

Small Town. Real Life.

DECLARATION OF MAILING AND ELECTRONIC MAILING

Re: Rio Vista SU15.001

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 25 day of July, 2016, the undersigned declarant

emailed

mailed

a copy of:

Notice of Public Hearing

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.

 7.25.16
Name, Date

(Anne Wright-Cunniff)

Anne Wright-Cunniff

From: Anne Wright-Cunniff
Sent: Monday, July 25, 2016 2:40 PM
To: (adamob@riverview.wednet.edu); (kurt@wildfishconservancy.org); (SEPAcenter@dnr.wa.gov); (SEPAdesk@dfw.wa.gov); (sepaunit@ecy.wa.gov); (TeamMillCreek@dfw.wa.gov); Alana McCoy; Amy Ockerlander; Anne Wright-Cunniff; Becky Nixon; Boyd Benson; Carey Hert; Cindy Spiry; Dave Weiss (davew@dor.wa.gov); Dianne Brudnicki; Doug Peters; Eric Preston; gary.kriedt@kingcounty.gov; Jacob Sheppard; Jason Walker; Jim Deal; jkuhnhenh@duvallfire45.com; Joel Kuhnhenh; Lara Thomas; Leroy Collinwood; Margie Coy; Matt Baerwalde; Melanie Young; Ramin Pazooki (pazookr@wsdot.wa.gov); Randy Sandin; Ray Fryberg; Richard Winn; Ronn Mercer; Scott Thomas; Shaun Tozer; Steve Mullen-Moses; Steve Roberge; Tina Morehead; Troy Davis; Ty Peterson; Veronika Williams; Wally Archuleta; Will Ibershof; Michael Reid
Cc: Amy Ockerlander; Becky Nixon; Dianne Brudnicki; Jason Walker; Leroy Collinwood; Scott Thomas; Will Ibershof; Anne Wright-Cunniff; Eric Preston; Jim Deal; Lara Thomas; Margie Coy; Richard Winn; Ronn Mercer; Troy Davis; Veronika Williams; Alana McCoy; Boyd Benson; Carey Hert; Joel Kuhnhenh; Lara Thomas; Melanie Young; Shaun Tozer; Troy Davis
Subject: Public Hearing Notice - Rio Vista (SU15-001) - August 4, 2016
Attachments: 160725_PH Notice.doc

Thank you,

Anne Wright-Cunniff
Administrative Assistant, Planning Department
City of Duvall, PO Box 1300, Duvall WA 98019
425-939-8077
Anne.Wright-Cunniff@duvallwa.gov
Hours: T-Th, 9:30-2:30



“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.”

Anne Wright-Cunniff

Contact Group Name: _SEPA

Categories: Newsletter

Mail:

Puget Sound Energy
Attn: Government Relations
PO Box 97034
Bellevue WA 98009-9734

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

PSRC
1011 Western Ave Ste 500
Seattle WA 98104-1035

Mail or email copy to applicant.

Email: All Department Directors (6): PW, Planning, Police, Building, Fire, and CE Boyd Benson

Email: Mayor and Council (8)

+ Donna Verstrate
825 S Osprey Apt #301
Sarasota FL 34236

+ Mr. & Mrs. Steve Thomas
28803 NE Big Rock Rd
Duvall WA 98019

OWNER/RESIDENT
27231 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27307 NE 143RD CT
DUVALL WA 98019

