

Small Town. Real Life.

Planning Department
NOTICE OF APPLICATION
Reasonable Use Exemption and Boundary Line Adjustment
File Nos RUE18-001 and BLA18-002
January 8, 2019

PROJECT INFORMATION

The following permit application was submitted on November 27, 2018 and determined complete on December 26, 2018: Collins Reasonable Use Exemption and Boundary Line Adjustment (RUE18-001 and BLA18-002). The applicant, Cindy Collins, on behalf of Ryan Trust Property, is seeking a Reasonable Use Exemption permit with a concurrent boundary line adjustment to make two existing and adjacent lots suitable for the construction of one single-family dwelling on each lot. The two lots are almost entirely encumbered by sensitive areas (wetlands) and their associated buffers which prohibits use of the two lots unless a Reasonable Use Exemption permit is obtained. The boundary line adjustment between the two lots is necessary to create a building site on each lot that is least impactful to the on-site sensitive area. The lots are located at 27043 NE 143rd Place, Duvall, WA 98019 (TPN 7325800140) and 27027 NE 143rd Place, Duvall, WA 98019 (TPN 7325800130) and total 4.14 acres. The Comprehensive Plan Land Use Designation for this property is R8 (Residential 8 Units per Acre) and the zoning classification for this property is R8 (Residential 8 Units per Acre).

APPLICANT CONTACT INFORMATION

Cindy Collins, 11015 Geneva Ford Road, San Antonio, Texas, 78254, 425-246-1431

OPPORTUNITY FOR PUBLIC COMMENT

Any interested person may send written comments about this application to Lara Thomas, Planning Director (lara.thomas@duvallwa.gov), City of Duvall, P.O. Box 1300, Duvall, WA 98019, or by submitting to City of Duvall Planning Department, 15535 Main Street N.E., Duvall, Washington. **Comments will be accepted until 4:30 PM, Tuesday, January 22, 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.

WHAT PERMITS WOULD THIS PROJECT NEED? WHAT STUDIES HAVE BEEN REQUESTED?

Reasonable Use Exemption Permit, Boundary Line Adjustment, Clearing and Grading Permit, Right-of-Way Permit, Construction Drawing Approval, Building Permits

WHAT CITY OF DUVALL REGULATIONS WILL APPLY TO THIS PROJECT?

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

ARE THERE ANY EXISTING ENVIRONMENTAL REPORTS OR DOCUMENTS THAT EVALUATE THIS PROJECT?

State Environmental Policy Act Environmental Checklist (SEPA) and Sensitive Areas Study

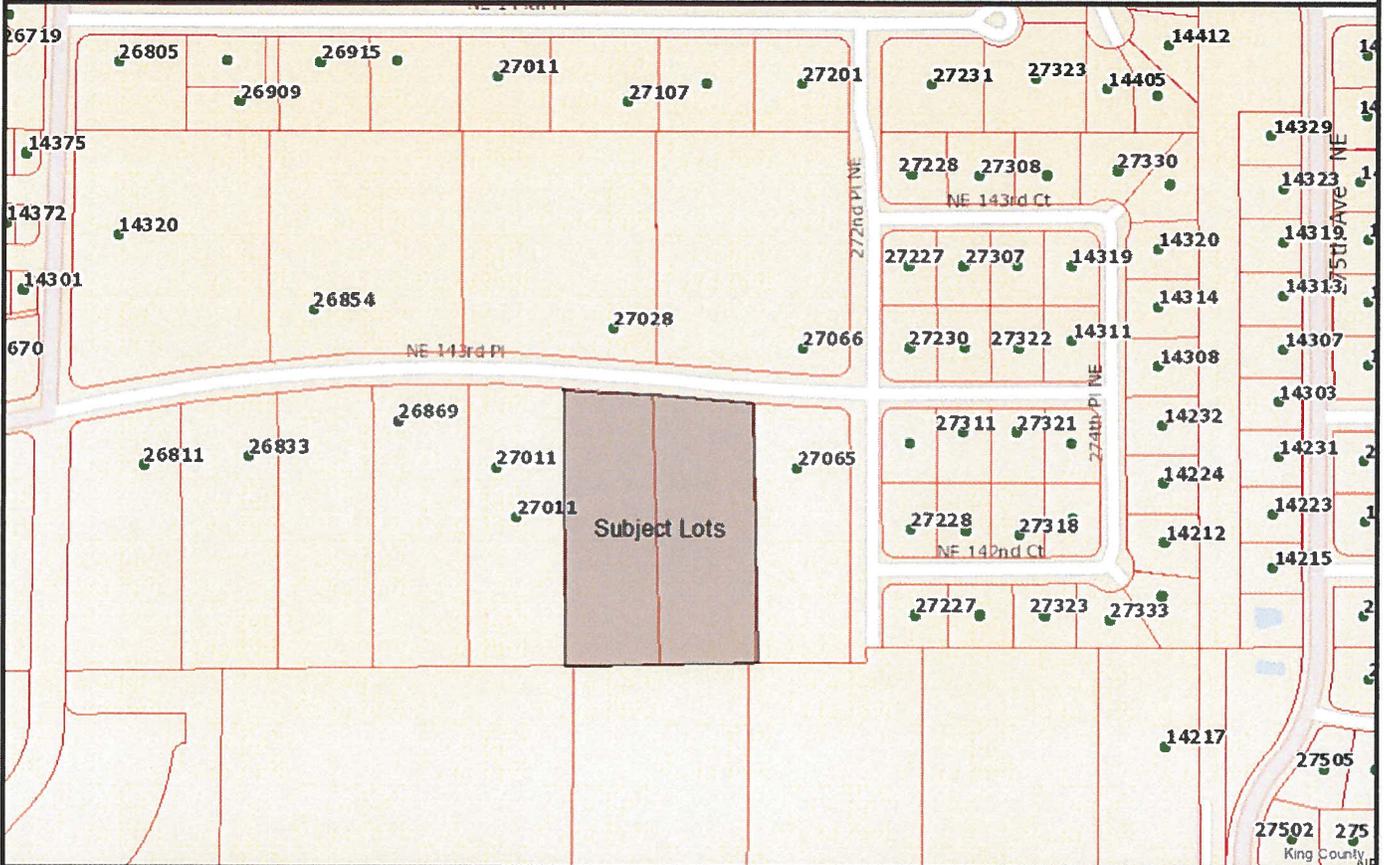
FILE REVIEW / APPEALS

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.

Lara Thomas
 FOR Lara Thomas, Planning Director, City of Duvall

January 8, 2019
 Issue Date

Collins Reasonable Use Exemption and Boundary Line Adjustment



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 1/3/2019

Notes:



King County



Small Town. Real Life.

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

RE: Collins RUE18-001 BLA18-002

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

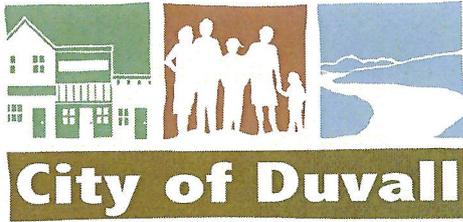
I certify that on 1/8/19 (date), the signs (provided by the City) were placed on the subject property, library, and city hall with the SEPA Determination, Planning Commission public meeting Public Hearing, or Other Land Use Notice; attached to the face of the signs, at

- Sign 1: _____ (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.)

[Signature]
Applicant (or representative) Signature

1/8/19
Date

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



Small Town. Real Life.

DECLARATION OF MAILING AND ELECTRONIC MAILING

Re: Collins RVE 18-001 BLA 18-002

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 8th day of January, 2019, the undersigned declarant

emailed

mailed

a copy of:

Notice of Application

in the above-referenced matter directed to:

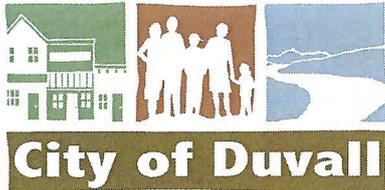
Attached is the list of agencies, names and addresses to whom this information was emailed and/or mailed in addition to

Puget Sound Energy
Attn: Government Relations
PO Box 97034
Bellevue WA 98009

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

Diana Hart 1/8/19

Name, Date



Small Town. Real Life.

Planning Department
NOTICE OF APPLICATION
Reasonable Use Exemption and Boundary Line Adjustment
File Nos RUE18-001 and BLA18-002
January 8, 2019

PROJECT INFORMATION

The following permit application was submitted on November 27, 2018 and determined complete on December 26, 2018: Collins Reasonable Use Exemption and Boundary Line Adjustment (RUE18-001 and BLA18-002). The applicant, Cindy Collins, on behalf of Ryan Trust Property, is seeking a Reasonable Use Exemption permit with a concurrent boundary line adjustment to make two existing and adjacent lots suitable for the construction of one single-family dwelling on each lot. The two lots are almost entirely encumbered by sensitive areas (wetlands) and their associated buffers which prohibits use of the two lots unless a Reasonable Use Exemption permit is obtained. The boundary line adjustment between the two lots is necessary to create a building site on each lot that is least impactful to the on-site sensitive area. The lots are located at 27043 NE 143rd Place, Duvall, WA 98019 (TPN 7325800140) and 27027 NE 143rd Place, Duvall, WA 98019 (TPN 7325800130) and total 4.14 acres. The Comprehensive Plan Land Use Designation for this property is R8 (Residential 8 Units per Acre) and the zoning classification for this property is R8 (Residential 8 Units per Acre).

APPLICANT CONTACT INFORMATION

Cindy Collins, 11015 Geneva Ford Road, San Antonio, Texas, 78254, 425-246-1431

OPPORTUNITY FOR PUBLIC COMMENT

Any interested person may send written comments about this application to Lara Thomas, Planning Director (lara.thomas@duvallwa.gov), City of Duvall, P.O. Box 1300, Duvall, WA 98019, or by submitting to City of Duvall Planning Department, 15535 Main Street N.E., Duvall, Washington. **Comments will be accepted until 4:30 PM, Tuesday, January 22, 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.

WHAT PERMITS WOULD THIS PROJECT NEED? WHAT STUDIES HAVE BEEN REQUESTED?

Reasonable Use Exemption Permit, Boundary Line Adjustment, Clearing and Grading Permit, Right-of-Way Permit, Construction Drawing Approval, Building Permits

WHAT CITY OF DUVALL REGULATIONS WILL APPLY TO THIS PROJECT?

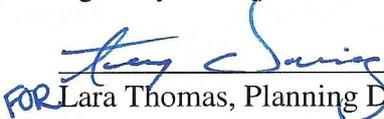
2015 City of Duvall Comprehensive Plan, Duvall Municipal Code, and Public Works Design Standards

ARE THERE ANY EXISTING ENVIRONMENTAL REPORTS OR DOCUMENTS THAT EVALUATE THIS PROJECT?

State Environmental Policy Act Environmental Checklist (SEPA) and Sensitive Areas Study

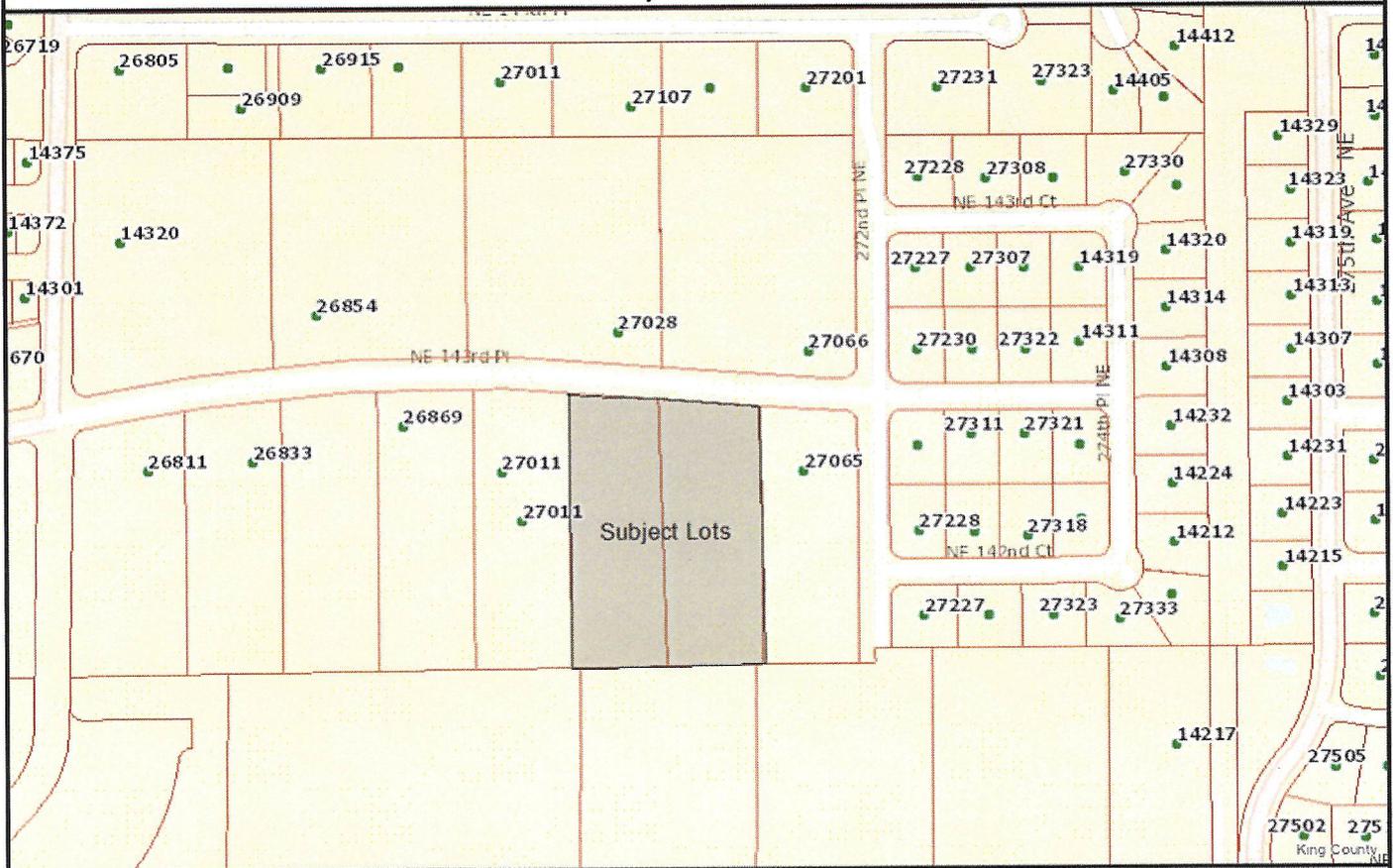
FILE REVIEW / APPEALS

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

January 8, 2019
Issue Date

Collins Reasonable Use Exemption and Boundary Line Adjustment



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 1/3/2019

Notes:



