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NOTICE OF DECISION

Project Name: DUVALL VETERINARY HOSPITAL

Project Location: 26415 NE Valley Street, Duvall, WA 98019 (TPN 2131700260)

To all parties of record: The Hearing Examiner issued a Decision on **January 18, 2022** granting:

- A. GRANTS Preliminary Site Plan Approval under File No. SPR21-001 SUBJECT TO THE ATTACHED CONDITIONS; and
- B. GRANTS a UDR Variance under File No. VAR21-013 SUBJECT TO THE ATTACHED CONDITIONS.

This approval is based upon the Hearing Examiner's Findings of Fact and Conclusions of Law, the testimony and evidence submitted at the open record hearing (held January 13, 2022).

This decision will become final and effective: **Wednesday, February 9, 2022**, unless an appeal is filed.

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

Appeal Closing Deadline: Wednesday, February 9, 2022
Application Submittal Date: March 12, 2021 (SPR) August 31, 2021 (VAR)
Notice of Complete Application: April 1, 2021
Days to Hearing: 196
Days to Decision: 201
Threshold Determination: Issued November 18, 2021, Amended December 9, 2021
Date of this Notice: January 18, 2022

Attachments:

- Hearing Examiner Findings of Fact, Conclusions of Law, and Decision – Dated January 18, 2022.

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