (8,632 square feet in three buildings) is much larger than the subject, for which we have adjusted upward (smaller buildings typically sell for more per square foot). The age (1980, 1999 and 2002) and condition are slightly superior to the subject, for which we have adjusted downward. There are 25 parking stalls (a parking ratio of 2.9 per 1,000 square feet), which is similar to the potential parking on the subject site (a minimum of 6 spaces, or 2.9 per 1,000 square feet). We have adjusted upward for the lack of unfinished storage space that is present in the basement of the subject property. After adjustments, the indicated sale price is $166.82 per square foot.

Sale No. 2 ($1,100,000 = $240.44/SF September 2016) is located on the west side of Main Street NE in Duvall, approximately 0.22 mile southwest of the subject. It is a 1-story wood frame former bank building which totals 4,575 rentable square feet. It was listed for sale in April 2015 at an asking price of $1,400,000, and has a 12 month deed restriction whereby no financial institutions may use the property until after the restriction period. The buyer secured a $600,000 loan from Inland Northwest Bank (55% loan-to-value ratio). The property was vacant at the time of sale. Per the buyer, the seller (Union Bank) was not anxious to sell, and waited 8 or 9 months to accept his offer. The buyer is associated with Redemption Church, who is using the building for their offices, youth group meetings, etc. The church, which currently holds their services at Cedarcrest High School, recently purchased the vacant land to the south of this property, on which it intends to build their main church building.

No adjustment is indicated for the date of sale or for the financing. The location is considered superior to the subject, for which we have adjusted downward. The zoning (MT, or Midtown Commercial) is more expansive than the R-8 zoning of the subject, for which we have adjusted downward. The site size (30,001 square feet, or 0.69 acre) and the land/building ratio (6.6 to 1) are much larger than the subject, but we do not believe an adjustment is indicated for this element. The building size (4,575 square feet) is larger than
the subject, for which we have adjusted upward. The age (1991) and condition are superior to the subject, for which we have adjusted downward. There are 22 parking stalls (4.8 per 1,000), which is superior to the potential parking on the subject site, which requires a downward adjustment. After adjustments, the indicated sale price is $204.37 per square foot.

**Sale No. 3 ($700,000 = $192.31/SF September 2017)** is just east of Main Street NE on NE Valley Street in Duvall, approximately 0.23 mile southwest of the subject. It consists of two 1-story wood frame buildings which total 3,640 rentable square feet (2,040 and 1,600 square feet). One is occupied by Duvall Vet Hospital (the buyer) and the other is an office building which houses Sno-Valley Glass & Interiors and Scheuer Building and Design. The property was going to be listed on the market, but the vet hospital tenant had a first right of refusal to purchase the property. It was purchased at the appraised value (which was less than the sale price at which the owner was going to list the property). The buyer secured a $580,000 loan from Pacific Continental Bank (83% loan-to-value ratio).

No adjustment is indicated for the date of sale or for the financing. The location is considered similar to the subject. The zoning (UT/1 or Uptown/First Avenue) is more expansive than the R-8 zoning of the subject, for which we have adjusted downward. The site size (30,250 square feet, or 0.69 acre) and the land/building ratio (8.3 to 1) are much larger than the subject, but we do not believe an adjustment is indicated for this element. The building size (3,640 square feet between the two structures) is larger than the subject, for which we have adjusted upward. The age (1985) is superior to the subject, but the condition of the buildings is slightly inferior, which requires an upward adjustment. This is balanced, however, by the medical build-out in the veterinary hospital. Thus, we have not adjusted for age and condition. There are 11 parking stalls (3.0 per 1,000), which is similar to the subject. We have adjusted upward for the lack of unfinished storage space that is present in the basement of the subject property. After adjustments, the indicated sale price is $201.92 per square foot.