King County

PACE, JAMES E+NATALIE L
OR CURRENT RESIDENT
27121 NE 144TH PL
DUVALL WA 98019

BULALACAO-BROOKS, EMMARUTH G
OR CURRENT RESIDENT
27315 NE 143RD CT
DUVALL WA 98019

MARSHALL, WAYNE E+SHARON L
OR CURRENT RESIDENT
26869 NE 143RD PL
DUVALL WA 98019

JUDD, LLOYD & KATHY
OR CURRENT RESIDENT
27107 NE 144TH PL
DUVALL WA 98019

GAFFNEY, JAY H+TRICIA L
OR CURRENT RESIDENT
27322 NE 143RD PL
DUVALL WA 98019

BU YUFENG
OR CURRENT RESIDENT
20816 NE 141ST PL
WOODINVILLE, WA 98077

KIRAL, RICHARD M JR+DEBORAH
OR CURRENT RESIDENT
27011 NE 144TH PL
DUVALL WA 98019

YIM. BENJAMIN H+CASEY M
OR CURRENT RESIDENT
27312 NE 143RD PL
DUVALL WA 98019

KBHPNW LLC
1400 112TH AVE SE SUITE 100
BELLEVUE, WA 98004

TOLL BROS INC
8815 122nd AVE NE STE 200
KIRKLAND WA 98033

LEKNESS, JENNIFER N+KYLE P
OR CURRENT RESIDENT
27230 NE 143RD PL
DUVALL WA 98019

MINIETTA, KRISTI L+KERRY CHA
OR CURRENT RESIDENT
27227 NE 142ND CT
DUVALL WA 98019

GRAVES, CURTIS R+TRACY A
OR CURRENT RESIDENT
27229 NE 143RD PL
DUVALL WA 98019

GESSEL, BRIAN & BARBARA
OR CURRENT RESIDENT
27315 NE 142ND CT
DUVALL WA 98019

MARSHALL, THOMAS+MICHELLE
OR CURRENT RESIDENT
27311 NE 143RD PL
DUVALL WA 98019

ATWOOD, BRYAN N+CHRISTINA
OR CURRENT RESIDENT
27323 NE 142ND CT
DUVALL WA 98019

CRISS, ETHAN T+BRITTANY N
OR CURRENT RESIDENT
27321 NE 143RD PL
DUVALL WA 98019

RASMUSSEN, RONALD S+CINDY D
OR CURRENT RESIDENT
27228 NE 143RD CT
DUVALL WA 98019

HAJEK, DAVID W
OR CURRENT RESIDENT
27318 NE 142ND CT
DUVALL WA 98019

KRAL, KYLE T+JESSICA
OR CURRENT RESIDENT
27227 NE 143RD CT
DUVALL WA 98019

HARBAUGH, ANGELA+ JEFFREY
OR CURRENT RESIDENT
27310 NE 142ND CT
DUVALL WA 98019

TROIA, MICHAEL W+FRANCES N
OR CURRENT RESIDENT
27307 NE 143RD CT
DUVALL WA 98019

WARD VERA A BECK+WARD JASON
OR CURRENT RESIDENT
27228 NE 142ND CT
DUVALL WA 98019

Diana Hart

From: Diana Hart
Sent: Tuesday, January 08, 2019 11:46 AM
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 Kuhnhen; 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; 'wescollins@comcast.net'
Subject: City of Duvall - Notice of Application - Collins
Attachments: 190108 NOA_Collins_RUE18-001_BLA18-002_Signed.pdf

Attached is the Notice of Application for Collins. The Applicant is seeking a Reasonable Use Exemption permit with a concurrent boundary line adjustment to make two existing and adjacent lots suitable for the construction of one single-family dwelling on each lot.

Diana Hart
Administrative Assistant | City of Duvall
15535 Main Street NE | PO Box 1300 | Duvall, WA 98019
425.939.8077 direct | 425.788.2779 office



<http://www.duvallwa.gov/>



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 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Ryan Trust Property**

2. Name of applicant:

Cindy Collins

3. Address and phone number of applicant and contact person:

11015 Geneva Ford, San Antonio TX 78254 425.246.1431

4. Date checklist prepared:

07.18.18

5. Agency requesting checklist:

City of Duvall

6. Proposed timing or schedule (including phasing, if applicable):

Early 2019

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Wetland Delineation prepared by Altmann Oliver Associates, LLC

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known. **Other permits -building and ROW**

Reasonable Use Exception Permit
Boundary Line Adjustment (revised common boundary revisions between two lots)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Boundary Line Adjustment to situate lot configuration to reduce wetland buffer impacts with Reasonable Use Exception to facilitate two future building permits on two lots.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic

map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

27027 and 27043 NE 143rd PI Duvall, WA.

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Flat, approximately 1%-5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, **glacial till** muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Topsoil over varying depths of Lodgement till underlain by Vashon outwash. Soil only to be disturbed for drives, utilities and building areas.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No grading or filling in wetlands. Limited grading for drives and house sites partially within wetland buffer of approximately 7% of site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Utilization of BMP on site

Yes, however erosion control will be used during construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 5%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The proposed permits do not involve construction. Future building permits will use measures to control erosion.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Typical of residential construction and use.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Wetland as defined in the wetland delineation study performed by Altmann Oliver Associates dated June 29, 2018. Attached

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Eventually there will be two building lots for single family homes and construction of utilities and drives.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Typical natural runoff from non-pervious areas typical of single family dwellings. Runoff will sheet flow into buffer areas.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Runoff will sheet flow into buffer areas and enter soils.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other

- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Eventually with future building permits, vegetation on the two building sites and drives will be removed and replaced with various trees, grass, and shrubs.

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

e. List all noxious weeds and invasive species known to be on or near the site.

None

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

Birds and deer.

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

Part of Pacific Flyway route

Probably not

d. Proposed measures to preserve or enhance wildlife, if any:

purchase of mitigation credits and on site revegetation of native species.

None

e. List any invasive animal species known to be on or near the site.

None

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Eventually with future building permits, electric and natural gas used for heating and lighting typical of single family use.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Eventually with future building permits, the homes will be constructed in compliance with Washington State Energy Codes

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. Typical of single family use.

1) Describe any known or possible contamination at the site from present or past uses.
None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None

4) Describe special emergency services that might be required.

None

5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Typical of single family use.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical of single family construction during hours authorized by City of Duvall code. Long term would be typical of two single family homes.

3) Proposed measures to reduce or control noise impacts, if any:

None

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Currently the site is in a natural state and is not being used. A portion of the eastern part of the property will eventually, with future building permits, be used for single family residences.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

R8

f. What is the current comprehensive plan designation of the site?

Residential

g. If applicable, what is the current shoreline master program designation of the site? N/a

Property not within shoreline jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

A wetland is a critical area AKA a sensitive area within 14.42

No, however there is a wetland on site.

i. Approximately how many people would reside or work in the completed project?

Eventually with future building permits, about 2.3 people per home, approximately 5 $2.8 \times 2 = 5.6$

j. Approximately how many people would the completed project displace?

0

k. Proposed measures to avoid or reduce displacement impacts, if any:

n/a

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Eventually with future building permits, two mid to high income housing units

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None

c. Proposed measures to reduce or control housing impacts, if any: None

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Hight would be limited by code to 35 feet. Exterior will be typical of single family homes in the area.

DMC 14.12 R8 allows two floors on uphill side and three floors on down hill side

b. What views in the immediate vicinity would be altered or obstructed?

None

b. Proposed measures to reduce or control aesthetic impacts, if any: None

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical of single family dwellings and typically at night and early morning.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

Light from adjacent homes and vehicles

d. Proposed measures to reduce or control light and glare impacts, if any:

None

Light and glare shall be shielded and minimized adjacent to sensitive areas

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? Tuscany Hills and Skyline Heights parks are within one-half mile of the site.

Those parks are private and maintained by HOA. A planned NH park will be constructed adjacent and to the north of this site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

NE 143rd Place

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Four

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

None

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Eventually with future building permits, typical of two single family units.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity , natural gas, water, refuse service, telephone, and sanitary sewer.

Water and sanitary sewer will be operated by the City of Duvall and all other services by local franchise holders.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: CC COLLINS

Name of signee _Cindy Collins

Position and Agency/Organization _Trustee of property

Date Submitted: __11/19/18

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

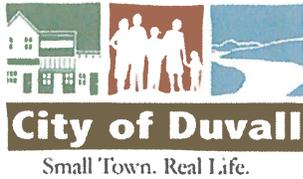
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



**STATE ENVIRONMENTAL POLICY ACT
(SEPA)
Mitigated Determination of Non-Significance
(MDNS)**

Date of Issuance: Thursday, July 23, 2020

Lead Agency: City of Duvall, 15535 Main Street NE, P.O. Box 1300, Duvall, WA 98019

Agency Contact: Troy Davis, Senior Planner; 425.939.8078; troy.davis@duvallwa.gov

Agency File Name/Number: Collins Reasonable Use / RUE18-001

Applicant/Proponent: Cindy Collins, 11015 Geneva Ford Road, San Antonio, Texas, 78254, 425-246-1431

Description of Proposal: The applicant, Cindy Collins, on behalf of Ryan Trust Property, is seeking a Reasonable Use Exemption permit with a concurrent boundary line adjustment to make two existing and adjacent lots suitable for the construction of one single-family dwelling on each lot. The two lots are almost entirely encumbered by sensitive areas (wetlands) and their associated buffers which prohibits use of the two lots unless a Reasonable Use Exemption permit is obtained. The boundary line adjustment between the two lots is necessary to create a building site on each lot that is least impactful to the on-site sensitive area.

Location of Proposal: 27043 and 27027 NE 143rd Place, Duvall, WA 98019 (TPNs 7325800140 and TPN 7325800130).

Threshold Determination: The Lead Agency has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below, the Environmental Checklist is attached, and additional project information is available at: <http://www.duvallwa.gov/352/Planning-Projects>.

This determination is based on the following findings and conclusions:

Description of Impacts:

1. Surface Water: Both lots are almost entirely encumbered by wetlands. Reasonable Use of each lot will impact on-site sensitive areas.
2. Stormwater: Stormwater will be generated from residential and roadway improvements at the project site.
3. Plants: Both lots are heavily vegetated with native species including Significant/Exceptional Trees. Some vegetation will be removed as part of the development of each lot.
4. Land Use: Use of both lots is limited due to the presence of on-site sensitive areas.
5. Light & Glare: Exterior lighting may impact sensitive areas on both lots.

6. Recreation: The construction of two (2) single-family homes (one on each lot) will increase demand on City parks.
7. Historic Preservation: This project is within an area that has a Moderately Low Risk for containing unknown archaeological resources. Soil disturbance may impact cultural resources.
8. Transportation: The construction a total of two (2) single-family homes (one on each lot) will add a total of 2 PM Peak Hour Vehicle Trips and associated pedestrian and bicycle trips to the City's existing transportation network.
9. Public Services: The construction of two (2) single-family homes (one on each lot) will increase demand on the City's fire and police services. The Riverview School District will also see an increased demand for educational services.
10. Utilities: The construction of two (2) single-family homes at (one on each lot) will increase demand on the City's existing sewer and water system.

Mitigation Measures:

1. Surface Water: In lieu of on-site wetland mitigation, credits equal to the area of impact on each lot shall be purchased from the Snohomish Basin Wetland Mitigation Bank. Proof of purchase shall be submitted prior to impact of sensitive areas.
2. Stormwater: Stormwater runoff shall be managed to provide water quality and/or detention improvements in accordance with the King County Surface Water Design Manual and the Phase II National Pollutant Discharge Elimination System (NPDES) Permit Appendix I. Any residential facility shall be located within an easement for inspection and be owned and maintained by the property owner upon final approval. Storm Drain Area Charges and Stormwater General Facility Charge shall be paid for each new dwelling unit.
3. Plants: Low impact development techniques (LIDs) shall be utilized in the construction of the shared driveway in order to minimize impacts to the critical root zones of retained trees. Enhanced landscaping of Lot A and B shall be limited to native species.
4. Land Use: The developable area of Lot A shall not exceed 5,505 square feet (Exclusive of the Access and Utility Easement) and the developable area of Lot B shall not exceed 5,303 square feet. The maximum Floor Area Ratio for each dwelling unit shall be calculated from the usable area of each lot respectively.
5. Light & Glare: All exterior lighting shall be down shielded to prevent light trespass onto adjacent sensitive areas.
6. Recreation: Park impact fees shall be paid for each new dwelling unit to fund system wide capital improvement projects in accordance with DMC Chapter 14.58.
7. Historic Preservation: Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County/City planning office, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.

