

Small Town. Real Life.

**Planning Department  
NOTICE OF REVISED APPLICATION  
Darci's Dinky Donuts**

**File Nos SPR17-009, LLE19-001, VAR19-001, VAR19-002,  
VAR19-003**

**March 21, 2019**

**PROJECT INFORMATION**

A Type III permit application for Site Plan Review for the construction of a drive-thru donut and coffee stand (Darci's Dinky Donuts) was submitted on December 13, 2017 (with partial submittal on November 20, 2017), and determined complete on December 18, 2017 (File Number SPR17-009). Notice of Application for this submittal was originally issued on December 22, 2017 with a 14-day public comment period that ended January 5, 2018. A Revised Notice of Application was issued March 6, 2018 with a 14-day public comment period that ended March 20, 2019 to include a Lot Line Elimination Application (File Number LLE19-001) that was submitted on January 28, 2019. Three Variance Applications were also submitted on January 28, 2019 (VAR19-001, VAR19-002, and VAR19-003) requesting variances from specific code provisions within the City's Unified Development Code (Title 14). Under the provisions of Duvall Municipal Code 14.08.010.B.2 (Optional Consolidated Permit Processing), the Planning Department will process all applications concurrently. The applicant, Arthur Adamov, on behalf of owner Chris Canaday, is seeking site plan review approval for the construction of a 610-square foot coffee and donut stand with drive-thru facility with associated on-site improvements. The applicant is also seeking lot line elimination approval (consolidating the two lots of the project site into one lot) and variance approval from stormwater facility location requirements (with regards to sensitive areas), the minimum landscape buffer width between parking area and sidewalks, and drive-isle width for the proposed drive-thru lane. This project is within the 15100 block of Main Street NE (TPNs 2129900100 and 2129900090—street address not yet assigned). The Comprehensive Plan Land Use Designation to which this property is vested is CO (Commercial) and the zoning classification to which this property is vested is CO (Commercial).

**APPLICANT CONTACT INFORMATION**

Arthur Adamov, 8435 NE 143<sup>rd</sup> Street, Kirkland, WA 98034, alaarch@gmail.com, 206-854-4679.

**OPPORTUNITY FOR PUBLIC COMMENT**

Any interested person may send written comments about this application to Troy Davis, Senior, City of Duvall, P.O. Box 1300, Duvall, WA 98019 (troy.davis@duvallwa.gov), or by submitting to City of Duvall Planning Department, 15535 Main Street N.E., Duvall, Washington. **Comments will be accepted until 4:30 PM, April 4, 2019.**

**PUBLIC HEARINGS ON THIS PROJECT**

This is a Type III permit application which requires a decision from the City's Hearing Examiner after a public hearing is held. Notice of the public hearing will be advertised at least 10 days prior to the public hearing. The public hearing notice will be published in the Seattle Times, sent to property owners within 500 feet, posted at the subject property, City Hall, and the Duvall Library.

**CITY PERMITS/STUDIES REQUIRED FOR THIS PROJECT**

*Site Plan Review, Lot-Line Elimination, Construction Drawing Approval, Clearing and Grading Permit, Right-of-Way permit, Building Permits*

**CITY OF DUVALL REGULATIONS THAT APPLY TO THIS PROJECT**


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

**ENVIRONMENTAL REPORTS OR DOCUMENTS THAT EVALUATE THIS PROJECT**

*State Environmental Policy Act Environmental Checklist (SEPA), Technical Information Report, Sensitive Areas Report, Traffic Impact Memo, Tree Protection/Replacement Plan, and Geo-Technical Report*

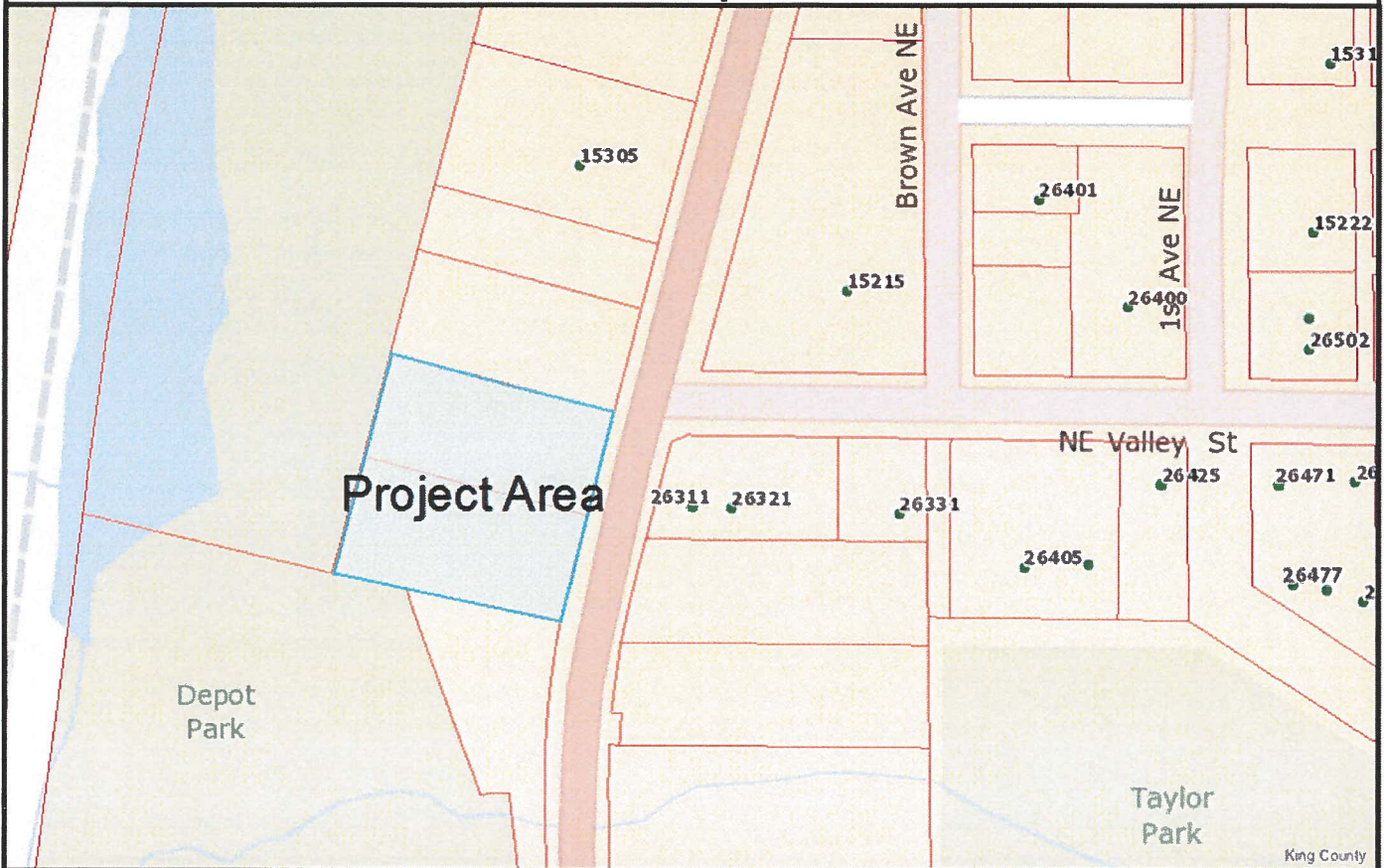
**FILE REVIEW / APPEALS**

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

  
FOR Lara Thomas, Planning Director, City of Duvall

March 21, 2019  
Issuance Date

# Darci's Dinky Donuts



King County

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Date: 3/4/2019

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