



**CITY OF DUVALL**  
**NOTICE OF PUBLIC HEARING**  
**65 DEGREES – PRELIMINARY PLAT & SITE PLAN REIEW**  
**May 21, 2020**

**ATTENTION:** Due to the COVID-19 outbreak, social distancing and other safety protocols will apply during the hearing. Please contact staff for public comment procedures. The hearing will be held on zoom. You can call in at (253) 215-8782 (Meeting ID: 915 9348 3617) or go to this link <https://zoom.us/j/91593483617>. Public Comments will be taken during the hearing. If you need additional accommodations, contact the Project Planner.

Notice is hereby given that the Hearing Examiner of the City of Duvall, Washington, will hold a Public Hearing to consider public comment on the following projects:

- PROJECT NAME:** 65 Degrees
- FILE NUMBER(S):** SU18-002 and SPR18-005
- APPLICANT(S):** Ryan Kohlmann, Pulte Homes of Washington, Inc., 3535 Factoria Boulevard, Suite 600, Bellevue, WA 98006,  
Ryan.Kohlmann@pultegroup.com, 425-216-3428
- PROJECT LOCATION:** 26474 NE 143<sup>rd</sup> Place in Duvall, Washington 98019 (TPN 732580020)
- PROPOSAL:** The Applicant is seeking Preliminary Plat approval and Site Plan Approval for the construction of a 67-unit residential development consisting of 55 townhomes and 12 condominium units.
- HEARING EXAMINER**
- RULES OF PROCEDURE:** DMC 2.30
- PUBLIC HEARING DATE:** May 21, 2020
- TIME:** 10:00 A.M.
- HEARING LOCATION:** Duvall Visitor Center, 15619 Main St NE, Duvall, WA 98019
- PROJECT PLANNER:** Troy Davis,  
PO Box 1300, Duvall, WA 98019  
425-788-2779  
[troy.davis@duvallwa.gov](mailto:troy.davis@duvallwa.gov)

Copies of all application documents are available for review at City Hall by appointment (contact project planner) and online <http://duvallwa.gov/134/Planning-Department> In addition, a copy of the staff report will be available seven days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at 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.**



SOURCE: ESRI 2016; ESA, 2018  
 Location of Proposed 65 Degrees Preliminary Subdivision (SU18-002 and SPR18-005)

**Figure 1**  
 Project Vicinity