The Developer shall provide documentation from the Snoqualmie Tribe as to whether or not a cultural survey of the site is warranted. If warranted by the Snoqualmie Tribe, the applicant shall conduct a cultural survey of the project area.

8. Transportation: Traffic Impact Fees shall be paid for each new dwelling unit to fund system wide capital improvement projects in accordance with DMC Chapter 14.58.
9. Public Services: School impact fees shall be paid for each new dwelling unit in accordance with DMC Chapter 14.58. Impacts to police and fire will be mitigated through the payment of property taxes by each respective homeowner.
10. Utilities: The developer shall install sewer and water service connections in general accordance with the Public Works Development Design Standards (PWDDS). Sewer General Facilities Charges, Water Capital Improvement Charges shall be paid for each new dwelling unit. Sewer Equalization Fees shall also be collected to fund system-wide mitigation projects, as well as possible fees associated with Latecomers Agreements for recently completed development related system improvements (sewer and water).

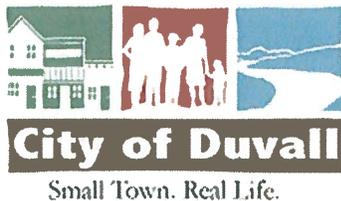
Public Comment Period: Submit comments regarding this MDNS to the Agency Contact or SEPA Responsible Official by 5:00pm (PST/PDT) on August 6, 2020. The lead agency will not act on this proposal for at least 14 days from the date of issuance. This MDNS is issued under WAC 197-11-340(2).

SEPA Responsible Official: Lara Thomas, Community Development Director; 15535 Main Street NE, PO Box 1300, Duvall, WA 98019; 425.939.8079; lara.thomas@duvallwa.gov:

Signature:  Date: 7/23/20

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.

Appeals: Any agency or aggrieved person may file an appeal of this SEPA Threshold Determination in accordance with Duvall Municipal Code Section 14.08.060.C.



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

I TRAY DAVIS (print name) understand that public notices are to be posted in accordance with the requirements Duvall Municipal Code Chapter 14.08.010.C.4 (Notice Requirements for Project Permit Applications).

I certify that on 7/23/20 (date), the following public notice sign (attached hereto) for

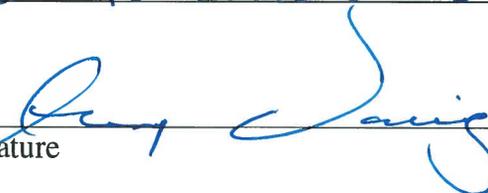
- Notice of Application
- SEPA Threshold Determination
- Public Hearing
- Other Land Use Notice

was posted at the following locations:

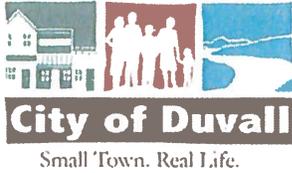
- City Hall (Notice Board) – 15535 Main Street NE, Duvall, WA 98019
- Duvall Library (Notice Board) – 15508 Main Street NE, Duvall, WA 98019
- On Site at: 27043 NE 143RD PL. DUVALL
- On Site at:

for the following land use application (name and file number):

COLLINS REASONABLE USE EXEMPTION (RU18-001)


Signature

7/23/20
Date



**STATE ENVIRONMENTAL POLICY ACT
(SEPA)**
**Mitigated Determination of Non-Significance
(MDNS)**

Date of Issuance: Thursday, July 23, 2020

Lead Agency: City of Duvall, 15535 Main Street NE, P.O. Box 1300, Duvall, WA 98019

Agency Contact: Troy Davis, Senior Planner; 425.939.8078; troy.davis@duvallwa.gov

Agency File Name/Number: Collins Reasonable Use / RUE18-001

Applicant/Proponent: Cindy Collins, 11015 Geneva Ford Road, San Antonio, Texas, 78254, 425-246-1431

Description of Proposal: The applicant, Cindy Collins, on behalf of Ryan Trust Property, is seeking a Reasonable Use Exemption permit with a concurrent boundary line adjustment to make two existing and adjacent lots suitable for the construction of one single-family dwelling on each lot. The two lots are almost entirely encumbered by sensitive areas (wetlands) and their associated buffers which prohibits use of the two lots unless a Reasonable Use Exemption permit is obtained. The boundary line adjustment between the two lots is necessary to create a building site on each lot that is least impactful to the on-site sensitive area.

Location of Proposal: 27043 and 27027 NE 143rd Place, Duvall, WA 98019 (TPNs 7325800140 and TPN 7325800130).

Threshold Determination: The Lead Agency has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below, the Environmental Checklist is attached, and additional project information is available at: <http://www.duvallwa.gov/352/Planning-Projects>.

This determination is based on the following findings and conclusions:

Description of Impacts:

1. Surface Water: Both lots are almost entirely encumbered by wetlands. Reasonable Use of each lot will impact on-site sensitive areas.
2. Stormwater: Stormwater will be generated from residential and roadway improvements at the project site.
3. Plants: Both lots are heavily vegetated with native species including Significant/Exceptional Trees. Some vegetation will be removed as part of the development of each lot.
4. Land Use: Use of both lots is limited due to the presence of on-site sensitive areas.
5. Light & Glare: Exterior lighting may impact sensitive areas on both lots.

6. Recreation: The construction of two (2) single-family homes (one on each lot) will increase demand on City parks.
7. Historic Preservation: This project is within an area that has a Moderately Low Risk for containing unknown archaeological resources. Soil disturbance may impact cultural resources.
8. Transportation: The construction a total of two (2) single-family homes (one on each lot) will add a total of 2 PM Peak Hour Vehicle Trips and associated pedestrian and bicycle trips to the City's existing transportation network.
9. Public Services: The construction of two (2) single-family homes (one on each lot) will increase demand on the City's fire and police services. The Riverview School District will also see an increased demand for educational services.
10. Utilities: The construction of two (2) single-family homes at (one on each lot) will increase demand on the City's existing sewer and water system.

Mitigation Measures:

1. Surface Water: In lieu of on-site wetland mitigation, credits equal to the area of impact on each lot shall be purchased from the Snohomish Basin Wetland Mitigation Bank. Proof of purchase shall be submitted prior to impact of sensitive areas.
2. Stormwater: Stormwater runoff shall be managed to provide water quality and/or detention improvements in accordance with the King County Surface Water Design Manual and the Phase II National Pollutant Discharge Elimination System (NPDES) Permit Appendix I. Any residential facility shall be located within an easement for inspection and be owned and maintained by the property owner upon final approval. Storm Drain Area Charges and Stormwater General Facility Charge shall be paid for each new dwelling unit.
3. Plants: Low impact development techniques (LIDs) shall be utilized in the construction of the shared driveway in order to minimize impacts to the critical root zones of retained trees. Enhanced landscaping of Lot A and B shall be limited to native species.
4. Land Use: The developable area of Lot A shall not exceed 5,505 square feet (Exclusive of the Access and Utility Easement) and the developable area of Lot B shall not exceed 5,303 square feet. The maximum Floor Area Ratio for each dwelling unit shall be calculated from the usable area of each lot respectively.
5. Light & Glare: All exterior lighting shall be down shielded to prevent light trespass onto adjacent sensitive areas.
6. Recreation: Park impact fees shall be paid for each new dwelling unit to fund system wide capital improvement projects in accordance with DMC Chapter 14.58.
7. Historic Preservation: Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County/City planning office, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.

The Developer shall provide documentation from the Snoqualmie Tribe as to whether or not a cultural survey of the site is warranted. If warranted by the Snoqualmie Tribe, the applicant shall conduct a cultural survey of the project area.

8. Transportation: Traffic Impact Fees shall be paid for each new dwelling unit to fund system wide capital improvement projects in accordance with DMC Chapter 14.58.
9. Public Services: School impact fees shall be paid for each new dwelling unit in accordance with DMC Chapter 14.58. Impacts to police and fire will be mitigated through the payment of property taxes by each respective homeowner.
10. Utilities: The developer shall install sewer and water service connections in general accordance with the Public Works Development Design Standards (PWDDS). Sewer General Facilities Charges, Water Capital Improvement Charges shall be paid for each new dwelling unit. Sewer Equalization Fees shall also be collected to fund system-wide mitigation projects, as well as possible fees associated with Latecomers Agreements for recently completed development related system improvements (sewer and water).

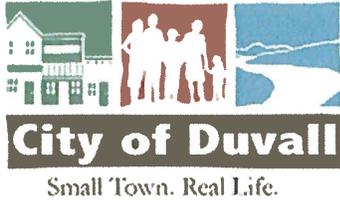
Public Comment Period: Submit comments regarding this MDNS to the Agency Contact or SEPA Responsible Official by 5:00pm (PST/PDT) on August 6, 2020. The lead agency will not act on this proposal for at least 14 days from the date of issuance. This MDNS is issued under WAC 197-11-340(2).

SEPA Responsible Official: Lara Thomas, Community Development Director; 15535 Main Street NE, PO Box 1300, Duvall, WA 98019; 425.939.8079; lara.thomas@duvallwa.gov:

Signature:  Date: 7/23/20

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.

Appeals: Any agency or aggrieved person may file an appeal of this SEPA Threshold Determination in accordance with Duvall Municipal Code Section 14.08.060.C.



DECLARATION OF MAILING AND ELECTRONIC MAILING

I TROY DAVIS (print name) understand that public notices are to be distributed in accordance with the requirements Duvall Municipal Code Chapter 14.08.010.C.4 (Notice Requirements for Project Permit Applications).

I certify that on 7/23/20 (date), the following public notice (attached hereto) for

- Notice of Application
- SEPA Threshold Determination
- Public Hearing
- Other Land Use Notice

was mailed or electronically mailed to the following parties (as set forth in the attached mailing list):

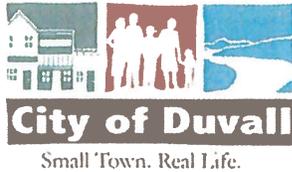
- Property Owners within 500 feet of Project Site
- Local newspaper on 7/20/20 for publication on above date.
- Agencies (including DRC)
- Applicant
- Duvall Planning Commission
- Duvall Mayor and City Council
- Parties of Record (if any)

for the following land use application (name and file number):

COLLINS REASONABLE USE EXEMPTION (RUE18-002 BUA18-002)


Signature

7/23/20
Date



**STATE ENVIRONMENTAL POLICY ACT
(SEPA)**
**Mitigated Determination of Non-Significance
(MDNS)**

Date of Issuance: Thursday, July 23, 2020

Lead Agency: City of Duvall, 15535 Main Street NE, P.O. Box 1300, Duvall, WA 98019

Agency Contact: Troy Davis, Senior Planner; 425.939.8078; troy.davis@duvallwa.gov

Agency File Name/Number: Collins Reasonable Use / RUE18-001

Applicant/Proponent: Cindy Collins, 11015 Geneva Ford Road, San Antonio, Texas, 78254, 425-246-1431

Description of Proposal: The applicant, Cindy Collins, on behalf of Ryan Trust Property, is seeking a Reasonable Use Exemption permit with a concurrent boundary line adjustment to make two existing and adjacent lots suitable for the construction of one single-family dwelling on each lot. The two lots are almost entirely encumbered by sensitive areas (wetlands) and their associated buffers which prohibits use of the two lots unless a Reasonable Use Exemption permit is obtained. The boundary line adjustment between the two lots is necessary to create a building site on each lot that is least impactful to the on-site sensitive area.

Location of Proposal: 27043 and 27027 NE 143rd Place, Duvall, WA 98019 (TPNs 7325800140 and TPN 7325800130).

Threshold Determination: The Lead Agency has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below, the Environmental Checklist is attached, and additional project information is available at: <http://www.duvallwa.gov/352/Planning-Projects>.

This determination is based on the following findings and conclusions:

Description of Impacts:

1. Surface Water: Both lots are almost entirely encumbered by wetlands. Reasonable Use of each lot will impact on-site sensitive areas.
2. Stormwater: Stormwater will be generated from residential and roadway improvements at the project site.
3. Plants: Both lots are heavily vegetated with native species including Significant/Exceptional Trees. Some vegetation will be removed as part of the development of each lot.
4. Land Use: Use of both lots is limited due to the presence of on-site sensitive areas.
5. Light & Glare: Exterior lighting may impact sensitive areas on both lots.

6. Recreation: The construction of two (2) single-family homes (one on each lot) will increase demand on City parks.
7. Historic Preservation: This project is within an area that has a Moderately Low Risk for containing unknown archaeological resources. Soil disturbance may impact cultural resources.
8. Transportation: The construction a total of two (2) single-family homes (one on each lot) will add a total of 2 PM Peak Hour Vehicle Trips and associated pedestrian and bicycle trips to the City's existing transportation network.
9. Public Services: The construction of two (2) single-family homes (one on each lot) will increase demand on the City's fire and police services. The Riverview School District will also see an increased demand for educational services.
10. Utilities: The construction of two (2) single-family homes at (one on each lot) will increase demand on the City's existing sewer and water system.