**Sale No. 4 ($550,000 = $153.29/SF February 2016)** is located on West Main Street in Monroe approximately 7.9 miles northeast of the subject. It is a 1-story plus basement office building with a fully finished basement. The building was fully leased at the time of sale by 3 medical tenants (chiropractor, weight management, auto injury treatment center). The property was listed for sale on mid-November 2015 at an asking price of $610,000. The offering projected NOI at $45,335, with a cap rate at 7.4%. No vacancy was deducted, so the cap rate would be slightly lower. At the sale price, the cap rate reflects an 8.2% rate (again without any deduction for vacancy). The buyer secured a $357,500 loan (65% loan to value) from Plaza Bank. According to the listing agent, this was the only offer on the property.

No adjustment is indicated for time, as Monroe is not an improving market. The Monroe location is considered inferior to the subject, for which we have adjusted upward. The zoning (MUNC, i.e. Mixed-Use Neighborhood Commercial) is more expansive than the subject R-8 zoning, for which we have adjusted downward. The building size (3,588 square feet) is larger than the subject, for which we have adjusted upward. The age (1925 and renovated in 2005) and condition are similar to the subject. This sale property includes a large parking area plus two covered spaces (13 spaces total), with a higher parking ratio (3.6
per 1,000 square feet) than the potential parking on the subject site, for which we have adjusted downward. We have adjusted upward for the lack of unfinished storage space that is present in the basement of the subject property. After adjustments, the indicated price per square foot is $168.62.

**Sale No. 5 ($339,000 = $182.16/SF September 2017)** is located on West Main Street in Monroe approximately 7.8 miles northeast of the subject. It is a 1-story (plus finished basement) office building occupied by Discover Chiropractic. It was purchased by the new operator of Discover Chiropractic, so was not listed on the open market. The buyer secured a $748,000 SBA loan (220% loan to value) from First Citizens Bank & Trust Co.. We are not privy to the details of this financing (the buyer may have also purchased the business and/or equipment, but the excise tax deed for $339,000 includes only the real property).

No adjustment is indicated for time or the SBA loan. The Monroe location is considered inferior to the subject, for which we have adjusted upward. The zoning (MUNC, i.e. Mixed-Use Neighborhood Commercial) is more expansive than the subject R-8 zoning, for which we have adjusted downward. The building is slightly smaller than the subject, but not such that an adjustment is indicated. The age (1913 and recently renovated) and condition are similar to the subject. This sale property includes 5 parking spaces in an on-site lot at the rear of the site, with a parking ratio (2.7 per 1,000 square feet) similar to the potential parking on the subject site. We have adjusted upward for the lack of unfinished storage space that is present in the basement of the subject property. After adjustments, the indicated price per square foot is $191.27.

**Sale No. 6 ($230,000 = $170.12/SF April 2017)** is located on West Main Street in Monroe approximately 7.7 miles northwest of the subject. It is a 1-story wood frame office building in average condition. It was listed for sale in November 2015 at an asking price of $245,000. It went under contract two times (financing failed for previous parties), and finally went under contract in March 2017 prior to its sale. The buyer secured a $172,500 loan (75% loan to value) from Columbia State Bank.

No adjustment is indicated for time or financing terms. The Monroe location is considered inferior to the subject, for which we have adjusted upward. The zoning (MUC, or Mixed Use Commercial) is more expansive than the subject R-8 zoning, for which we have adjusted downward. The building is smaller than the subject, for which we have adjusted downward. The age (1959 and subsequently renovated) and interior condition are similar to the subject, but the exterior condition is inferior, for which we have adjusted upward. This sale property includes one handicap parking space in front plus room for several spaces at the rear, which is similar to the potential at the subject site. We have adjusted upward for the lack of unfinished storage space that is present in the basement of the subject property. After adjustments, the indicated price per square foot is $187.13.

**ADJUSTMENTS TO SALES**

In order to show the adjustments indicated above, we have constructed an adjustment grid as presented in the chart on the following page. We have considered adjustments for the date
of sale, terms and conditions, location, zoning, parcel and building size, age and condition, parking, and unfinished storage space.

