



NOTICE OF DECISION

Project Name: Thomas-Nolf Preliminary Long Subdivision (SU18-005)

Project Location: 26811 and 26833 NE 143rd Place, Duvall, WA 98019 (TPN 7325800080 and 7325800090).

To all parties of record: The Hearing Examiner issued a Decision on **September 25, 2020** granting:

- A. Approval of the requested Thomas-Nolf Preliminary Long Subdivision subject to conditions.

This approval is based upon the Hearing Examiner's Findings of Fact and Conclusions of Law, the testimony and evidence submitted at the open record hearing held on September 24, 2020.

This decision will become final and effective: **October 16, 2020** unless an appeal is filed.

The Hearing Examiner's decision is appealable to King County Superior Court by the applicant or any Party of Record and must be submitted within 21 calendar days after the decision. Appeals are subject to DMC 14.08.

Appeal Closing Deadline: October 16, 2020

Application Submittal Date: November 11, 2018

Notice of Complete Application: December 14, 2018

Days to Hearing: 304

Days to Decision: 305

Threshold Determination Issued: August 6, 2020

Date of this Notice: September 25, 2020

Attachments:

- Hearing Examiner Findings of Fact, Conclusions of Law, and Decision – Issued September 25, 2020.

Notice: Per RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

**BEFORE the LAND USE HEARING EXAMINER for the
CITY of DUVALL**

DECISION

FILE NUMBER: SU18-005

APPLICANT: Harbour Homes, LLC
ATTN: Jamie Waltier
400 North 34th Street, Suite 300
Seattle, WA 98103

TYPE OF CASE: Preliminary long subdivision (*Thomas-Nolf Subdivision*)

STAFF RECOMMENDATION: Approve subject to conditions

EXAMINER DECISION: APPROVE subject to conditions

DATE OF DECISION: September 25, 2020

INTRODUCTION¹

Harbour Homes, LLC (“Harbour Homes”) seeks preliminary long subdivision approval of *Thomas-Nolf Subdivision*, a 27-lot single-family residential subdivision of a 4.46 acre site, owned by Harbour Homes, which is zoned R8. (Exhibits 1; 7; and testimony²)

Harbour Homes filed a Master Permit Application and Preliminary Long Subdivision Application for preliminary long subdivision approval on November 16, 2018. (Exhibits 1 - 3) The Duvall Planning Department (“Planning”) deemed the applications to be complete on November 28, 2020. (Exhibit 22)

The subject property consists of two lots located in the southeast quadrant of the 3rd Avenue NE/NE 143rd Place intersection. The addresses of the two residences currently on the property are 26811 and 26833 NE 143rd Place. Their Assessor’s Parcel Numbers are 7325800080 and 7325800090. (Exhibit 1)

The Duvall Land Use Hearing Examiner (“Examiner”) viewed the subject property on September 22, 2020.

The Examiner held an open record hearing on September 24, 2020. The hearing was conducted remotely using the “Zoom” program due to assembly restrictions attendant to the current COVID-19 pandemic. Planning gave notice of the hearing as required by the Duvall Municipal Code (“DMC”). (Exhibits 28 - 30)

¹ Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.

² Exhibit citations are provided for the reader’s benefit and indicate: 1) The source of a quote or specific fact; and/or 2) The major document(s) upon which a stated fact is based. While the Examiner considers all relevant documents in the record, typically only major documents are cited. The Examiner’s Decision is based upon all documents in the record.

The following exhibits were entered into the hearing record during the hearing:

Exhibits 1 - 36: As enumerated in Exhibit 1, the Departmental Staff Report

Section 14.08.020(G) DMC generally requires that decisions on preliminary subdivisions be issued within 90 days of application completeness. The Examiner's hearing was held on or about day 304. (Exhibit 1, p. 2) Harbour Homes and the City have mutually agreed to allow an extension of the 90-day review period as permitted by DMC 14.08.020(H)(2). (Exhibit 20)

The action taken herein and the requirements, limitations and/or conditions imposed by this decision are, to the best of the Examiner's knowledge or belief, only such as are lawful and within the authority of the Examiner to take pursuant to applicable law and policy.