Mitigation Measures:

1. Surface Water: In lieu of on-site wetland mitigation, credits equal to the area of impact on each lot shall be purchased from the Snohomish Basin Wetland Mitigation Bank. Proof of purchase shall be submitted prior to impact of sensitive areas.
2. Stormwater: Stormwater runoff shall be managed to provide water quality and/or detention improvements in accordance with the King County Surface Water Design Manual and the Phase II National Pollutant Discharge Elimination System (NPDES) Permit Appendix I. Any residential facility shall be located within an easement for inspection and be owned and maintained by the property owner upon final approval. Storm Drain Area Charges and Stormwater General Facility Charge shall be paid for each new dwelling unit.
3. Plants: Low impact development techniques (LIDs) shall be utilized in the construction of the shared driveway in order to minimize impacts to the critical root zones of retained trees. Enhanced landscaping of Lot A and B shall be limited to native species.
4. Land Use: The developable area of Lot A shall not exceed 5,505 square feet (Exclusive of the Access and Utility Easement) and the developable area of Lot B shall not exceed 5,303 square feet. The maximum Floor Area Ratio for each dwelling unit shall be calculated from the usable area of each lot respectively.
5. Light & Glare: All exterior lighting shall be down shielded to prevent light trespass onto adjacent sensitive areas.
6. Recreation: Park impact fees shall be paid for each new dwelling unit to fund system wide capital improvement projects in accordance with DMC Chapter 14.58.
7. Historic Preservation: Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County/City planning office, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.

The Developer shall provide documentation from the Snoqualmie Tribe as to whether or not a cultural survey of the site is warranted. If warranted by the Snoqualmie Tribe, the applicant shall conduct a cultural survey of the project area.

8. Transportation: Traffic Impact Fees shall be paid for each new dwelling unit to fund system wide capital improvement projects in accordance with DMC Chapter 14.58.
9. Public Services: School impact fees shall be paid for each new dwelling unit in accordance with DMC Chapter 14.58. Impacts to police and fire will be mitigated through the payment of property taxes by each respective homeowner.
10. Utilities: The developer shall install sewer and water service connections in general accordance with the Public Works Development Design Standards (PWDDS). Sewer General Facilities Charges, Water Capital Improvement Charges shall be paid for each new dwelling unit. Sewer Equalization Fees shall also be collected to fund system-wide mitigation projects, as well as possible fees associated with Latecomers Agreements for recently completed development related system improvements (sewer and water).

Public Comment Period: Submit comments regarding this MDNS to the Agency Contact or SEPA Responsible Official by 5:00pm (PST/PDT) on August 6, 2020. The lead agency will not act on this proposal for at least 14 days from the date of issuance. This MDNS is issued under WAC 197-11-340(2).

SEPA Responsible Official: Lara Thomas, Community Development Director; 15535 Main Street NE, PO Box 1300, Duvall, WA 98019; 425.939.8079; lara.thomas@duvallwa.gov:

Signature:  Date: 7/23/20

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.

Appeals: Any agency or aggrieved person may file an appeal of this SEPA Threshold Determination in accordance with Duvall Municipal Code Section 14.08.060.C.

Troy Davis

From: Troy Davis
Sent: Thursday, July 23, 2020 12:55 PM
To: Alana McCoy; Barry Kerth; Carey Hert; Cindy Spiry; Amy McHenry; Amy Ockerlander; Dianne Brudnicki; Dorothy Lengyel; Jennifer Knaplund; Matthew Eyer; Michael Remington; Michelle Hogg; Dave Weiss; David Burke; Dianne Brudnicki; E Harris; Eric Heinitz; Eric Preston; Jacob Sheppard; Jessica Logan; Jim Ishimaru; John Greene; Kurt; Lara Thomas; Matt Baerwalde; Meisha Robertson; Melanie Young; Michael Remington; Peter Alm; Elaine Sawyer; Eric Preston; Mike Supple; Ronn Mercer; William Chappell; Puget Sound Partnership; Ramon Locsin; Review Team; SEPA Adesk; SEPA Center; SEPA Register; SEPA Unit; Shaun Tozer; Sonia Bumpus; Steve Mullen-Moses; Steven Leniszewski; Team Mill Creek; Troy Davis; Ty Peterson; Wendy Gallagher
Cc: Wesley Collins; Tom Redding
Subject: City of Duvall - SEPA Threshold Determination - Collins Reasonable Use Exemption (RUE18-001)
Attachments: FINAL SEPA MDNS Collins_Signed.pdf; SEPA Checklist Collins.pdf; Vicinity Map_Collins.pdf; Site Plan_Collins.pdf

Dear Agency-

Please see the attached SEPA Threshold Determination for Collins Reasonable Use Exemption (RUE18-001).



Community Development
Planning Department



Troy Davis

Senior Planner

Office: 425.788.2779

Direct: 425.939.8078

PO Box 1300

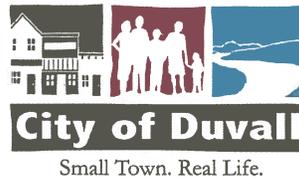
15535 Main Street NE

Duvall, WA 98019

www.duvallwa.gov

COVID-19 Update: Our office is currently closed to the public. Please reference our website for updates to our service during the COVID-19 pandemic. We are currently experiencing a higher volume of calls and emails and have limited staff available to respond. Your patience is appreciated as we respond in the order received.

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 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.



**NOTICE OF SEPA THRESHOLD DETERMINATION
COLLINS REASONABLE USE EXEMPTION File № RU18-001**

The City has issued a Mitigated Determination of Non-Significance (MDNS) for this proposal under the State Environmental Policy Act (SEPA). The Environmental Checklist and project information is available at: <https://www.duvallwa.gov/134/Planning-Department> or scan the QR code below. Date of Issuance: July 23, 2020. Lead Agency: City of Duvall 15535 Main Street NE, Duvall, WA 98019. Description of Proposal: The applicant is seeking a Reasonable Use Exemption permit with a concurrent boundary line adjustment to make two existing and adjacent lots suitable for the construction of one single-family dwelling on each lot. Zoning: R8 (Residential 8 units per acre). Location of Proposal: 27043 and 27027 NE 143rd Place, Duvall, WA 98019 (TPNs 7325800140 and TPN 7325800130). **Comments will be accepted by the City Contact until 4:30 P.M. on August 6, 2020.**

Applicant
Cindy Collins
11015 Geneva Ford Road
San Antonio, Texas, 78254
425-246-1431

For More Information:



www.duvallwa.gov

City Contact
Troy Davis
Planning Department
15535 Main St NE, Duvall
425.788-2779
troy.davis@duvallwa.gov



City of Duvall

PO Box 1300

City of Duvall

Duvall, WA 98019

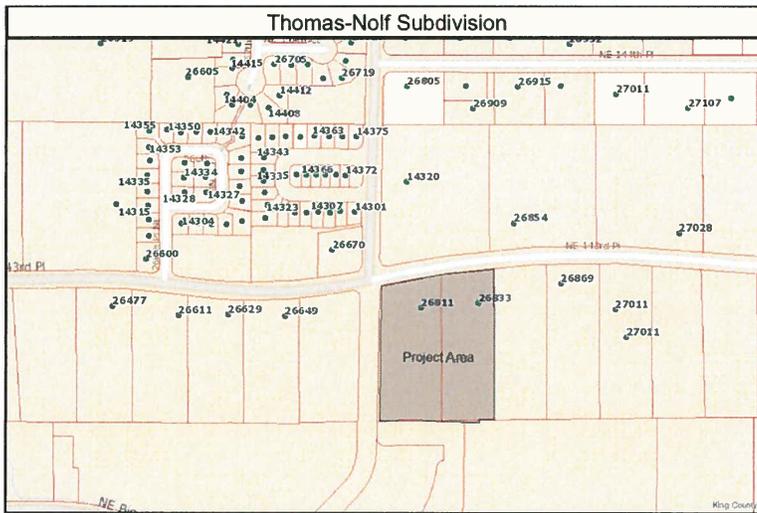
Small Town. Real Life.

SEPA NOTICE

Resident

14375 3RD CIRCLE NE

DUVALL, WA 98019



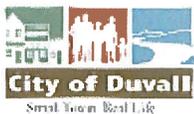
Taxpayer name	Parcel address	Jurisdiction	State	Zip code
Resident	14375 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14371 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14367 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14339 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14331 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14327 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14323 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14319 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14315 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14311 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14307 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14301 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14358 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14360 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14362 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14366 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14370 3RD CIRCLE NE	DUVALL	WA	98019
Resident	14372 3RD CIRCLE NE	DUVALL	WA	98019
Resident	901 RAINIER AVE N SUITE B203	RENTON	WA	98057
Resident	26915 NE 144TH PL	DUVALL	WA	98019
Resident	26909 NE 144TH ST	DUVALL	WA	98019
Resident	8815 122nd Ave NE Suite 200	KIRKLAND	WA	98033
Resident	26629 NE 143RD PL	DUVALL	WA	98019
Resident	26649 NE 143RD PL	DUVALL	WA	98019
Resident	26669 NE 143RD PL	DUVALL	WA	98019
Resident	26811 NE 143RD PL	DUVALL	WA	98019
Resident	26833 NE 143RD PL	DUVALL	WA	98019
Resident	26855 NE 143RD PL	DUVALL	WA	98019
Resident	26869 NE 143RD PL	DUVALL	WA	98019
Resident	27011 NE 143RD PL	DUVALL	WA	98019
Resident	300 DESCHUTES WAY SW SUITE 304	TUMWATER	WA	98501
Resident	14320 3RD AVE NE	DUVALL	WA	98019
Resident	26670 NE 143RD PL	DUVALL	WA	98019

Troy Davis

From: Troy Davis
Sent: Thursday, July 23, 2020 12:55 PM
To: Alana McCoy; Barry Kerth; Carey Hert; Cindy Spiry; Amy McHenry; Amy Ockerlander; Dianne Brudnicki; Dorothy Lengyel; Jennifer Knaplund; Matthew Eyer; Michael Remington; Michelle Hogg; Dave Weiss; David Burke; Dianne Brudnicki; E Harris; Eric Heinitz; Eric Preston; Jacob Sheppard; Jessica Logan; Jim Ishimaru; John Greene; Kurt; Lara Thomas; Matt Baerwalde; Meisha Robertson; Melanie Young; Michael Remington; Peter Alm; Elaine Sawyer; Eric Preston; Mike Supple; Ronn Mercer; William Chappell; Puget Sound Partnership; Ramon Locsin; Review Team; SEPA Adesk; SEPA Center; SEPA Register; SEPA Unit; Shaun Tozer; Sonia Bumpus; Steve Mullen-Moses; Steven Leniszewski; Team Mill Creek; Troy Davis; Ty Peterson; Wendy Gallagher
Cc: Wesley Collins; Tom Redding
Subject: City of Duvall - SEPA Threshold Determination - Collins Reasonable Use Exemption (RUE18-001)
Attachments: FINAL SEPA MDNS Collins_Signed.pdf; SEPA Checklist Collins.pdf; Vicinity Map_Collins.pdf; Site Plan_Collins.pdf

Dear Agency-

Please see the attached SEPA Threshold Determination for Collins Reasonable Use Exemption (RUE18-001).



Community Development
Planning Department



Troy Davis

Senior Planner

Office: 425.788.2779

Direct: 425.939.8078

PO Box 1300

15535 Main Street NE

Duvall, WA 98019

www.duvallwa.gov

COVID-19 Update: Our office is currently closed to the public. Please reference our website for updates to our service during the COVID-19 pandemic. We are currently experiencing a higher volume of calls and emails and have limited staff available to respond. Your patience is appreciated as we respond in the order received.