OWNER/RESIDENT
27311 NE 143RD PL
DUVALL WA 98019

OWNER/RESIDENT
27315 NE 143RD CT
DUVALL WA 98019

OWNER/RESIDENT
27321 NE 143RD PL
DUVALL WA 98019

OWNER/RESIDENT
27323 NE 142ND CT
DUVALL WA 98019

OWNER/RESIDENT
50 E NORTH TEMPLE ST #22ND FL
SALT LAKE CITY UT 84150

OWNER/RESIDENT
9720 NE 120TH PL
KIRKLAND WA 98034

OWNER/RESIDENT
PO BOX 1141
DUVALL WA 98019

OWNER/RESIDENT
PO BOX 1613
DUVALL WA 98019

OWNER/RESIDENT
27233 NE 145TH ST
DUVALL WA 98019

OWNER/RESIDENT
27308 NE 143RD CT
DUVALL WA 98019

OWNER/RESIDENT
27312 NE 143RD PL
DUVALL WA 98019

OWNER/RESIDENT
27316 NE 143RD CT
DUVALL WA 98019

OWNER/RESIDENT
27322 NE 143RD PL
DUVALL WA 98019

OWNER/RESIDENT
27333 NE 142ND CT
DUVALL WA 98019

OWNER/RESIDENT
5830 TIGNER RD
CASHMERE WA 98815

OWNER/RESIDENT
9720 NE 120TH PL #100
KIRKLAND WA 98034

OWNER/RESIDENT
PO BOX 1282
BELLEVUE WA 98009

OWNER/RESIDENT
PO BOX 28
DUVALL WA 98019

OWNER/RESIDENT
27302 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27310 NE 142ND CT
DUVALL WA 98019

OWNER/RESIDENT
27315 NE 142ND CT
DUVALL WA 98019

OWNER/RESIDENT
27318 NE 142ND CT
DUVALL WA 98019

OWNER/RESIDENT
27322 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27907 NE 151ST ST
DUVALL WA 98019

OWNER/RESIDENT
7029 BENTLEY MILL PL
ALEXANDRIA VA 22315

OWNER/RESIDENT
PO BOX 100
DUVALL WA 98019

OWNER/RESIDENT
PO BOX 1282
BELLEVUE WA 98019

OWNER/RESIDENT
PO BOX 310
DUVALL WA 98019

OWNER/RESIDENT
26869 NE 143RD PL
DUVALL WA 98019

OWNER/RESIDENT
26909 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
26932 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27011 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27022 NE 145TH ST
DUVALL WA 98019

OWNER/RESIDENT
27066 NE 143RD PL
DUVALL WA 98019

OWNER/RESIDENT
27121 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27208 NE 145TH ST
DUVALL WA 98019

OWNER/RESIDENT
27227 NE 143RD CT
DUVALL WA 98019

OWNER/RESIDENT
27229 NE 143RD PL
DUVALL WA 98019

OWNER/RESIDENT
26902 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
26914 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
26933 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27014 NE 145TH ST
DUVALL WA 98019

OWNER/RESIDENT
27065 NE 143RD PL
DUVALL WA 98014

OWNER/RESIDENT
27107 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27200 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27216 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27228 NE 142ND CT
DUVALL WA 98019

OWNER/RESIDENT
27229 NE 145TH ST
DUVALL WA 98019

OWNER/RESIDENT
26903 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
26915 144TH PL NE
DUVALL WA 98019

OWNER/RESIDENT
27010 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27018 NE 145TH ST
DUVALL WA 98019

OWNER/RESIDENT
27065 NE 143RD PL
DUVALL WA 98019

OWNER/RESIDENT
27120 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27201 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
27227 NE 142ND CT
DUVALL WA 98019

OWNER/RESIDENT
27228 NE 143RD CT
DUVALL WA 98019

OWNER/RESIDENT
27230 NE 143RD PL
DUVALL WA 98019

OWNER/RESIDENT
111 S FERRY ST
MONROE WA 98272

OWNER/RESIDENT
14204 274TH PL NE
DUVALL WA 98019

OWNER/RESIDENT
14212 274TH PL NE
DUVALL WA 98019

OWNER/RESIDENT
14224 274TH PL NE
DUVALL WA 98019

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14227 274TH PL NE
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14232 274TH PL NE
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14308 274TH PL NE
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14311 274TH PL NE
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14319 274TH PL NE
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14320 274TH PL NE
DUVALL WA 98019