FINDINGS OF FACT

1. The *Thomas-Nolf Subdivision* is a subdivision of two adjacent parcels totaling 4.46-acres zoned R8 (Residential 8 Units per Acre) into 27 lots that average 4,449 square feet ("SF") for construction of 27 detached single-family residential dwellings with associated infrastructure improvements. Individual lots range from 4,000 SF to 8,000 SF. Proposed common open spaces are strategically placed to preserve stands of viable trees.³ (Exhibits 7; 10; and testimony)
2. Each of the two lots comprising the subject property contains one single-family residence. All existing structures will be removed during subdivision development. The site is heavily wooded with some cleared areas around the residences, especially on the eastern lot. No environmentally critical areas exist on either parcel. (Exhibits 7 - 10; and testimony)
3. The proposal has been designed to meet the tree retention/replacement requirements of Chapter 14.40 DMC. (Exhibits 1; 7; 10; 11)
4. Harbour Homes requested two Public Works Development Design Standards ("PWDDS") variances (Exhibits 17; 19) and one Design Guideline Departure (Exhibit 18). PWDDS variances and Design Guideline Departures are reviewed and decided administratively, the former by Public Works, the latter by Planning.

Public Works has approved variances to: 1) eliminate the landscape strip for the frontage along NE 143rd Place to reduce the impact to the significant tree stand along the project's frontage and to accommodate on-street parking; and 2) reduce the stopping sight distance requirement for the vertical sag curve in Road A where it intersects with NE 143rd Place based on the need to match

³ The plat design evolved during the review process, at least in part to increase retention of Exceptional trees: Exhibit 21, unnumbered p. 3; Exhibit 6; Exhibit 7.

existing grades of the adjacent parcel as much as possible, limit the impact to offsite trees, reduce materials import/export quantities, and match existing road grades. (Exhibit 1, p. 4)

Planning has approved a Design Guideline Departure to modify the sidewalk and planter strip requirement along NE 143rd Place between 3rd Avenue NE and “Road A” to locate the 5-foot planter strip behind the sidewalk. This will allow direct pedestrian access from adjacent on-street parking on NE 143rd Place and reduce impacts to retained trees within Tract C. (Exhibit 1, p. 5)

These administrative approvals come with conditions which have been included in the Staff-recommended conditions of approval.

5. Duvall’s State Environmental Policy Act (“SEPA”) Responsible Official issued a Mitigated Determination of Nonsignificance (“MDNS”) on July 23, 2020. (Exhibit 25) There was no appeal. (Exhibit 1, pp. 7 & 14)
6. Harbour Homes submitted required applications (Exhibits 2; 3), a project narrative (Exhibit 4), survey, proposed plat, and preliminary supporting plans (Exhibit 7), and technical studies (Exhibits 8 - 14).
7. Planning’s Staff Report (Exhibit 1) contains a detailed review and analysis of application compliance with DMC 14.66.040 (preliminary subdivision review criteria) and DMC 2.30.210 (required findings). The record contains no challenge to any of that analysis. The Examiner finds the analysis to be accurate. Therefore, the Examiner incorporates that analysis herein by reference as if set forth in full.
8. No testimony or evidence was entered into the record either in support of or in opposition to the application.
9. Planning recommends preliminary subdivision approval for *Thomas-Nolf Subdivision* subject to 43 recommended conditions. (Exhibit 1, pp. 21 - 28)
10. Harbour Homes did not object to any of the recommended conditions as set forth in Exhibit 1. (Testimony)
11. Any Conclusion of Law deemed to be a Finding of Fact is hereby adopted as such.

LEGAL FRAMEWORK ⁴

The Examiner is legally required to decide this case within the framework created by the following principles:

⁴ Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.

Authority

A preliminary long subdivision is a Type III application which is subject to an open record hearing before the Examiner. The Examiner makes a final decision on the application which is subject to the right of reconsideration and appeal to Superior Court. [DMC 2.30.070(A)(2) and 14.08.010(C), Tables 14.08.010.C.1 and .2]

The examiner's decision may be to grant or deny the application or appeal, or the examiner may grant the application or appeal with such conditions, modifications, and restrictions as the examiner finds necessary to make the application or appeal compatible with the DMC, state laws and regulations, including Chapter 43.21C RCW, and the regulations, policies, objectives, and goals of the Duvall comprehensive plan, the unified development regulations, and other official laws, policies and objectives of the city of Duvall.