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 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

The Seattle Times

RECEIVED

JUL 28 2020

CITY OF DUVALL

EXHIBIT 26

City of Duvall
Accounts Payable
PO Box 1300

Duvall, WA 98019

Re: Advertiser Account # 106931

Agency Account #: 0

Ad #: 952611

Agency Name:

Affidavit of Publication

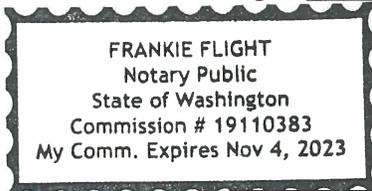
STATE OF WASHINGTON
Counties of King and Snohomish

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	07/23/20

Agent MAUREEN E. DUGGAN Signature Maureen E Duggan



Subscribed and sworn to before me on 5/13/20
DATE

Frankie Flight
(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

The Seattle Times

Re: Advertiser Account # 106931

Ad #: 952611

Agency Account #: 0

Agency Name:

AD TEXT

City of Duvall
SEPA Threshold Determination
Collins Reasonable Use

Date of Issuance: Thursday, July 23, 2020. Lead Agency: City of Duvall, 1333 Main Street NE, PO Box 1000, Duvall, WA 98019. Agency Contact: Troy Davis, Senior Planner, 425 539 8024. Project Name: Duvallville.gov, Agency File Name/Number: Collins Reasonable Use / RUC18001 Application/Program: Cindy Collins, 1015 Goffway Road SE, Apt. 500, Seattle, WA 98108. Description of Project: The applicant, Cindy Collins, on behalf of Ryan Trust Property, is seeking a Reasonable Use Exemption permit with a concurrent boundary line adjustment to make two existing and adjacent lots suitable for the construction of one single-family dwelling on each lot. The two lots are almost entirely encumbered by sensitive areas wetlands and their associated buffers which prohibits use of the two lots unless a Reasonable Use Exemption permit is obtained. The boundary line adjustment between the two lots is necessary to create building lots on each lot. The lots are located in the on-site sensitive area location of Parcel: 1014 and 1015 NE 14th Place, Duvall, WA 98019 (Taxes: 72180140 and 174 72180150) Threshold Determination: The Lead Agency has determined that this proposed project will not have a probable significant adverse impact on the environment. Pursuant to RCW 43.21C(2), the project has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C(3)(c). The necessary mitigation measures are listed below. The Environmental Checklist is attached, and additional project information is available at: <http://www.duvallwa.gov/Development/Projects>. This determination is based on the following findings and conclusions. Description of Impacts: Sensitive Areas: Stormwater: Stormwater runoff management at the project site. Plants: Both lots are heavily vegetated with native species including juniper trees. Exceptional Trees: Some vegetation will be removed as part of the development of each lot. Land Use: Use of both lots is limited due to the presence of sensitive areas. Lots & Cuts: Erosion control may impact sensitive areas on both lots. Recreation: The construction of two (2) single-family homes (one on each lot) will increase demand on City parks, historic preservation. This project is within an area that has a Moderate to Low Risk for containing unknown archeological resources. Soil Disturbance: Soil disturbance may impact cultural resources. Transportation: The construction of two (2) single-family homes (one on each lot) will increase demand on City streets. Fire: The construction of two (2) single-family homes (one on each lot) will increase demand on the City's fire and police services. The Silverview School District will also see an increased demand for construction of two (2) single-family homes (one on each lot) will increase demand on city water system. Mitigation Measures: Surface Water: In lieu of onsite wetland mitigation, credits equal to the area of impact on each lot shall be purchased from the Snohomish Basin Wetland Mitigation Bank. Proof of purchase shall be submitted prior to construction. Stormwater: Stormwater runoff shall be managed to provide water quality and/or detention improvements in accordance with the King County Surface Water Design Manual and the Phase II National Pollution Discharge Elimination System (NPDES) Permit. All stormwater runoff shall be captured and located within an easement for inspection and be owned and maintained by the property owner upon final approval. Storm Drain/Arts Charges and Stormwater General Facility Charge shall be paid for each new dwelling unit. Plant: Live shall be utilized in the construction of the shared driveway in order to minimize impacts to the critical root zones of retained trees. Enhanced landscaping of Lot A and B shall be limited to native species. Land Use: The developable area of (1) A shall not exceed 1,200 square feet. The maximum of the Access and Utility Easement and the developable area of Lot B shall not exceed 3,200 square feet. The maximum Floor Area Ratio for each dwelling unit shall be calculated from the single-story or second-story floor area. Care shall be taken to prevent light trespass onto adjacent sensitive areas. Erosion Control: Erosion control shall be paid for each new dwelling unit to fund system-wide coastal improvement projects in accordance with DMC Chapter 14.40. Erosion Control: The developer shall provide a list of materials to be observed during project activities, soil work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-58-304), the County Planning Office, the affected Tribes and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resources. Consultation with all applicable laws pertaining to archeological resources (RCW 9A.24.010 and 9A.24.015) shall be provided. The Developer shall provide documentation from the Snohomish Tribe as to whether or not a cultural survey of the site is warranted. If warranted, the Snohomish Tribe, the applicant shall conduct a cultural survey of the project area. Erosion Control: Erosion control shall be paid for each new dwelling unit to fund system-wide coastal improvement projects in accordance with DMC Chapter 14.40. Public Services: School impact fees shall be paid for each new dwelling unit in accordance with DMC Chapter 14.40. The developer shall install sewer and water service connections in general accordance with the Public Works Department Capital Charges (DW102). Capital Improvement Charges shall be paid for each new dwelling unit. Sewer Equalization Fees shall also be collected to fund system-wide mitigation projects as well as possible fees associated with Lotowner Agreements for recently completed development related system improvements (sewer and water). Public Comment Period: Submit comments regarding this ADNRs to the Agency Contact or SEPA Reasonable Use/CEQA (PST/PDT) on August 4, 2020. The lead agency will not act on this proposal for 30 days from the date of issuance. This ADNR is issued under WAC 191-1001(1) SEPA Reasonable Use/CEQA. Lora Thomas, Community Development Director, 1333 Main Street NE, PO Box 1000, Duvall, WA 98019; 425 997 8019, lora.thomas@duvallwa.gov. 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 Department Design Standards, Surface Water Design Manual, and Sensitive Area regulations. Any agency or approved person may file an appeal of this SEPA Threshold Determination in accordance with Duvall Municipal Code section 14.06 C.

Troy Davis

From: Wesley Collins <wescollins@icloud.com>
Sent: Tuesday, September 29, 2020 8:12 PM
To: Troy Davis
Subject: Re: City of Duvall - RUE18-001 - Review Extension Request

CAUTION: This email originated from outside the City of Duvall. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We agree with the extension.

On Sep 28, 2020, at 11:31 AM, Troy Davis <troy.davis@duvallwa.gov> wrote:

Good Morning Wes-

I'm working on getting all the documents prepped for the upcoming Public Hearing. From my calculation, your application for Reasonable Use Exemption will have been under active review for 238 days as of the scheduled date of the Public Hearing (October 20, 2020). Pursuant to Duvall Municipal Code 14.08.020.G.3, the City is required to issue you a final decision on your Reasonable Use Application within 120 days of issuing the Notice of Complete Application. The City has exceeded the deadline by 118 days (not including the days between the hearing and when the hearing examiner issues a final decision which must be issued within 21 days of the hearing).

We'd ask if you are agreeable to granting us a time review extension to issue a Final Decision from 120 days to 259 days (238 + 21 days for hearing examiner to issue a final decision).

Please note that this is not a requirement, only a request. If you do not wish to grant a time extension, the Hearing Examiner will ask you at the hearing if you are agreeable to an extension or not (I'm not sure what the result is if you say "no" but I can ask if you'd like).

Please let me know if you have any questions.

<image001.png>
Community Development
Planning Department

Troy Davis
Senior Planner
Office: 425.788.2779
Direct: 425.939.8078

<image002.png>

PO Box 1300
15535 Main Street NE
Duvall, WA 98019

<image003.png>

www.duvallwa.gov

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 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.



To: Tom Reddington / Wes Collins

From: City of Duvall Development Review Committee (DRC)

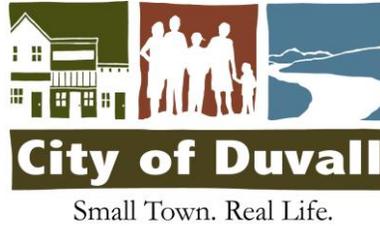
Date: February 15, 2019

Re: Request for Corrections – Collins Reasonable Use and BLA (RUE18-001 and BLA18-002)

The City's Development Review Committee has completed their first-round review of your application for Reasonable Use Exemption and Boundary Line Adjustment. Attached are staff's comments requesting needed corrections and additional information.

This memo is written notice that the City is requesting additional information in order to continue processing your application. For purposes of time computation, the review clock is stopped as of the date of this memo. The review clock will restart within 14 days of resubmittal of requested information.

If requested, staff will meet with you to go over any questions you may have regarding needed corrections.



To: Wes and Cindy Collins

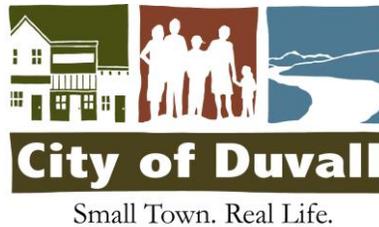
From: City of Duvall Development Review Committee (DRC)

Date: April 26, 2019

Re: Revised Submittal for Collins RUE/BLA (RUE18-001 & BLA18-002)

This memo serves as formal notice that the City has received revised application materials from you in response to our 1st round review comments provided to you on February 15, 2019. Your revised plans have been routed internally for review. For purposes of time computation, the review clock has been restarted as of the date of this memo.

City Staff will now begin review of the resubmitted material. Further corrections or additional information may be required. If feasible (and in the interest of time), staff may list any further corrections as conditions of approval.



To: Tom Reddington / Wes Collins

From: City of Duvall Development Review Committee (DRC)

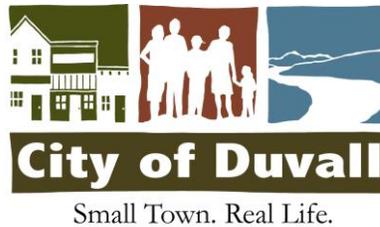
Date: May 23, 2019

Re: Request for Corrections – Collins Reasonable Use and BLA (RUE18-001 and BLA18-002)

The City's Development Review Committee has completed their second-round review of your application for Reasonable Use Exemption and Boundary Line Adjustment. Attached are staff's comments requesting needed corrections and additional information.

This memo is written notice that the City is requesting additional information in order to continue processing your application. For purposes of time computation, the review clock is stopped as of the date of this memo. The review clock will restart within 14 days of resubmittal of requested information.

If requested, staff will meet with you to go over any questions you may have regarding needed corrections.



To: Wes and Cindy Collins

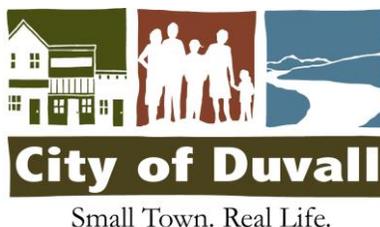
From: City of Duvall Development Review Committee (DRC)

Date: April 23, 2020

Re: Revised Submittal for Collins RUE/BLA (RUE18-001 & BLA18-002)

This memo serves as formal notice that the City has received revised application materials from you in response to our 2nd round review comments provided to you on May 23, 2019. Your revised plans have been routed internally for review. For purposes of time computation, the review clock has been restarted as of the date of this memo.

City Staff will now begin review of the resubmitted material. Further corrections or additional information may be required. If feasible (and in the interest of time), staff may list any further corrections as conditions of approval.



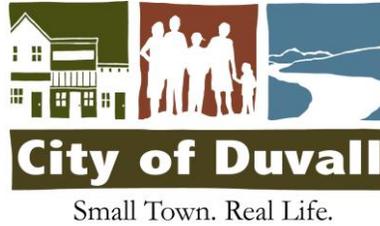
To: Tom Redding / Wes Collins
From: City of Duvall Development Review Committee (DRC)
Date: May 27, 2020
Re: 3rd Round Review Comments

The City's DRC has completed their review of your third submittal. Only minor corrections are needed on the Boundary Line Adjustment and any outstanding items on the site plan can be listed as conditions of approval to the hearing examiner.

Our next step is to issue a SEPA Threshold Determination for your proposal. We anticipate completing this next month. You will have the opportunity to review our Threshold Determination prior to formal issuance. Once issued, there will be a 14-day comment period and 21-day appeal period. Once we get through the SEPA process we will schedule the public hearing with the City's Hearing Examiner

For purposes of time computation on your application review, the review clock is stopped as of the date of this letter. The review clock will restart within 14 days of resubmittal of requested corrections and information.

When you are ready to resubmit the revised BLA, please submit a PDF via email to Troy Davis (troy.davis@duvallwa.gov, 425-939-8078). The BLA cannot be signed and recorded until after a final decision is rendered by the Hearing Examiner.



To: Wes and Cindy Collins

From: City of Duvall Development Review Committee (DRC)

Date: June 18, 2020

Re: Revised Submittal for Collins RUE/BLA (RUE18-001 & BLA18-002)

This memo serves as formal notice that the City has received revised application materials from you in response to our 3rd round review comments provided to you on May 27, 2020. Your revised plans have been routed internally for review. For purposes of time computation, the review clock has been restarted as of the date of this memo.

City Staff will now begin review of the resubmitted material. Further corrections or additional information may be required. If feasible (and in the interest of time), staff may list any further corrections as conditions of approval.

<p>Received Stamp <i>RECEIVED</i> MAY 25 2018 CITY OF DUVALL</p>	 <p>City of Duvall Small Town. Real Life.</p>	<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
---	---	---

Pre-Application Meeting Form

This form must be completed (clearly printed or typed) and submitted to the City, along with the required \$100 pre-application meeting fee prior to the scheduled meeting. Other information as listed on back page is also required. Please provide five (5) complete packets with copies of all required application materials (stapled or binder clipped). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY		
File No.:	Received By:	Date Received:
Date Scheduled:	Time:	Location:

APPLICANT:	OWNER (if other than applicant):
Applicant Name: Wes and Cindy Collins	Applicants Same as Owner
Applicant Address: 11015 Geneva Ford San Antonio 78254	
Applicant Phone # (425) 246-1310	
Applicant Email Address: wescollins@comcast.net	

Project / Development Name: Ryan Trust Property

Project Address (including nearest intersections): 27027 & 27043 NE 143rd PI

Assessor / Tax Parcel Number(s): 7325800130 and 7325800140

Description of Proposal: The property is entirely covered by wetland and or buffers, and we are applying for a reasonable use of the (combined) property. We think that a reasonable use of the property would be to develop 2 single family building lots. We would like to do a boundary line adjustment and divide the property in 'half' using a north south boundary instead of current east west division.

