



NOTICE OF PUBLIC HEARING

September 30, 2021

PUBLIC HEARING INFORMATION

Hearing Date: September 30, 2021
Hearing Time: 2:00 PM
Hearing Location: 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 836 5787 3744) or access via the following web link at: <https://us06web.zoom.us/j/83657873744> If you need additional accommodations, contact the Project Planner.
Hearing Attendees: Any interested person or party may attend the hearing via zoom or phone.

APPLICANT

John Day Homes Inc
c/o Michelle Randall
PO Box 2930
North Bend, WA 98045
MRandall@johndayhomes.com
425.831.4901

PROJECT and PROPERTY INFORMATION

Name & File #: Sunset Court Townhomes – Site Plan Review (SPR18-003)
Location: 26600 Block of NE 143rd Place (TPN 2129500290)
Area: 1.02 Acres
Future Land Use: Residential 12 Units per Acre (R12)
Zoning: Residential 12 Units per Acre (R12)
Description: The Applicant is seeking site plan review approval for a proposed 11-unit townhome development. Each unit will occupy a fee-simple lot. The development proposes 3 triplex units and 1 duplex unit. Each home will be on a separate lot with common walls located on common lot lines. The units will be in two rows paralleling the site's natural slope and will have two parking spaces per unit and a garage. Two private access tracts will provide access to the units off NE 143rd Place. The project will provide open space and a landscaping area. Original site plan review approval for this project was granted on November 26, 2018 but expired on November 26, 2020. The Applicant is not proposing any changes from the original site plan approval except for the elimination of one off-site parking space along NE 143rd Place.

HEARING EXAMINER

The City's Hearing Examiner is the decision maker for this proposal. The Hearing Examiner will issue a final decision within 21 days of the close of public hearing. Hearing Examiner Rules of Procedure are codified in Duvall Municipal Code Chapter 2.30.

CITY CONTACT

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FILE REVIEW

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.

SITE PLAN AND ELEVATIONS

