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6 **BEFORE THE HEARING EXAMINER FOR THE CITY OF DUPONT**

7 **RE: Hoffman Hill Division 5 Phase 1**
8 **Tract O**

9 **Preliminary Plat**

10 **SUB 15-01**
11

CONDITION NO. 4 CORRECTION

**FINDINGS OF FACT, CONCLUSIONS OF
LAW AND FINAL DECISION**

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13 This "Correction" revises Condition No. 4 of the Final Decision of the above-captioned
14 matter in order to correct a scrivener's error.

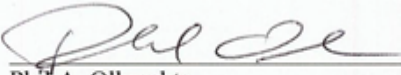
15 A final decision on the above-captioned matter was issued on September 1, 2017. City
16 staff requested clarification on the wording of Condition No. 4 of the final decision,
17 which requires that "*Site Plan Review and **Type II** Design Review and approval is*
18 *required pursuant to DMC 25.65.010(2).*" (emphasis added). Staff requested
19 clarification by letter dated September 7, 2017, that the design review should be "Type
20 I" review and staff also concurred with comments made by the applicant during the
21 hearing that site plan review should be Type II review. At approximately 12 minutes
22 and 14 seconds into the hearing the City planner testified that Condition 4 "*states Type*
I Design review and that should be Type II site plan review." This was erroneously
transcribed as a statement that Condition 4 should be revised to require Type II Design
review.

23 Given that both City and applicant are now on record as agreeing that required site plan
24 review is Type II review and also that Type II site plan review and Type I design review
25 is consistent with applicable code requirements, Condition No. 4 of the Final Decision
is revised to provide as follows:
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1 4. Type I Design Review and Type II Site Plan Review and approval is required
2 pursuant to DMC 25.65.010(2).

3 All other portions of the Final Decision shall remain the same. The September 19, 2017
4 date of this "Condition No. 4 Correction" shall be construed as the date of issuance of
5 the Final Decision for purposes of appeal.

6 Decision issued September 19, 2017.

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8 Phil A. Olbrechts

9 Hearing Examiner

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12 **Appeal Right and Valuation Notices**

13 DMC 25.175.010 provides that this decision, as a Type III decision, is final, subject to appeal to Pierce
14 County Superior Court. Appeals are governed by Chapter 36.70C RCW.

15 Affected property owners may request a change in valuation for property tax purposes notwithstanding
16 any program of revaluation.
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