This would allow for the building lots to be located in the buffer area and would have the least impact to the wetland. The wetland consultant also recommends this proposal. He identified 2 woodland areas that would keep any development out of the wetland.

We propose an easement on the eastern property line for access to southern lot. We would also propose that the 2 lots share a driveway to decrease the impact to the property.

List what land use applications you will be applying for: 1. Reasonable use. 2. Boundary line adjustment.

List any questions/concerns for staff. If you need more space, please attach a separate page.

Authorization:

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge. I have read the City of Duvall's "Purpose of Pre-Application Meeting" statement contained as part of this application.

Applicant Signature: Property Owner Signature:

Date: Date:

052218

CA Collins

CONTINUED ON BACK PAGE

Applications for Type III, IV, and V permits will not be accepted until the applicant has attended a pre-application meeting. Pre-application meetings may be required for Type VI permits at the Director's discretion. The Director may waive pre-application meetings on a case-by-case basis if special circumstances, as determined by the Director, exist.

A Pre-Application Meeting is with members from the Design Review Committee (DRC) for all those interested in developing a particular property or applying for a development permit. The Design Review Committee consists of staff from Planning, Building, Public Works, Engineering and the Fire Department, and will be in attendance at the meeting as needed. The Pre-Application Meeting fee is \$100 and must be submitted with this form. Meetings are held at either Duvall City Hall conference room, 15535 Main St. NE, or Duvall Building Department conference room, 14701 Main Street NE. Meetings are scheduled for Wednesday morning between 9:00 a.m. p.m. and 12:00p.m. and are approximately 50 minutes in length. Meetings are assigned first come, first served, based on application date and are scheduled a minimum of 7 business days in advance. The Planning Department will contact you regarding the date and time of your meeting.

PURPOSE OF THE PRE-APPLICATION MEETING

The purpose of the pre-application conference with the DRC is to consult with the DRC regarding what information is required for a complete application, discuss the conceptual design of the site, landscaping, architectural design as it applies to the City's Design Guidelines – General / Residential, road and utility improvements, building issues, and to determine if there are any other major concerns that should be addressed prior to the submission of an application. Applicable policies, codes and standards will be identified at the conference.

Pre-Application Meetings are intended to provide **general information only** to applicants. **Submittal materials should be preliminary and conceptual at this stage.** **We recommend a preliminary Tree Assessment Plan be incorporated into the conceptual design along with sensitive area information.** Specific submittal requirements, conditions, and timelines will depend upon the type of application and information submitted and may be subject to change as a result of staff review, changes in regulations, procedures, etc. The City makes no representation that all relevant information is provided at the Pre-Application Meeting. Please be aware than any comments made by members of the DRC at these meetings do not imply approval or conditional approval of any subsequent applications.

FILING REQUIREMENTS

The more project information the applicant can provide at the Pre-Application Meeting, the more detailed the feedback will be from the City to the applicant. At a minimum, please provide 5 copies of the following information with your application:

1. Completed Pre-Application Meeting form. For complex projects it may be helpful to provide a short written narrative describing in detail the proposed development, including uses.
2. An 11"x17" max**, black and white copy of a Conceptual Site Plan showing the following information:
 - a. Applicant's name, address, and phone number;
 - b. North arrow, scale and date;
 - c. Dimensions of the parcel(s);
 - d. Locations(s), size(s) in square feet and use(s) of any existing building(s) on site;

3. If available, an 11"x17" max**, black and white copy of a Conceptual Building Elevation showing the following information:
 - a. Design concept and overall massing;
 - b. Road and parking lot locations;
 - c. Relationship to existing conditions of the site and adjacent existing land uses.
 - d. Design features of project (optional);
 - e. Proposed materials and colors (optional);

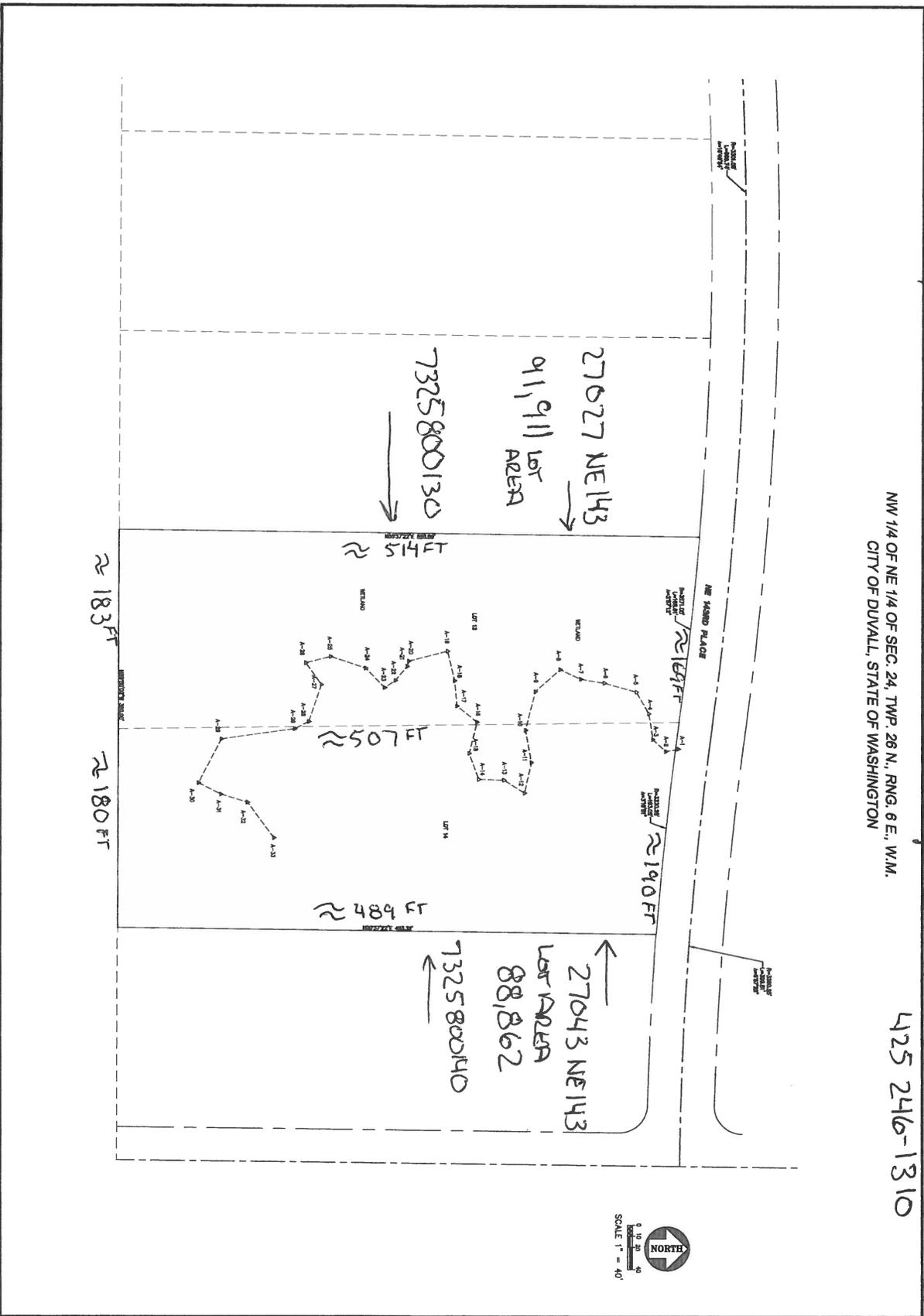
Other Optional information:

4. An 11"x17" max**, black and white copy of a Conceptual Landscape Plan showing the following information (can be incorporated into Site Plan at this stage):
 - a. Existing landscaped areas to be retained;
 - b. Proposed landscaped areas;
5. An 11"x17" max**, black and white copy of a Conceptual Floor Plan containing the general configuration of the interior space.

*** If larger prints or color copies, please provide at least 3 copies or bring for display.*

Wes Collins 11015 Geneva Ford, San Antonio TX 78254
 425 246-1310

NW 1/4 OF NE 1/4 OF SEC. 24, TWP. 26 N., RNG. 6 E., W.M.
 CITY OF DUVALL, STATE OF WASHINGTON



<p>Encompass ENGINEERING & SURVEYING</p> <p><small>Western Washington Division 145 NE Judson Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0200 • Fax: (425) 391-3055 Eastern Washington Division 100 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419</small></p>	<p>WES COLLINS</p> <p>BOUNDARY LINE ADJUSTMENT</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DESCRIPTION</th> <th>BY DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table> <p><small>© THE PLANS SET FORTH ON THIS SHEET ARE HEREBY GRANTED THE PRIORITY OF INVENTION TO ENCOMPASS ENGINEERING & SURVEYING.</small></p>	REVISIONS		DESCRIPTION	BY DATE										
REVISIONS																
DESCRIPTION	BY DATE															

DATE: 5/22/79
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET: 1 OF 1

Hi Lara,

We are about a week out from having the info we need from wetland and surveyor studies.

Questions:

We are ready to apply for a Pre Application Meeting. We are in San Antonio and want to know:

1. How much notice is given? (to make travel plans)
2. About how far out are the Pre App meetings?

Thank you!

Wes Collins

Parcel Numbers:

7325800130

7325800140

On Mar 23, 2018, at 1:05 PM, Lara Thomas <lara.thomas@duvallwa.gov> wrote:

Wes,

Yes Aaron emailed me. Below is what he stated similar to by email to you. The next step is to set up a pre-application meeting. Below is the link to the pre-application. <http://www.duvallwa.gov/DocumentCenter/Index/25>

From Aaron:

The two residential properties should be straightforward - and at first glance, I think their proposed approach of doing a boundary line adjustment to put both homes on the

western side (within wetland buffer) makes sense and is supported by the updated Code provisions.

Permit Process - Any RUE is reviewed as a Type III permit. This means Pre-application meeting, SEPA review/determination, public hearing, with decision made by hearing examiner.

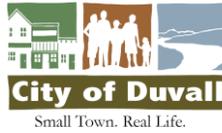
Along with everything required by DMC 14.08 for the permit application, they will also need to provide analysis detailing consistency with all criteria under DMC 14.42.070.B (Reasonable Use Exceptions) in the new code. Meeting these criteria will be all about configuring the proposed development to minimize the impact, including strategies like the boundary line adjustment (so both homes can be located outside of the wetland), limiting the footprint of the proposed homes and associated structures (driveways, yards), using BMPs (pervious driveways, appropriately sized biofiltration swales (raingardens), drought tolerant / native vegetation w/in yards), and mitigation of remaining on-site wetland and buffer areas.

I think you'll have a better idea of the minimum time required to get through a Type III review? Since there are two legal lots, and they are wanting to construct only one SFR on each existing lot (which is well established as allowable under RUE decisions), I think this should be a relatively straightforward application and decision – my initial take.

Let me know what additional detail would be useful, and I can follow-up on Monday.
Thanks, Aaron

Aaron Booy
Natural Resources Specialist
ESA | Environmental Science Associates
5309 Shilshole Avenue NW, Suite 200
Seattle, WA 98107
206.789-9658 | 206.789-9684 fax
abooy@esassoc.com | www.esassoc.com

Lara Thomas, Planning Director
City of Duvall, PO Box 1300, Duvall WA 98019
Lara.thomas@duvallwa.gov (425) 788-2779 ext 2



**CITY OF DUVALL
NOTICE OF PUBLIC HEARING**

**COLLINS REASONABLE USE EXEMPTION AND BOUNDARY LINE ADJUSTMENT
OCTOBER 19, 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 via Zoom. You can call in at (253) 215-8782 (Meeting ID: 958 7816 3698) or go to this link: <https://zoom.us/j/95878163698>. 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 project:

PROJECT NAME: Collins Reasonable Use Exemption

FILE NUMBER: RU18-001 & BLA18-002

APPLICANT: Cynthia & Wesley Collins
11015 Geneva Ford Drive
San Antonio, TX 78254
wescollins@icloud.com

PROJECT LOCATION: 27043 NE 143rd (TPN 7325800140) and 27027 NE 143rd Place (TPN 7325800130) Duvall, WA 98019

PROPOSAL: Reasonable Use Exemption with a concurrent Boundary Line Adjustment to make two existing and adjacent lots suitable for the construction of one single-family dwelling on each lot. The two lots are almost entirely encumbered by sensitive areas (wetlands) and their associated buffers which prohibits use of the two lots unless a Reasonable Use Exemption permit is obtained. The boundary line adjustment between the two lots is necessary to create a building site on each lot that is least impactful to the on-site sensitive area.

**HEARING EXAMINER
RULES OF PROCEDURE:** DMC 2.30

PUBLIC HEARING DATE: October 19, 2020

TIME: 10:00 A.M.