The sales adjustment grid summarizes the adjustments made in general terms. Adjustments should not be interpreted as being absolute, but rather are included for illustrative purposes. The adjustments reflect our attempt to systematize the comparison between the subject and the sale properties if a potential buyer were considering the subject property and comparing it to each sale on a variety of elements.
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bank of the Cascades Village</td>
<td>$1,350,000</td>
<td>8/2016</td>
<td>0%</td>
<td>$139.02</td>
<td>Monroe</td>
<td>10%</td>
<td>MUNC</td>
<td>-15%</td>
<td>45,738 SF</td>
<td>0%</td>
<td>3 buildings</td>
<td>20%</td>
<td>1980-2002</td>
<td>-5%</td>
<td>25 spaces</td>
<td>0%</td>
<td>No</td>
<td>10%</td>
<td>20%</td>
<td>$27,80</td>
<td>$166.82</td>
</tr>
<tr>
<td>2</td>
<td>Montessori School</td>
<td>$200,000</td>
<td>9/2016</td>
<td>0%</td>
<td>$40.44</td>
<td>Duvall</td>
<td>-15%</td>
<td>MT</td>
<td>-15%</td>
<td>30,001 SF</td>
<td>0%</td>
<td>3 buildings</td>
<td>10%</td>
<td>1991</td>
<td>-5%</td>
<td>22 spaces</td>
<td>-5%</td>
<td>No</td>
<td>10%</td>
<td>-15%</td>
<td>-$36.07</td>
<td>$204.37</td>
</tr>
<tr>
<td>3</td>
<td>Redemption Church offices</td>
<td>$528,000</td>
<td>9/2017</td>
<td>0%</td>
<td>$192.31</td>
<td>Duvall</td>
<td>0%</td>
<td>UT-1</td>
<td>-15%</td>
<td>30,250 SF</td>
<td>0%</td>
<td>2 buildings</td>
<td>10%</td>
<td>1985</td>
<td>0%</td>
<td>11 spaces</td>
<td>0%</td>
<td>No</td>
<td>10%</td>
<td>5%</td>
<td>$9.62</td>
<td>$201.92</td>
</tr>
<tr>
<td>4</td>
<td>Duvall Vet Hospital +</td>
<td>$357,500</td>
<td>2/2016</td>
<td>0%</td>
<td>$153.29</td>
<td>Monroe</td>
<td>10%</td>
<td>MUNC</td>
<td>-15%</td>
<td>20,038 SF</td>
<td>0%</td>
<td>3 buildings</td>
<td>10%</td>
<td>1925</td>
<td>0%</td>
<td>13 spaces</td>
<td>-5%</td>
<td>No</td>
<td>10%</td>
<td>10%</td>
<td>$15.33</td>
<td>$168.62</td>
</tr>
<tr>
<td>5</td>
<td>Health care offices</td>
<td>$172,500</td>
<td>4/2017</td>
<td>0%</td>
<td>$170.12</td>
<td>Monroe</td>
<td>10%</td>
<td>MUC</td>
<td>-15%</td>
<td>15,682 SF</td>
<td>0%</td>
<td>1,352</td>
<td>5 spaces</td>
<td>0%</td>
<td>1913</td>
<td>0%</td>
<td>2.7 per 1000 SF</td>
<td>No</td>
<td>10%</td>
<td>5%</td>
<td>$9.11</td>
<td>$191.27</td>
</tr>
<tr>
<td>6</td>
<td>Chiropractic offices</td>
<td>$172,500</td>
<td>4/2017</td>
<td>0%</td>
<td>$170.12</td>
<td>Monroe</td>
<td>10%</td>
<td>MUC</td>
<td>-15%</td>
<td>10,890 SF</td>
<td>0%</td>
<td>1,352</td>
<td>5 spaces</td>
<td>0%</td>
<td>1913</td>
<td>0%</td>
<td>2.7 per 1000 SF</td>
<td>No</td>
<td>10%</td>
<td>5%</td>
<td>$9.11</td>
<td>$191.27</td>
</tr>
<tr>
<td>7</td>
<td>Office building</td>
<td>$230,000</td>
<td>4/2016</td>
<td>0%</td>
<td>$170.12</td>
<td>Monroe</td>
<td>10%</td>
<td>MUC</td>
<td>-15%</td>
<td>10,890 SF</td>
<td>0%</td>
<td>1,352</td>
<td>5 spaces</td>
<td>0%</td>
<td>1913</td>
<td>0%</td>
<td>2.7 per 1000 SF</td>
<td>No</td>
<td>10%</td>
<td>5%</td>
<td>$9.11</td>
<td>$191.27</td>
</tr>
</tbody>
</table>