[DMC 2.30.070(B)]

Review Criteria

The primary review criteria for preliminary long subdivisions are set forth at DMC 14.66.040:

- A. Each proposed subdivision or short subdivision shall be reviewed to ensure that:
1. The proposal conforms to the goals, policies and plans set forth in the Duvall comprehensive plan;
 2. The proposal conforms to the site and design requirements set forth in this title. No final subdivision or short subdivision shall be approved unless the requirements are met;
 3. The proposed street system and pedestrian system conform to the Duvall comprehensive plan, DMC Chapter 14.34, Design Guidelines, and the public works development design standards, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of vehicular and pedestrian traffic;
 4. The proposed subdivision or short subdivision will be adequately served with city-approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;
 5. The layout of lots, and their size and dimensions, takes into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots;
 6. Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.
- B. Lack of compliance with the criteria set forth in subsection A of this section and DMC Section 14.66.050, Subdivision standards, shall be grounds for denial of a proposed subdivision or short subdivision, or for the issuance of conditions necessary to more fully satisfy the criteria.

In addition, DMC 2.30.210 contains additional requirements for preliminary long subdivisions:

When the examiner makes a decision regarding an application for a proposed preliminary plat, the decision shall include additional findings as to whether:

A. Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

B. The public use and interest will be served by the platting of such subdivision and dedication.

A “consistency determination” is also required for every project permit application.

During project permit application review, [Duvall] shall determine whether the items listed in this section are defined in the development regulations applicable to the proposed project and if the proposed project meets the development regulations. In the absence of applicable development regulations, [Duvall] shall determine whether the items listed in this section are defined in [Duvall’s] adopted comprehensive plan and if the proposed project meets the comprehensive plan policies. This determination of consistency shall include, but is not limited to, the following:

- a. The type of land use permitted at the site, including uses that may be allowed under certain circumstances, if the criteria for their approval have been satisfied;
- b. The level of development, such as units per acre, floor area ratio, lot coverage, etc.;
- c. Availability and adequacy of infrastructure and public facilities identified in the comprehensive plan, if the plan or development regulations provide for funding of these facilities as required by Chapter 36.70A RCW; and
- d. Character of the development, such as development standards.

[DMC 14.08.040(A)(2)]

Vested Rights

Subdivision and short subdivision applications are governed by a statutory vesting rule: such applications “shall be considered under the subdivision or short subdivision ordinance, and zoning or other land use control ordinances, in effect on the land at the time a fully completed application ... has been submitted” [RCW 58.17.033] The proposed preliminary subdivision is thus vested to regulations as they existed on November 28, 2018.

Standard of Review

The standard of review is preponderance of the evidence. The applicant has the burden of proof.

Scope of Consideration

The Examiner has considered: all of the evidence and testimony; applicable adopted laws, ordinances, plans, and policies; and the pleadings, positions, and arguments of the parties of record.

Land Use Hearing Examiner

HEARING PARTICIPANTS⁵

Maher Joudi
Jamie Waltier

Troy Davis

NOTICE of RIGHT of RECONSIDERATION

This Decision is final subject to the right of any party of record to file a written motion for reconsideration within 10 calendar days of the date this Decision was mailed to the parties. See DMC 2.30.240 for additional information and requirements regarding reconsideration.

NOTICE of RIGHT of APPEAL

This Decision is final subject to the right of a party of record with standing, as provided in RCW 36.70C.060, to file a land use petition in Superior Court in accordance with the procedures of DMC 2.30.230 and 14.08.060(E). Any appeal must be filed within 21 days following the issuance of this Decision. See DMC 2.30.230 and 14.08.060(E) for additional information and requirements regarding judicial appeals.

The following statement is provided pursuant to RCW 36.70B.130: “Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.”

⁵ The official Parties of Record register is maintained by the City’s Hearing Clerk.