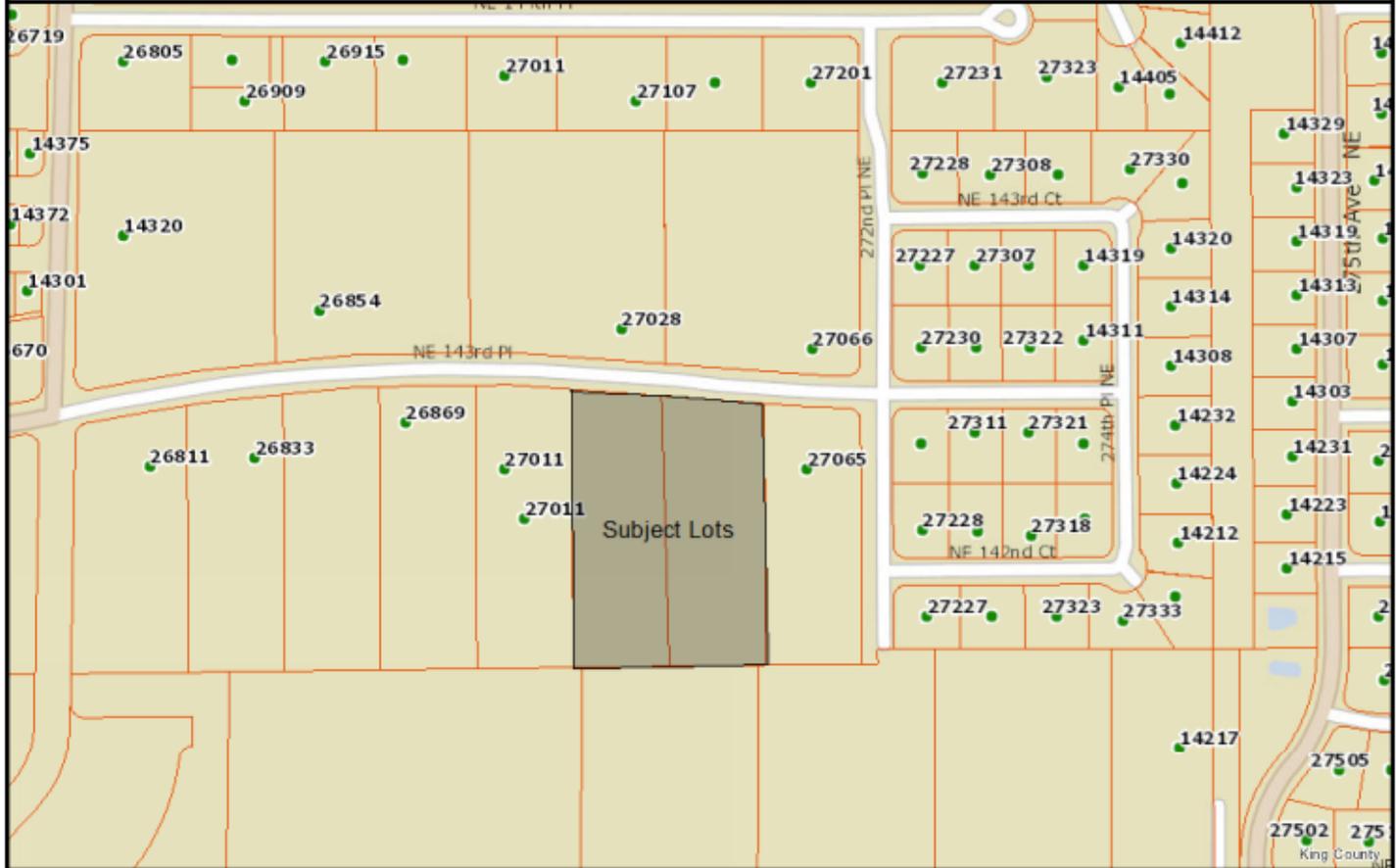
HEARING LOCATION: Held via Zoom: Join by calling in at (253) 215-8782 (Meeting ID: 958 7816 3698) or by the web address <https://zoom.us/j/95878163698>

PROJECT PLANNER: Troy Davis,
PO Box 1300, Duvall, WA 98019
425-788-2779
troy.davis@duvallwa.gov

The staff report and application materials will be available for public review seven days prior to the public hearing via the City's Planning web page at <http://duvallwa.gov/134/Planning-Department>. A hard copy of the staff report and application materials are also available for review at City Hall by appointment (contact project planner). 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.

VICINITY MAP

Collins Reasonable Use Exemption and Boundary Line Adjustment



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 1/3/2019

Notes:



King County



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

EXHIBIT 36

I Troy Davis (print name) understand that public notices are to be posted in accordance with the requirements Duvall Municipal Code Chapter 14.08.010.C.4 (Notice Requirements for Project Permit Applications).

I certify that on October 8, 2020 (date), the following public notice sign (attached hereto) for

- Notice of Application
- SEPA Threshold Determination
- Public Hearing
- Other Land Use Notice

was posted at the following locations:

- City Hall (Notice Board) – 15535 Main Street NE, Duvall, WA 98019
- Duvall Library (Notice Board) – 15508 Main Street NE, Duvall, WA 98019
- On Site at: 27000 Block of NE 143rd Place, Duvall, WA 98019
- On Site at:

for the following land use application (name and file number):

Collins RUE18-001 & BLA18-002

Signature

October 8, 2020

Date



DECLARATION OF MAILING AND ELECTRONIC MAILING

I Troy Davis (print name) understand that public notices are to be distributed in accordance with the requirements Duvall Municipal Code Chapter 14.08.010.C.4 (Notice Requirements for Project Permit Applications).

I certify that on October 8, 2020 (date), the following public notice (attached hereto) for

- Notice of Application
- SEPA Threshold Determination
- Public Hearing
- Other Land Use Notice

was mailed or electronically mailed to the following parties (as set forth in the attached mailing list):

- Property Owners within 500 feet of Project Site
- Local newspaper on October 6, 2020 for publication on above date.
- Agencies (including DRC)
- Applicant
- Duvall Planning Commission
- Duvall Mayor and City Council
- Parties of Record (if any)

for the following land use application (name and file number):

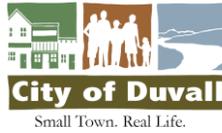
Collins Reasonable Use Exemption (RUE18-001 and BLA18-002)



Signature

October 8, 2020

Date



**CITY OF DUVALL
NOTICE OF PUBLIC HEARING**

**COLLINS REASONABLE USE EXEMPTION AND BOUNDARY LINE ADJUSTMENT
OCTOBER 19, 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 via Zoom. You can call in at (253) 215-8782 (Meeting ID: 958 7816 3698) or go to this link: <https://zoom.us/j/95878163698>. 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 project:

PROJECT NAME: Collins Reasonable Use Exemption

FILE NUMBER: RU18-001 & BLA18-002

APPLICANT: Cynthia & Wesley Collins
11015 Geneva Ford Drive
San Antonio, TX 78254
wescollins@icloud.com

PROJECT LOCATION: 27043 NE 143rd (TPN 7325800140) and 27027 NE 143rd Place (TPN 7325800130) Duvall, WA 98019

PROPOSAL: Reasonable Use Exemption with a concurrent Boundary Line Adjustment to make two existing and adjacent lots suitable for the construction of one single-family dwelling on each lot. The two lots are almost entirely encumbered by sensitive areas (wetlands) and their associated buffers which prohibits use of the two lots unless a Reasonable Use Exemption permit is obtained. The boundary line adjustment between the two lots is necessary to create a building site on each lot that is least impactful to the on-site sensitive area.

**HEARING EXAMINER
RULES OF PROCEDURE:** DMC 2.30

PUBLIC HEARING DATE: October 19, 2020

TIME: 10:00 A.M.

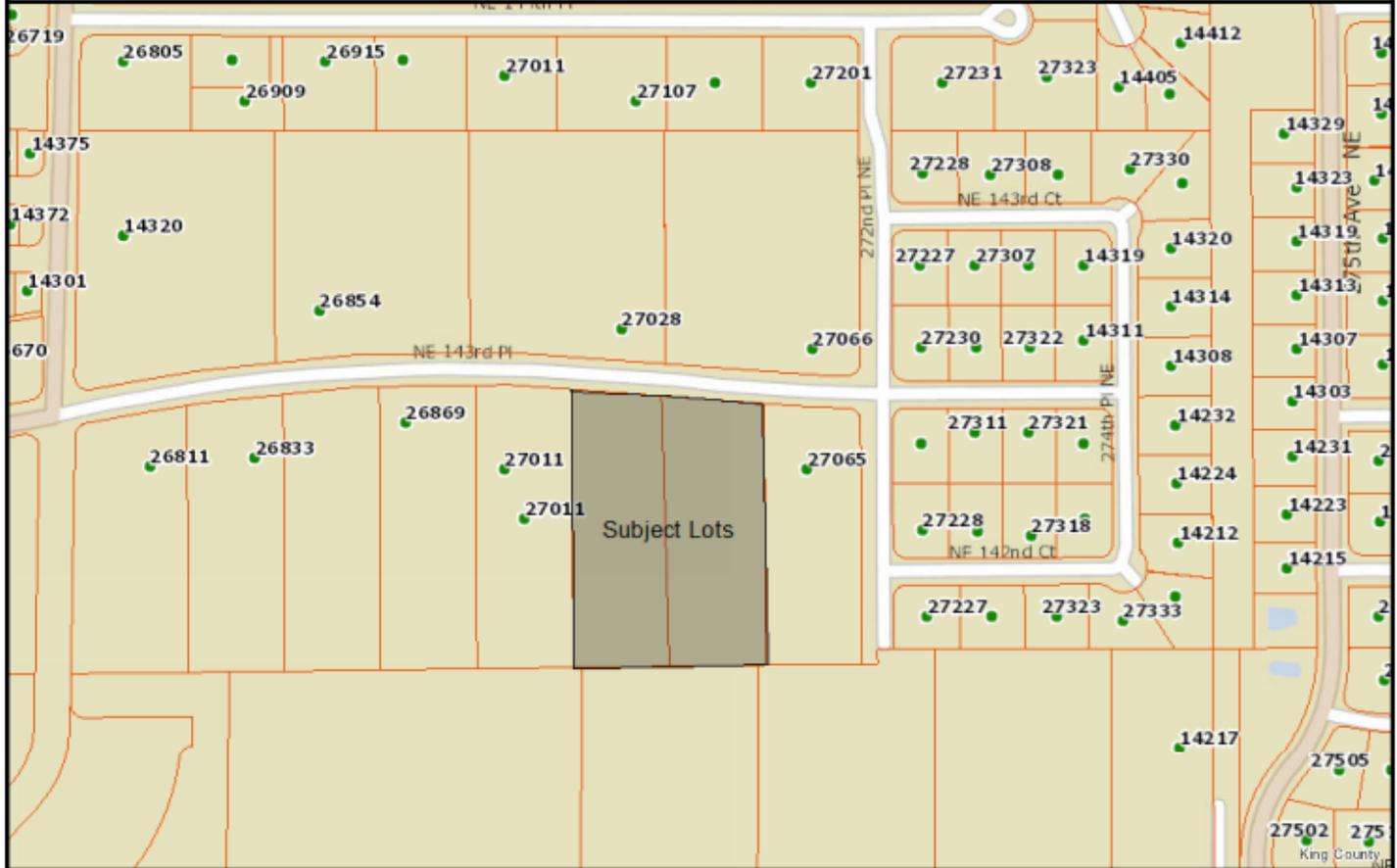
HEARING LOCATION: Held via Zoom: Join by calling in at (253) 215-8782 (Meeting ID: 958 7816 3698) or by the web address <https://zoom.us/j/95878163698>

PROJECT PLANNER: Troy Davis,
PO Box 1300, Duvall, WA 98019
425-788-2779
troy.davis@duvallwa.gov

The staff report and application materials will be available for public review seven days prior to the public hearing via the City's Planning web page at <http://duvallwa.gov/134/Planning-Department>. A hard copy of the staff report and application materials are also available for review at City Hall by appointment (contact project planner). 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.

VICINITY MAP

Collins Reasonable Use Exemption and Boundary Line Adjustment



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 1/3/2019

Notes:



King County

From: Troy Davis
Sent: Thursday, October 8, 2020 1:07 PM
To: Amy McHenry; Amy Ockerlander; Dianne Brudnicki; Dorothy Lengyel; Jennifer Knaplund;
Matthew Eyer; Michael Remington; Michelle Hogg; Elaine Sawyer; Eric Preston; Mike Supple; Ronn
Mercer; William Chappell; Tom Redding; Wes; Chad Allen, PE
Cc: Lara Thomas; Larissa Polanco; Steven Leniszewski
Subject: City of Duvall - Notice of Public Hearing - Collins Reasonable Use Exemption
Attachments: 201019 PH Notice Collins RUE.pdf

Good Afternoon-

Please see the attached Notice of Public Hearing. Hearing Exhibits are available here:

<https://www.duvallwa.gov/134/Planning-Department>. Please note Exhibit 1 (Staff Report and Recommendation) will be uploaded 1 week prior to the hearing date. Thanks.