**SUBJECT**

- Central Duvall: PF or R-8 rezoned 6,322 SF, 2,048 SF 1938/1959 6 spaces potential Yes
- NE Stella Street: Public uses or single family residential 0.15 acre 3.1:1 2001/2002 renovation 2 SF per 1000 SF 960 SF in basement
SUMMARY

The six sales range from $139.02 to $240.44 per square foot of rentable building area prior to adjustments, with adjusted prices ranging from $166.82 to $204.37 per square foot. We have not seen a significant escalation in commercial property values in the Duvall and Monroe markets over the past 21 months, no adjustments are indicated for the dates of sale. Sale No. 5 ($191.27/SF after adjustments) and Sale No. 6 ($187.13/SF after adjustments) are most similar in terms of building size/rentable area (1,861 and 1,352 square feet, respectively). Sale No. 1 (the Montessori school) is most similar in terms of use, but consists of three larger buildings which require an upward adjustment for building size.

None of the sales is truly similar to the subject, and adjusting for differences in so many elements is difficult. Overall, we are relying most heavily on the Duvall sales, given their proximity to the subject. Each requires downward adjustments for zoning.

Based on our review of the above sales, and considering the very limited uses for which the building can be used, we estimate a market value of approximately $200 per square foot of rentable building area. When multiplied by the rentable area of the subject property, i.e. 2,048 square feet, the total is $409,600, or $410,000 (rounded).

DEDUCTION FOR CREATION OF PARKING

Given that all of the comparable sales have on-site parking lots, we have deducted for the cost of converting the sport court at the rear to parking. Using the Marshall & Swift cost estimating guide, we estimate a cost of $550 per stall, or $2,750 for 5 potential new spaces. This cost includes engineering plans, permits, etc., in addition to drainage, pavement marking and bumpers, landscaping, fencing, etc. In addition, there would be a cost to create a curb cut from the alley to allow access to the parking area. Our overall estimate, including entrepreneurial profit, is approximately $5,000 to create parking similar to the comparable sale properties.

CONCLUSION OF MARKET VALUE

When the estimated cost of creating a parking lot ($5,000) is deducted from the value concluded above ($410,000, rounded), the total is $405,000. Thus, we conclude that the market value of the subject property, as of November 17, 2017 via the Sales Comparison Approach is reasonably estimated at:

FOUR HUNDRED FIVE THOUSAND DOLLARS

$405,000
MARKETING TIME AND EXPOSURE TIME

MARKETING TIME

The term “marketing time” is defined by the Uniform Standards of Professional Appraisal Practice, 2016-2017 Edition (Advisory Opinion 7) as: “an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level or at a benchmark price during the period immediately after the effective date of an appraisal. Implicit in this definition are the following conditions:

- The property will be actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar types of properties.
- The property will be offered at a price reflecting the most probable mark-up over market value used by sellers of similar property.
- A sale will be consummated under the terms and conditions of the definition of market value stated in this report.

Marketing periods for properties with characteristics similar to the subject’s may vary due to location and a realistic listing price. Only three of the six sales we reviewed above in the Sales Comparison Approach had known marketing times: Sale No. 2 was listed 4/1/2015 and went under contract in approximately 16 months, largely due to the seller’s delay in accepting an offer. Sale No. 4 (listed 11/16/2015) sold within 3 months of its listing date. Sale No. 6 (listed 11/6/2015) was under contract twice before its last availability 1/14/2017, after which it went under contract in less than 2 months.

The subject has interest from two separate parties (the current preschool tenant and the Riverview School District), but has not been on the market to the public. Give its limited potential uses, we believe that were the subject listed for sale today at the value estimated above, it would sell within 12 months or less.