CONDITIONS OF APPROVAL
THOMAS-NOLF SUBDIVISION
SU18-005

This preliminary long subdivision is subject to compliance with all applicable provisions, requirements, and standards of the Duvall Municipal Code, standards adopted pursuant thereto, and the following special conditions:

FROM PLANNING

1. Construction drawings and Final Plat shall conform to all applicable requirements of DMC Title 14 and the City's 2015 Comprehensive Plan.
2. Construction drawings and building permits shall be in substantial conformance with the conditions of preliminary plat approval.
3. A lighting plan for common areas in compliance with the requirements of DMC Chapter 14.46 shall be provided with construction drawings.
4. **Exhibit 7 Sheet C1** is the approved **Preliminary Subdivision** with supporting plans subject to the following conditions:
 - a. The sidewalk shall be extended around the "Road B" stub adjacent to Tract A to ensure a connected pedestrian network. The sidewalk shall be placed adjacent to the curb.
 - b. The building envelope shown on each lot shall also reflect applicable Critical Root Zones from retained trees.
 - c. A minimum 5-foot wide hard-surface pedestrian path shall be provided in Tract E, connecting the sidewalk in "Road C" to the sidewalk along 3rd Avenue NE.
 - d. A letter from the post office approving the location of clustered mailboxes shall be submitted with construction drawings.
 - e. Clustered mailboxes shall be sheltered in accordance with the requirements of DMC 14.34.061.J.7. Design detail shall be included with construction drawings.
5. **Exhibit 7 Sheets L-1 through L-7** is the approved **Landscape Plan** subject to the following conditions:
 - a. All pervious areas within the Subdivision shall be fully landscaped in accordance with the requirements of DMC Chapter 14.38. Private lot landscaping shall occur at time of home construction.

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- b. All landscaped areas shall meet, at minimum, the plant density requirements of DMC Chapter 14.38.
 - c. Plant diversity in accordance with the requirements of DMC Chapter 14.38 shall be provided. An alternate tree to Shore Pine shall be utilized.
 - d. Final grading within the landscaped areas of the subdivision shall not exceed a 3:1 slope in planted areas or a 4:1 slope in grassed areas except within the Critical Root Zones of retained on and of site trees.
 - e. A street tree from Seattle's Street Tree list other than Red Maple shall be utilized.
 - f. Root-barriers with a minimum length of 6 feet and depth of 18 inches shall be placed on-center with every street tree at the back of curb and sidewalk.
 - g. Specifications specific to street tree planter strip soil preparation in accordance with DMC 14.38.130.I.5 shall be included.
 - h. Existing street trees along 3rd Avenue NE shall be included on the Landscape Plan.
 - i. The southern property line of lots 11-17 and the eastern property line of lots 17, 18, and 27 shall provide 10 feet of Type II Landscape screening at time of home construction.
 - j. The vault in Tract E shall be screened with Type I landscaping wherever above grade exposure exceeds 30 inches in height.
 - k. Any slope within Tract E that exceeds 5% slope shall not be counted toward required common open space.
 - l. The final Landscape Plan shall be approved and bonded for prior to construction drawing approval in accordance with DMC 14.38.160.
6. **Exhibit 10** is the approved Tree Protection Plan subject to the following conditions:
- a. Correct Critical Root zones to meet DMC 14.40.080 for all trees. This should be identified separately from the adjusted Tree protection zone and Tree protection fence placement.
 - b. Tree protection fencing detail and specifications for mulch application and watering in accordance with DMC 14.40.080.A.7B, A.8.D, A.8.E shall be provided.
 - c. Tree Critical Root Zones and tree protection fencing shall be included in the civil plans with the tree protection specifications referenced.

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- d. Tree protection fencing shall be located outside of all Critical Root Zones and silt fencing shall be located on the outside of all tree protection fencing as identified on the Temporary Erosion and Sediment Control (TESC) Plan. Hog fuel or wood chip mulch at an eight-inch depth shall be utilized for TESC where needed in areas behind tree protection fencing.
- e. An arborist shall be on-site to define the limits of heavy equipment use in association with the removal of the manufactured home in what is Tract A. Temporary tree protection fencing shall be put in place and ground protection used to decrease impacts to the soil within the Critical Root Zones.
- f. All areas where work will occur with a Critical Root Zone shall be identified. Arborist oversight and approval shall be required for all work done within the Critical Root Zones of retained trees (this requirement shall be added to the plan set) including during the demo of the existing homes on-site.
- g. Where exemptions are provided by the Developer's arborist, notes shall be added for individual trees with a reduction in Critical Root Zone protection. Guidelines provided by the Developer's arborist shall be followed for exemptions to remain.
- h. An additional 81 replacement trees shall be provided in addition to the 63 replacement trees provided in accordance with DMC 14.40.025.B and 14.40.070 for the unavoidable impacts to viable Exceptional Trees on site. Replacement trees shall not be planted on private lots within the subdivision.
- i. A note shall be added stating the post-construction monitoring requirements for all replacement trees.
- j. Requirements for Exceptional Tree retention maintenance, monitoring, and enforcement as stated in DMC 14.40.080C, 14.40.090.A.3, 14.40.100 shall be included on the Tree Protection Plan.
- k. A note shall be added referencing the two yard tree points that are required for each lot. Details and specifications shall be referenced in future building plans for all required yard trees.
- l. Specifications specific to replacement, mitigation, and yard trees, including soil preparation in accordance with DMC 14.38.130.J, shall be included.
- m. A full set of details and specifications for tree protection measures in accordance with the requirements of DMC 14.40.080 shall be provided.
- n. Retained trees and replacement trees shall be identified on the face of the final plat. Required yard trees shall be noted on building permit site plans for each individual lot.