Community Development
Planning Department

Troy Davis
Senior Planner

Office: 425.788.2779
Direct: 425.939.8078

PO Box 1300
15535 Main Street NE
Duvall, WA 98019

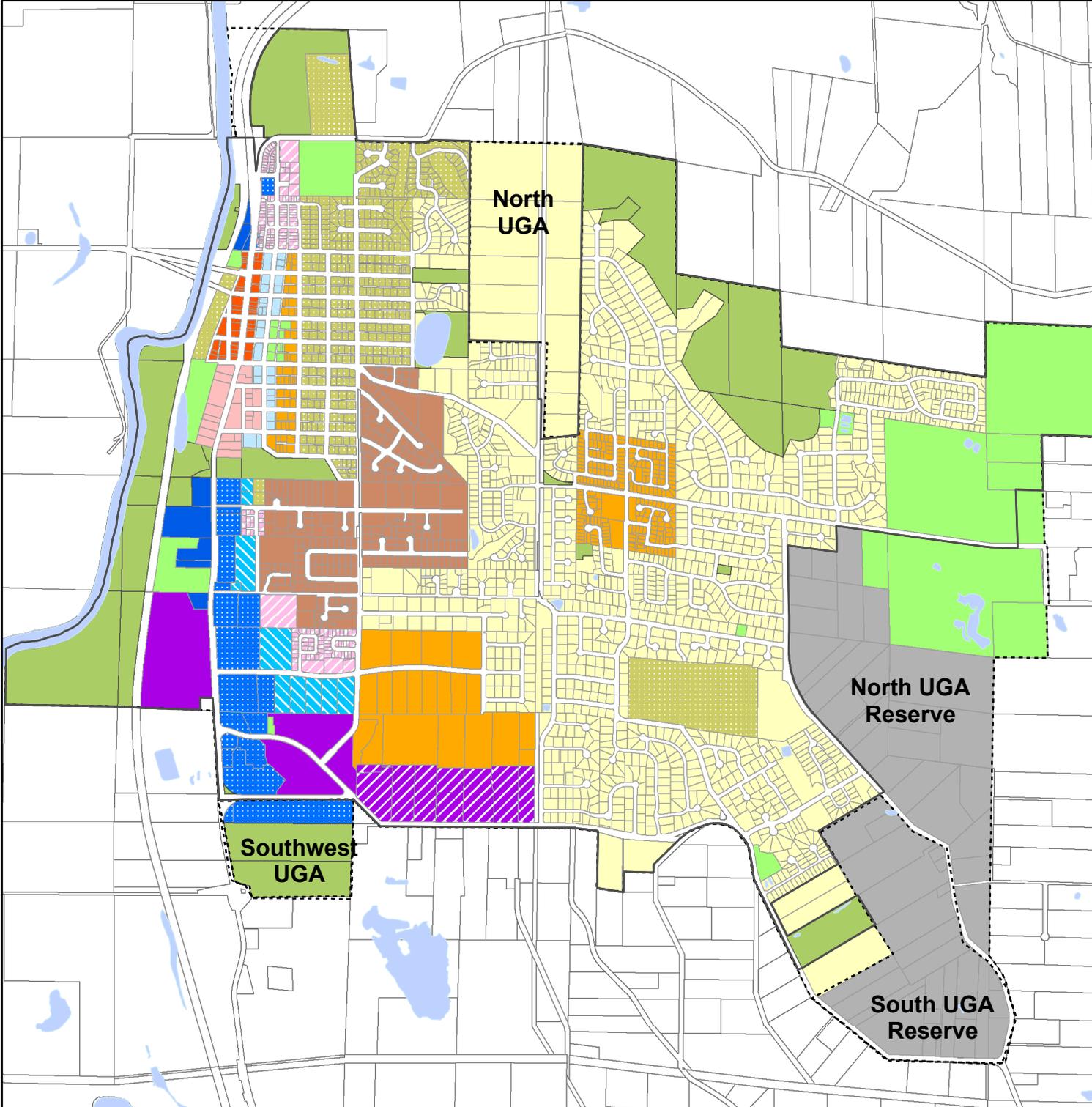
www.duvallwa.gov

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 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

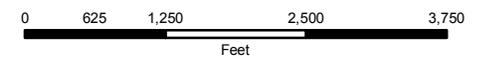
Taxpayer name	Parcel address	Jurisdiction	Zip code
Resident	27121 NE 144TH PL	DUVALL	98019
Resident	27107 NE 144TH PL	DUVALL	98019
Resident	27011 NE 144TH PL	DUVALL	98019
Resident	27227 NE 142ND CT	DUVALL	98019
Resident	27315 NE 142ND CT	DUVALL	98019
Resident	27323 NE 142ND CT	DUVALL	98019
Resident	27228 NE 143RD CT	DUVALL	98019
Resident	27227 NE 143RD CT	DUVALL	98019
Resident	27307 NE 143RD CT	DUVALL	98019
Resident	27315 NE 143RD CT	DUVALL	98019
Resident	27322 NE 143RD PL	DUVALL	98019
Resident	27312 NE 143RD PL	DUVALL	98019
Resident	27230 NE 143RD PL	DUVALL	98019
Resident	27229 NE 143RD PL	DUVALL	98019
Resident	27311 NE 143RD PL	DUVALL	98019
Resident	27321 NE 143RD PL	DUVALL	98019
Resident	27318 NE 142ND CT	DUVALL	98019
Resident	27310 NE 142ND CT	DUVALL	98019
Resident	27228 NE 142ND CT	DUVALL	98019
Resident	26855 NE 143RD PL	DUVALL	98019
Resident	26869 NE 143RD PL	DUVALL	98019
Resident	27011 NE 143RD PL	DUVALL	98019
Resident	27027 NE 143RD PL	DUVALL	98019
Resident	27043 NE 143RD PL	DUVALL	98019
Resident	27065 NE 143RD PL	DUVALL	98019
Resident	27066 NE 143RD PL	DUVALL	98019
Resident	27028 NE 143RD PL	DUVALL	98019
Resident	26854 NE 143RD PL	DUVALL	98019

City of Duvall Official Zoning Map

Adopted by Ordinance 1245
Approved on December 4, 2018



-  UGA
-  R4 Residential 4 units per acre
-  R4.5 Residential 4.5 units per acre
-  R6 Residential 6 units per acre
-  R8 Residential 8 units per acre
-  R12 Residential 12 units per acre
-  R20 Residential 20 units per acre
-  OT Old Town-Mixed Use - retail, office and residential
-  UT1 Uptown - 1st Avenue - retail, office and residential
-  MT Midtown - commercial and office
-  MU12 Mixed Use - commercial and residential
-  MUI Mixed Use - Institutional
-  CO Commercial - retail and office
-  LI Light Industrial - Light Industrial and Office
-  PF Public Facilities
-  PO Parks and Open Space
-  UGAR



City of Duvall 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.

Legend

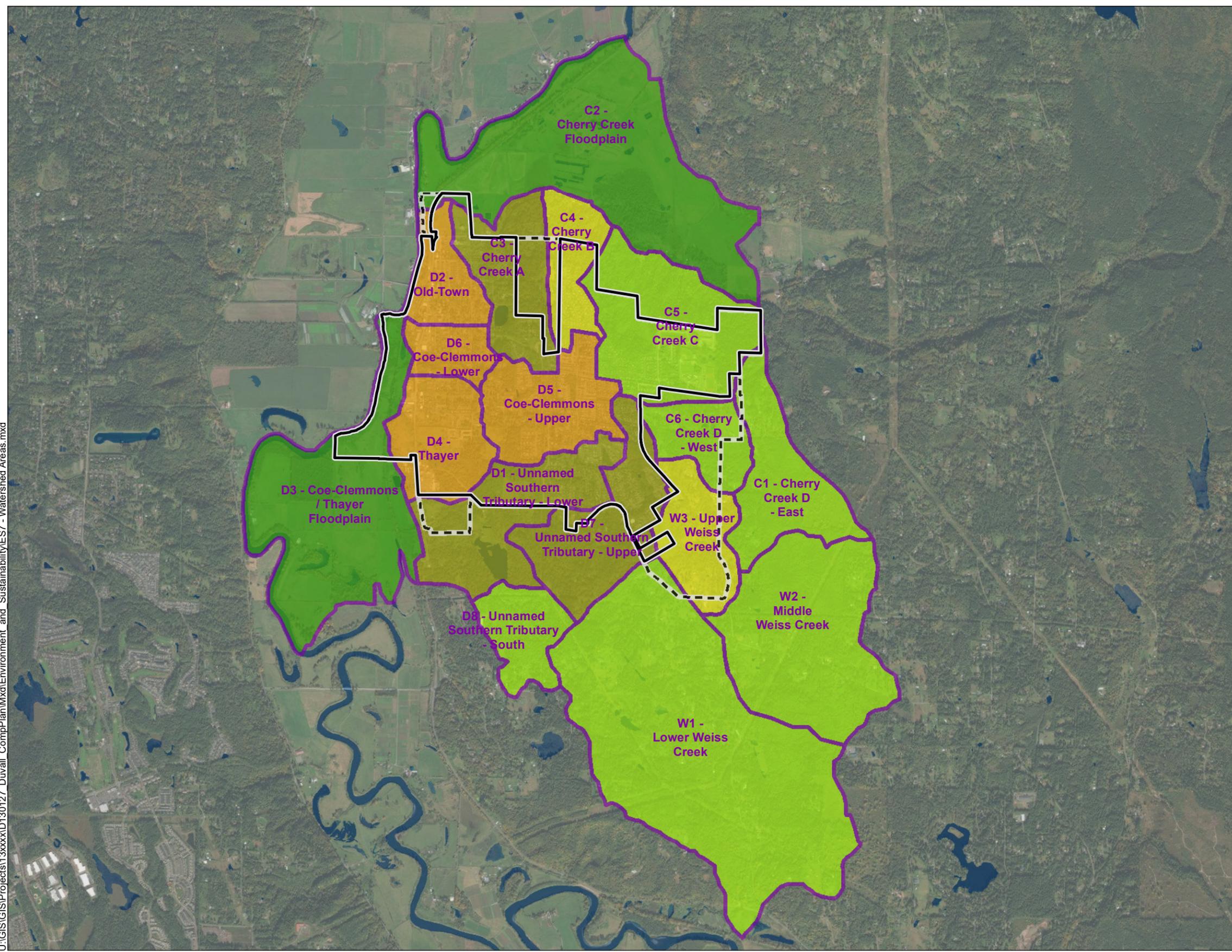
-  City Limits
-  Urban Growth Area
-  Group 1 : Protect / Restore
-  Group 2A : Develop / Conserve, Highest Importance
-  Group 2B : Develop / Conserve, Moderate Importance
-  Group 2C : Develop / Conserve, Least Importance
-  Group 3 : Urban Development

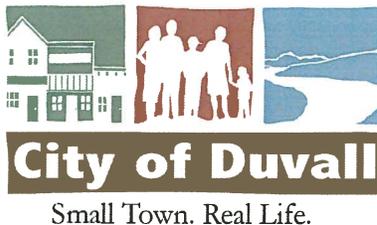
This figure is intended for planning purposes only. Sensitive areas layers depicted in this figure are based on available City of Duvall and King County inventory information, and do not represent surveyed boundaries. The City makes no representation or warranty as to this product's accuracy or location of any mapped features. For more information, contact the City of Duvall.



SOURCE: King County, 2014

U:\GIS\Projects\13xxxx\130127_Duvall_CompPlan\Mxd\Environment_and_Sustainability\ES7 - Watershed Areas.mxd





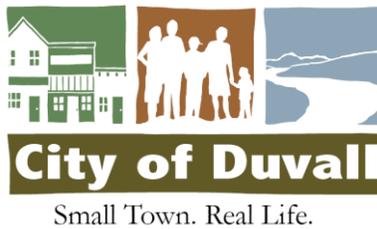
Memo

To: Wes Collins
From: Troy Davis 
Date: July 23, 2019
Re: Property Characteristics for Parcels 7325800130 and 7325800140
CC: File/Applicant

Your property, totaling approximately 4.15 acres and located in the 27000 Block of NE 143rd Place in Duvall, Washington (Parcel Numbers 7325800130 and 7325800140) is zoned Residential 8 Units per Acre per the City of Duvall Official Zoning Map (Adopted by Ordinance 1245 on December 4, 2018). Under this zoning classification, a minimum 6 units per acre density is required with a maximum density of 8 units per acre. In instances where properties are encumbered by Sensitive Areas, minimum density requirements can be waived per City code.

On November 27, 2018 you submitted documentation from Altmann Oliver Associates, LLC (dated June 29, 2018), that demonstrates your property is nearly entirely encumbered by Wetland and associated buffer, which not only prohibits you from being able to obtain minimum density requirements but requires you to go through the City's Reasonable Use land use entitlement process to obtain basic property development rights to both parcels. Reasonable Use in this instance is viewed as the ability to develop one single-family house on each existing parcel.

As you know, the City is currently processing your Reasonable Use application initially submitted on November 27, 2018.



July 21, 2020

Wes Collins

RE: WES COLLINS (RUE18-001) – WATER AND SEWER AVAILABILITY LETTER

This letter summarizes water and sewer availability for the Wes Collins Reasonable Use project. The site is located near the intersection of NE 143rd Place and 272nd Place NE (King County Parcel number(s) 7325800130 and 7325800140).

The site is located within the City's sewer and water service areas. There is an existing sewer main in NE 143rd Place along the project frontage. An existing 8-inch diameter ductile iron water main is also located along the project frontage in NE 143rd Place. There are no associated utility improvements for this project action, only service connections for the two new lots to be connected as directed by the City of Duvall, the utility owner.

Based on our evaluation, Sewer and Water capacity and service are available for the proposed development upon completion of water and sewer main improvements.

Water Service Requirements

- The water service connections shall be completed in accordance with Duvall Municipal Code (DMC), Public Works Development Design Standards (PWDDS).
- The water service connection may be subject to a Latecomer's Agreement.

Sewer Service Requirements

- The sewer service connection shall be completed in accordance with DMC and PWDDS.
- The sewer service connection may be subject to a Latecomer's Agreement.