



NOTICE OF DESIGN REVIEW MEETING

Before the City's Planning Commission

DESIGN REVIEW INFORMATION

Meeting Date: July 28, 2021

Meeting Time: 7:00 p.m.

Meeting Location: Due to the COVID-19 outbreak, social distancing and other safety protocols will apply during the meeting. Please contact staff for public comment procedures. The meeting will be held via Zoom. You can call in at 253.215.8782 (Meeting ID: 926 7975 4573) or go to this link: <https://zoom.us/j/92679754573> If you need additional accommodations, contact the Project Planner.

Meeting Attendees: Any interested person or party may attend the Planning Commission meeting.

APPLICANT

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

PROJECT INFORMATION

Name: Sunset Court

File Numbers: SPR18-003

Location: NE 143rd Place near 3rd Ave NE, Duvall, WA 98019 (TPN 212950-0290)

Proposal: The Applicant is seeking a site plan review for approval to subdivide the 1.02-acre site into 11 lots of single family attached dwelling units. The proposal is to build 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 roads will serve the development. The project will provide open space and a landscaping area.

Documents: The Planning Commission packet with staff report and design review exhibits will be uploaded to the City's Document Center (<https://www.duvallwa.gov/DocumentCenter> – Boards & Commissions > Planning Commission > Meeting Materials > 2021 Meeting Materials > 2021.07.28 PC Packet) the week prior to the meeting for public review.

DESIGN REVIEW

The following occurs during design review: 1) an introduction is provided by City staff 2) a presentation is provided by the applicant about the proposal 3) an opportunity for comments from the public is provided 4) Planning Commissioners offer comment 5) staff and/or applicant provides responses to questions raised by public and planning commissioners.

CITY CONTACT

Troy Davis, Senior Planner
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MORE INFORMATION

The application materials will be available for public review seven days prior to the meeting via the City's Planning web page at <http://duvallwa.gov/134/Planning-Department>. A hard copy of the application materials is also available for review at City Hall by appointment (contact project planner). Written comments regarding this proposal will be accepted up to and at the meeting. 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



SIERRA B VERTICAL SIDING (SMOOTH FINISH)

METAL FASCIA GUTTER

ARCHITECTURAL GRADE COMPOSITION SHINGLES (BLACK)
HARDIE-SHINGLE SIDING



WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