EXPOSURE TIME

The term “exposure time” is defined by the Uniform Standards of Professional Appraisal Practice, 2016-2017 Edition, as: “estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.” Exposure time differs from marketing time, in that exposure time is always presumed to precede the effective date of the appraisal. Based on the limited uses of the subject property and the known marketing periods of the three comparable sales, we estimate exposure time for the subject property (if it had been placed on the open market at a realistic price) of 12 months or less.
ADDENDA
ENGAGEMENT CONTRACT
This Agreement is entered into by and between the City of Duvall, Washington, a non-charter optional municipal code city hereinafter referred to as "the City," and Appraisal Group of the Northwest LLP, hereinafter referred to as "the Contractor," whose principal office is located at 1409 140th Place NE, Suite 105, Bellevue, WA 98007-3963.

WHEREAS, the City has determined the need to have certain services performed for its citizens but does not have the manpower or expertise to perform such services; and

WHEREAS, the City desires to have the Contractor perform such services pursuant to certain terms and conditions; now, therefore,

IN CONSIDERATION of the mutual benefits and conditions hereinafter contained, the parties hereto agree as follows:

1. **Scope and Schedule of Services to be Performed by Contractor.** The Contractor shall perform those services described on Exhibit A attached hereto and incorporated herein by this reference as if fully set forth. In performing such services, the Contractor shall at all times comply with all Federal, State, and local statutes, rules and ordinances applicable to the performance of such services and the handling of any funds used in connection therewith. The Contractor shall request and obtain prior written approval from the City if the scope or schedule is to be modified in any way.

2. **Compensation and Method of Payment.** The City shall pay the Contractor for services rendered according to the rate and method set forth on Exhibit B attached hereto and incorporated herein by this reference. The total amount to be paid shall not exceed Four Thousand Dollars and no cents ($4,000.00).

3. **Contractor Budget.** The Contractor shall apply the funds received under this Agreement within the maximum limits set forth in this Agreement. The Contractor shall request prior approval from the City whenever the Contractor desires to amend its budget in any way.

4. **Duration of Agreement.** This Agreement shall be in full force and effect for one year unless sooner terminated under the provisions hereinafter specified.

5. **Independent Contractor.** Contractor and City agree that Contractor is an independent contractor with respect to the services provided pursuant to this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto. Neither
Contractor nor any employee of Contractor shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or contributing to the State Industrial Insurance Program, or otherwise assuming the duties of an employer with respect to the Contractor, or any employee of the Contractor.

6. **Indemnification.** The Contractor shall defend, indemnify and hold the City, its officers, agents, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damage to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor’s liability hereunder shall be only to the extent of the Contractor’s negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor’s waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

7. **Insurance.** The Contractor shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Contractor, their agents, representatives, employees or subcontractors. Contractor’s maintenance of insurance, its scope of coverage and limits as required herein shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the City’s recourse to any remedy available at law or in equity.

A. **Minimum Scope of Insurance.** Contractor shall obtain insurance of the types and with the limits described below:

1. **Automobile Liability** insurance with a minimum combined single limit for bodily injury and property damage of $1,000,000 per accident. Automobile liability insurance shall cover all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.

2. **Commercial General Liability** insurance with limits no less than $1,000,000 each occurrence, $2,000,000 general aggregate and $2,000,000 products-completed operations aggregate limit. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, products-completed operations, step gap liability, personal injury and advertising injury, and liability assumed under an insured contract. The Commercial General Liability insurance shall be endorsed to provide the Aggregate Per Project Endorsement ISO form CG 25 03 11 85 or an equivalent endorsement. There shall be no endorsement or modification of the Commercial General Liability Insurance for liability arising from explosion, collapse or underground property damage. The City shall be named as an insured under the Contractor’s Commercial General Liability insurance policy with respect to the work performed for the City using ISO Additional Insured endorsement CG 20 10 10 01 and Additional Insured-Completed Operations endorsement CG 20 37 10 01 or substitute endorsements providing equivalent coverage.

3. **Workers’ Compensation** coverage as required by the Industrial Insurance laws of the State of Washington.
B. **Other Insurance Provision.** The Contractor's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain, that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Contractor's insurance and shall not contribute with it.

C. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.

D. **Verification of Coverage.** Contractor shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Contractor before commencement of the work.

E. **Subcontractors.** The Contractor shall have sole responsibility for determining the insurance coverage and limits required, if any, to be obtained by subcontractors, which determination shall be made in accordance with reasonable and prudent business practices.

F. **Notice of Cancellation.** The Contractor shall provide the City and all Additional Insureds for this work with written notice of any policy cancellation, within two business days of their receipt of such notice.

G. **Failure to Maintain Insurance.** Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Contractor to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Contractor from the City.

8. **Record Keeping and Reporting.**

   A. The Contractor shall maintain accounts and records, including personnel, property, financial and programmatic records which sufficiently and properly reflect all direct and indirect costs of any nature expended and services performed in the performance of this Agreement and other such records as may be deemed necessary by the City to ensure the performance of this Agreement.

   B. These records shall be maintained for a period of seven (7) years after termination hereof unless permission to destroy them is granted by the office of the archivist in accordance with RCW Chapter 40.14 and by the City.

9. **Audits and Inspections.** The records and documents with respect to all matters covered by this Agreement shall be subject at all times to inspection, review or audit by law during the performance of this Agreement.

10. **Termination.** This Agreement may at any time be terminated by the City giving to the Contractor thirty (30) days written notice of the City’s intention to terminate the same. Failure to provide products on schedule may result in immediate contract termination. If the Contractor’s insurance coverage is canceled for any reason, the City shall have the right to terminate this Agreement immediately.

11. **Discrimination Prohibited.** The Consultant, with regard to the work performed by it under this Agreement, will not discriminate on the grounds of race, religion, creed, color, national origin, age, veteran status, sex, sexual orientation, gender identity, marital status, political affiliation or the presence of any disability in the selection and retention of employees or procurement of materials or supplies.
12. **Assignment and Subcontract.** The Contractor shall not assign or subcontract any portion of the services contemplated by this Agreement without the written consent of the City.

13. **Entire Agreement; Modification.** This Agreement, together with attachments or addenda, represents the entire and integrated Agreement between the City and the Contractor and supersedes all prior negotiations, representations, or agreements written or oral. No amendment or modification of this Agreement shall be of any force or effect unless it is in writing and signed by the parties.

14. **Severability and Survival.** If any term, condition or provision of this Agreement is declared void or unenforceable or limited in its application or effect, such event shall not affect any other provisions hereof and all other provisions shall remain fully enforceable. The provisions of this Agreement, which by their sense and context are reasonably intended to survive the completion, expiration or cancellation of this Agreement, shall survive termination of this Agreement.

15. **Notices.** Notices to the City of Duvall shall be sent to the following address:

   City Clerk  
   City of Duvall  
   P.O. 1300  
   Duvall, WA 98019  

   Notices to the Contractor shall be sent to the address provided by the Contractor upon the signature line below.

16. **Applicable Law; Venue; Attorney’s Fees.** This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Agreement, the parties specifically understand and agree that venue shall be properly laid in King County, Washington. The prevailing party in any such action shall be entitled to its attorney’s fees and costs of suit.

DATED this 3rd day of **November**, 2017.

CITY OF DUVALL  

CONTRACTOR

Mayor: **Ward-Bershof**  

By: **[Signature]**

ATTEST/AUTHENTICATED:  

**[Signature]**

Jodi Wycoff, City Clerk

Address:  

1409 140th Place NE, Suite 105,  
Bellevue, WA 98007-3963

APPROVED AS TO FORM:

Rachel B. Turpin, City Attorney

Contract for Services
EXHIBIT A

SCOPE OF WORK AND SCHEDULE OF SERVICES

Contractor shall provide an appraisal report which is compliant with the Uniform Standards of Appraisal Practice (USPAP), as adopted by the Appraisal Foundation.

The subject property to be appraised is as follows:

The Duvall WRECK Center (Community Center) at 26512 NE Stella Street (Parcel #213070-0960).

Contractor will research recent property sales and rentals in the Duvall and adjacent markets for comparison to the subject properties. The appraisal report will include detailed information about all comparable properties, including maps and photographs, and will provide discussion of our reasoning to arrive at an estimate of value for the subject property.

