

# NOTICE OF PUBLIC HEARING

**November 18, 2021**

## PUBLIC HEARING INFORMATION

**Hearing Date:** November 18, 2021  
**Hearing Time:** 10:00 AM  
**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 846 1686 8994) or access via the following web link at: <https://us06web.zoom.us/j/84616868994>. 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

Justin Holland, Prospect Development  
2913 5th Ave NE, Suite 201  
Puyallup, WA 98372  
206.276.7526  
[justin@prospectdevelop.com](mailto:justin@prospectdevelop.com)

## PROJECT and PROPERTY INFORMATION

**Name & File #:** Meadowlark Preliminary Long Subdivision (SU21-001)  
**Location:** 26869 and 26833 NE 143<sup>rd</sup> Place, Duvall, WA 98019 (TPN 732580-0100 and 0110)  
**Area:** 4.35 Acres (189,568 square feet)  
**Future Land Use:** Residential 8 Units per Acre (R8)  
**Zoning:** Residential 8 Units per Acre (R8)  
**Description:** The Applicant is seeking to subdivide two existing lots into 28 lots suitable for the construction of detached single-family dwellings with lot sizes averaging 4,748 square feet. The proposal includes provisions for infrastructure (roads, utilities) improvements, common open space, and a public access trail through the plat connecting the Ridge at Big Rock development (to the south) with NE 143<sup>rd</sup> Place (to the north).

## 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.

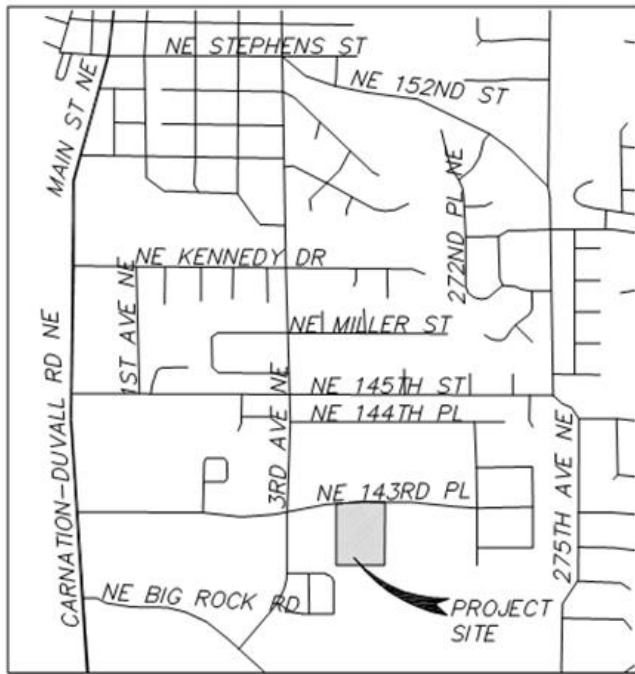
## CITY CONTACT

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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> (under Meadowlark). 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 AND SITE PLAN



VICINITY MAP  
1"=1,000'