- o. Retained trees and supplemental trees shall be monitored by the Developer for a period of five years in accordance with DMC 14.40.090.
- p. No structure shall be located within the Inner Critical Root Zone of any retained tree.

FROM PUBLIC WORKS/ENGINEERING

General

- 7. Utilities, frontage, road, and mass grading improvements shall be completed to accommodate future single-family lots. All building pads shall be fine graded, grass seeded and maintained by the Developer.
- 8. The Developer shall submit construction plans and supporting documentation for City review prior to Construction Drawing approval. Construction plans shall be developed in accordance with the Public Works Development Design Standards (PWDDS), as amended, Duvall Municipal Code (DMC), Washington State Department of Transportation (WSDOT), King County Fire District #45 requirements, SEPA Determination, and most recent review comment letter (*see Exhibit 38*).
- 9. All utility connections shall be located below ground and be brought to the project site underground. All overhead utilities and utility poles along the frontage shall be removed and replaced with underground utilities to the nearest off-site pole consistent with DMC 14.66.050(J) and PWDDS.
- 10. Final Plat shall be developed using the City of Duvall Final Plat Submittal Checklist.
- 11. As-builts with NAVD 1988/NAD 83 datum shall be provided, reviewed, and approved prior to Final Plat or Performance Bond release. As-builts shall include all infrastructure and utilities, including storm system elevations and slopes, and shall be provided in Mylar and electronic formats upon approval by the City Engineer.
- 12. Streetlights shall be required on all frontages as part of the project. Provide an Intolight (PSE) Street Lighting design for review and approval prior to Construction Drawing approval.
- 13. Mailbox units (MBU's) shall be installed as part of the project. Coordinate with the Post Office and Public Works on placement.
- 14. All walls over four (4) feet shall be engineered with drainage and included on the Construction Drawings to be submitted to Public Works for review and approval.
- 15. If moisture sensitive soils are present at the site. Soil admixtures, such as kiln dust, fly ash, or cement will not be allowed without a City-approved application and monitoring plan along with any other associated Washington State Department of Ecology requirements.

Roads

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16. Frontage improvements shall include curb/gutter, sidewalk, landscaping, and streetlights in accordance with the approved Construction Drawing plan set. A full width 1.5-inch thick grind and ½” HMA type asphalt concrete pavement overlay shall be required along the NE 143rd Place project frontage connection unless otherwise approved by the City Engineer based on existing pavement condition.
17. No Traffic Impact Fee credit eligible improvements are proposed as part of this project action.
18. All road pavement sections shall include a minimum 2-inch thickness overlay of ½” HMA over a 4-inch thickness of ½” HMA over and a 12-inch thickness of crushed rock over suitable firm and unyielding subgrade or compacted structural fill.
19. A sight distance evaluation for all corners, stops, etc. shall be required prior to Construction Drawing approval.
20. All ramps will meet WSDOT ADA standards and shall be submitted as part of the Construction Drawing review process.
21. All curb/gutter and sidewalk shall be underlain by a minimum 6-inch thickness of crushed rock over suitable firm and unyielding subgrade or compacted structural fill per PWDDS.
22. A channelization and signage plan shall be submitted as part of the Construction Drawing review process.
23. Seepage barriers shall be installed on all roadways inclined at greater than seven (7) percent in accordance with PWDDS.

Water

24. The Developer shall install an 8-inch diameter water main within the internal road configuration making a connection to NE 143rd Place and provide for future extension at the east end of Road D as depicted on the Preliminary Plat to provide service, required looping and circulation. System modeling may be required to verify pipe size based on demand and water quality.
25. Fire Hydrants shall be installed as required by residential hydrant spacing per PWDDS.
26. The number of water service and required fire sprinkler taps to the main line shall be minimized by branching services as possible.