The appraisal report shall be completed within three weeks of full execution of this contract by both parties.
EXHIBIT B
COMPENSATION AND METHOD OF PAYMENT

The appraisal outlined on Exhibit A of this contract shall be completed for a fee of $4,000.

Contractor shall provide hard copies (the number of which shall be requested by the City), along with an electronic copy of the report.

An invoice for the appraisal report and delivered to the City with the completed appraisal. Payment shall be made to the Contractor within 30 days of delivery of the completed appraisal report.
QUALIFICATIONS OF APPRAISERS
QUALIFICATIONS OF APPRAISER
JAMES B. PRICE, MAI, SR/WA
WWW.APPRAISALGROUPNW.COM ; JPRICE@appraisalgroupnw.com
PHONE NO.: (425) 453-9292; FAX NO. (425) 455-9740
1409 140TH PLACE NE, STE 105, BELLEVUE, WA 98007-3963

EDUCATION
Bachelor of Science in Finance, Real Estate Emphasis; Northern Illinois University/University of Illinois.
Appraisal Institute courses include Capitalization Theory, Residential Valuation, Easement Valuation; USPAP; and Practical Applications/Uniform Appraisal Standards for Federal Land Acquisitions.
Seminars and Classes include: AI Course 833- Fundamentals of Separating Real Property, Personal Property, and Intangible business Assets, Real Estate Feasibility, Business Valuation, Valuation of Easements and Litigation Skills, Appraising for Pension Funds, and Appraisal of Partial Acquisitions.

PROFESSIONAL MEMBERSHIPS
Appraisal Institute
Membership: MAI Designated Member of the Appraisal Institute since 1979
Formerly: President, Director, and Vice President, Seattle Chapter and Alaska Chapter
International Right of Way Association
Designation: SR/WA (Senior Right of Way Agent)
Position: International Right of Way Association Valuation Committee, past chair
Formerly: Regional Chair, Region 7, International Right of Way Association
International Right of Way Association Director, President, and Vice President; Seattle, Washington and Fairbanks, Alaska Chapters

EXPERIENCE: Over 43 years
Currently: General Partner, APPRAISAL GROUP OF THE NORTHWEST LLP
Developer of subdivision, office building, and residences
Owner of office buildings and apartments
Formerly: Proprietor, APPRAISAL GROUP OF THE NORTHWEST
Appraiser, Schueler, McKown & Keenan
Partner, Price & Associates, Alaska
Senior Appraiser, First State Bank of Oregon
Appraiser, Pacific First Federal Savings Bank
Appraiser, U.S. Small Business Administration
Appraiser, Washington State Department of Transportation
Qualified as an expert witness in Superior Court, Federal Court Master’s Hearings, and Federal Bankruptcy Court. Served as an arbitrator in property valuation and lease renewals. Washington State Department of Transportation approved appraiser.
Fee reviewer; Washington Dept. of Transportation, major banks, and governmental clients. Qualified as a Master; held Master’s Hearings in Alaska.
Currently certified under the continuing education program of the Appraisal Institute.
Currently certified in Washington State as a General Appraiser (Certificate No. 1100229)
Vice President- Newcastle Trails
CLIENTS SERVED

