



Small Town. Real Life.

Notice of Decision

Project Name: Darci's Dinky Donuts Site Plan Review

Project Location: 15100 Block of Main Street NE, Duvall, WA 98019 (address pending). King County Tax Parcel Numbers 2129900100 and 2129900090.

To all parties of record and neighboring property owners: The Hearing Examiner issued a Decision on **October 17, 2019** granting:

- A. Preliminary Site Plan Approval under File No. SPR17-009 subject to certain conditions.
- B. Lot Line Elimination under File No. LLE19-001 subject to certain conditions.
- C. A UDR Variance under File No. VAR19-001 subject to certain conditions.
- D. A UDR Variance under File No. VAR19-002 subject to certain conditions.
- E. A UDR Variance under File No. VAR19-003 subject to certain conditions.

These approvals are based upon the Hearing Examiner's Findings of Fact and Conclusions of Law, the testimony and evidence submitted at the open record hearing (held October 8, 2019), and the Examiner's site view.

This decision will become final and effective: **5:00 P.M. on November 12, 2019**, 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: **November 12, 2019 at 5:00 P.M.**

Application Submittal Date: **November 20, 2017**

Notice of Complete Application: **December 18, 2017**

Days to Hearing: **320**

Days to Decision: **329**

Threshold Determination: **MDNS Issued July 3, 2019**

Date of this Notice: **October 18, 2019**

Attachments

- Hearing Examiner Findings of Fact, Conclusions of Law, and Decision – issued October 17, 2019.

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