Sewer

27. A gravity sewer system shall be constructed to the project limits of the site prior to any final plat approval. The system shall be included in the internal street network and shall connect to existing gravity sewer main in 3rd Avenue NE.

28. The sewer system shall be video inspected prior to Final Plat and all Bond Reduction or Release inspections. Identified repairs or maintenance identified by the City Engineer shall be completed prior to bond release.

Storm Drainage

29. A final Technical Information Report (TIR) shall be submitted prior to Construction Drawing approval. The final TIR shall consider existing and future comments and address any downstream drainage issues or required improvements and shall include any restrictions or reductions for proposed LID improvements.
30. Stormwater water quality facilities shall be constructed to accommodate pollution generating impervious surfaces generated by this development. The stormwater water quality facilities shall be designed in accordance with KCSWDM and city requirements.
31. All lot specific LID BMPs where applicable shall be located on the lot so they are easily accessible for annual inspection by the City (i.e., not located behind fences). It shall be recorded on the face of the plat or individual lot title that the LID BMP is the homeowners responsible to keep and maintain and shall not be removed, modified, filled or used for any other purpose than the design intent. It shall be the responsibility of the Developer to disclose this maintenance obligation to the future homeowner at sale.
32. The City will own and maintain conveyance within new and existing public rights-of-way and their associated treatment facilities. All other facilities shall be owned and maintained by the Homeowners Association or individual lot owners.
33. All water quality infrastructure (filters, soils, etc.) shall be approved by the City Engineer.
34. Certification of as-built water quality systems for each facility shall be provided prior to Final Plat and shall identify lots and other impervious areas served by each facility. Storm drainage for each lot shall be assigned to a specific stormwater facility.
35. The operation and maintenance of stormwater facilities shall be the sole responsibility of the developer for the maintenance and operation following Final Plat approval or until the stormwater facility maintenance bond is released. The City shall be granted an access easement for stormwater system inspection. Copies of the inspection and maintenance reports shall be submitted to the City annually on or before August 31st of each year to satisfy City and NPDES requirements. A stormwater system access and reporting agreement shall be developed and recorded prior to construction drawing approval if a private stormwater facility is proposed.
36. The stormwater facilities shall successfully operate and shall remain free of defects in workmanship, materials, and design during the maintenance and defect bond periods. The developer shall clean the drainage system prior to the City's final inspection and before the bonds are released. The City, at its sole discretion, has the right to demand prompt maintenance at the end of the bond periods to correct defects.

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37. The water quality facilities and associated infrastructure shall remain free of silt and sediment at all times once those systems have come “online” or are deemed complete by the City Engineer. If water quality facilities become impacted with silt or sediment from construction activities or lack of construction best management practices the applicant will be responsible for immediately addressing water quality issues and the site may receive a Stop Work Order with associated fines or penalties.

FROM FIRE DEPARTMENT

38. New hydrants shall be installed by the developer at locations to meet the City of Duvall Design Standards. Locations are subject to the review and approval of the Fire Chief or their designee.
39. Any roads with an emergency vehicle drivable width (capable of supporting 37.5 tons) of less than 34 feet shall be posted “No Parking” on one side. Any roads with an emergency vehicle drivable width (capable of supporting 25 tons) of less than 28 feet shall be posted “No Parking” pursuant to City of Duvall standards, with no parking on either side.
40. Required Fire Access Roads shall be constructed to a minimum of 20 feet wide with 13 feet 6 inches height clearance. They shall have a load capacity of 25 tons and be marked as a “Fire Lane” pursuant to City of Duvall standards. All turn radii shall be adequate for access by a ladder truck.
41. An approved supervised Automatic Sprinkler System is required in all new buildings greater than 5,000 square feet or as otherwise required.
42. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of residential and/or commercial building construction.

Final plat approval must be acquired within five years of preliminary approval, after which time the preliminary subdivision approval is void. The Examiner may grant an extension for one year if the applicant has attempted in good faith to submit the final subdivision within the five-year time period; provided, however, the applicant must file a written request with the Examiner requesting the extension at least thirty (30) days before expiration of the five-year period. [DMC 14.66.060(D)]