Abeyta & Associates, R/W Company
Benson & McLaughlin, Accountants
Boston Private Bank
Bullivant, Houser, Bailey, Pendergrass & Hoffman;
Bureau of Indian Affairs
Bureau of Land Management
Camp Korey
Cathay Bank
Center Bank
Certified Land Services
Chevron Products Company
Church of God, Western Washington
City of Auburn
City of Bellevue
City of Des Moines
City of Issaquah
City of Kent
City of Maple Valley
City of Mount Vernon
City of Newcastle
City of Port Angeles
City of Redmond
City of SeaTac
City of Seattle
City of Shoreline
City of Tacoma
City of Tukwila
Coldwell Banker Relocation
Columbia Bank
Costco
Eastman, Scott, Attorney, Bellevue
El Centro De La Raza, Felicia Gonzales
Enumclaw Public Schools
First Sound Bank
HDR Engineering
John Lynch, CPA, Bellevue
Johns Monroe Mitsunaga, Attorneys;
Michael Monroe, Darrell Mitsunaga
Keating Bucklin & McCormack, Attorneys
Kent Schools
KeyBank of Washington
King County Library System
Korea Exchange Bank (KEB)
Lane & Associates, Inc., R/W Company
O. R. Colan Associates, Inc.
(Acquisition Specialists)
Ogden Murphy Wallace, Attorneys
Pharos Corporation (R/W Company)
Port of Friday Harbor
Port of Orcas
Port of Seattle
Puget Sound Energy
Reid Middleton, Engineers
Saehan Bank
Seattle City Light
Seattle School District
Sound Transit
Tacoma Utilities
U.S. Bank
U.S. Fidelity & Guarantee
U.S. Postal Service
Union Bank
Universal Field Services, Inc.
Washington Dept. of Transportation-
Approved Appraiser & Reviewer
Washington State Dept. of Natural
Resources
Washington State Parks & Recreation
Commission
Waste Management
Williams Northwest Pipeline
Wilshire State Bank
QUALIFICATIONS OF APPRAISER
REBECCA L. STENZEL, CERTIFIED GENERAL APPRAISER
WWW.APPRAISALGROUPNW.COM, BSTENZEL@APPRAISALGROUPNW.COM
PHONE NO.: (425) 453-9292 EXT #114; FAX NO. (425) 455-9740
1409 140th PLACE NE, STE 105, BELLEVUE, WA 98007-3963

EXPERIENCE: 43 YEARS in real estate industry (25+ years as an appraiser)

2008- Partner/Appraiser, Appraisal Group of the Northwest LLP – Bellevue, WA
1992–2011 Appraiser, Kloster Realty Advisors, Inc. - Bellevue, WA
1988 Land Acquisition/Leasing, Continental Pacific, Inc. - Bellevue, WA
1982–1987 Leasing Agent/Property Manager, Martin Selig Real Estate - Seattle, WA
1977–1982 Commercial Sales/Leasing Agent (Retail Specialist), CBRE - Seattle, WA

CERTIFICATION / LICENSE:
Certified General Real Estate Appraiser, State of Washington, Certification No. 1101901

EDUCATION
Bachelor of Arts - English Literature – Whitman College – Walla Walla, WA

Appraisal Institute courses include: Introduction to Appraising Real Property; Basic Income Capitalization; Eminent Domain and Condemnation; Small Hotel/Motel Valuation; Analyzing Operating Expenses, Marshall & Swift Commercial Cost Training; Comparative Analysis; Practical Applications/Uniform Appraisal Standards for Federal Land Acquisitions

Bellevue College – Bellevue, WA - USPAP
Rockwell Institute – Bellevue, WA – Real Estate Law

CLIENTS SERVED
Aegon USA Realty Advisors
American Investors Life Ins
American West Bank
Banner Bank
Barrier Motors
BECU
Boston Private Bank
Cascade Bank
CB Commercial Mortgage
Center Bank
Century Development Co.
Charter Private Bank
City of Bellevue
City of Issaquah
City of Kent
City of Tukwila
Comerica Bank
Core Business Bank
Edmonds School District

Everett Mutual Savings Bank
Evergreen Bank
Evertrust Bank
First Mutual Bank
Glacier Real Estate Finance
Harris Private Bank
Highline School District
Issaquah Community Bank
Issaquah School District
Kent School District
Key Bank
King County R.E. Services
Laing Properties
Legacy Capital LLC
National Mortgage
Company
Northshore School District
Opus Bank
Pacific NW Bank
Saehan Bank
Safeway, Inc.

Seafirst Real Estate Group
State Farm Life
Tacoma School District
The Bank of Washington
UniBank
Union Bank
Universal Field Services, Inc.
US Bancorp
Veterans Administration
WA Capital Management
Washington Federal S & L Bank
Washington First Int’l Bank
Washington Mutual Bank
West One Bank, Washington
Wilshire State Bank