OWNER/RESIDENT
14326 274TH PL NE
DUVALL WA 98019

OWNER/RESIDENT
14405 274TH CT NE
DUVALL WA 98019

OWNER/RESIDENT
14502 272ND PL NE
DUVALL WA 98019

OWNER/RESIDENT
14504 270TH PL NE
DUVALL WA 98019

OWNER/RESIDENT
14505 272ND PL NE
DUVALL WA 98017

OWNER/RESIDENT
14505 273RD PL NE
DUVALL WA 98019

OWNER/RESIDENT
14507 271ST CT NE
DUVALL WA 98019

OWNER/RESIDENT
14508 271ST CT NE
DUVALL WA 98019

OWNER/RESIDENT
15639 NE 167TH PL
WOODINVILLE WA 98072

OWNER/RESIDENT
16904 237TH PL NE
WOODINVILLE WA 98072

OWNER/RESIDENT
23007 102ND AVE SE
WOODINVILLE WA 98077

OWNER/RESIDENT
26609 SE 146TH ST
ISSAQUAH WA 98027

OWNER/RESIDENT
26719 NE 144TH CT
DUVALL WA 98019

OWNER/RESIDENT
26721 NE 144TH CT
DUVALL WA 98019

OWNER/RESIDENT
26725 NE 144TH CT
DUVALL WA 98019

OWNER/RESIDENT
26804 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
26805 NE 144TH PL
DUVALL WA 98019

OWNER/RESIDENT
26811 NE 143RD PL
DUVALL WA 98019

OWNER/RESIDENT
26833 NE 143RD PL
DUVALL WA 98019



Small Town. Real Life.

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

RE: Rio Vista SUI5-001

I Troy Davis (print name) understand that UDR 14.08.030 requires me to post the subject property at time of public hearing.

I certify that on 7/22/16 (date), the signs were placed on the subject property at

Sign 1: NE 143RD PL (give general location of each marker.)

Sign 2: 272 PL NE (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.)

Sign 5: Post Office (give general location of each marker.)

Other Land Use Notices

I certify that on _____ (date), the signs (provided by the City) were placed on the subject property, post office, 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.)

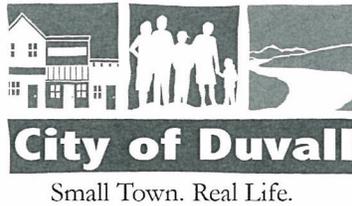
Sign 5: Post Office _____ (give general location of each marker.)

Troy Davis
Applicant (or representative) Signature

7.25.16
Date

City of Duvall Planning Department
14525 Main Street – PO Box 1300, Duvall, WA 98019

ph (425) 788-2779
fax (425) 788-8097



**CITY OF DUVALL
NOTICE OF PUBLIC HEARING
RIO VISTA – PRELIMINARY PLAT, VARIANCE, AND DEPARTURE
(SU15-001)**

August 4, 2016

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: Rio-Vista – Preliminary Plat

FILE NUMBER: SU15-001

APPLICANT(S): Mike Reid, Rio Vista Investments LLC, PO BOX 1282, Bellevue, WA 98009

PROPERTY LOCATION: 26800-27000 Blocks of NE 143rd Place, Duvall, WA 98019 (Parcel# 7325800150, 7325800160, 7325800170, 7325800180)

PROPOSAL: The Applicant is seeking preliminary plat approval for the subdivision of the above-mentioned parcels totaling 12.72 acres into 67 residential lots suitable for attached and detached single-family homes. The proposal includes the creation of two new local access roads (with four private access tracts), a new public park, landscaping, stormwater infrastructure, and utility improvements. The applicant is requesting two administrative variance requests from engineering standards and two administrative departure requests from the City's Unified Development Code (DMC Title 14).

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

PUBLIC HEARING DATE: Thursday, August 4, 2016

TIME: 10:00 a.m.

HEARING LOCATION: Rose Room of the Duvall Visitors Center, 15619 Main Street NE Duvall WA 98019

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

Copies of all application documents are available for review at City Hall. In addition, a copy of the staff report will be available seven days prior to the Hearing. 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.**

