



# Determination of Significance & Scoping Notice

## CITY OF DUVALL 2015 COMPREHENSIVE PLAN UPDATE

**Proponent:** City of Duvall

**Description of Proposal:** The City of Duvall proposes to update its 2008 Comprehensive Plan to comply with requirements of the Growth Management Act. The City must accommodate the 2031 household and employment allocations assigned by King County. Duvall is anticipated to grow by 1,140 households and 840 jobs by 2031. There are a number of ways that the City can plan to accommodate that anticipated growth. The City has developed preliminary draft alternatives for public discussion but does not have a preferred alternative at this time.

The update of the Comprehensive Plan will likely involve revisions to goals and policies; changes to land use designations and zoning districts; identification of land use designations for the Urban Growth Area Reserve; and potential revisions to the Urban Growth Area boundaries.

**Location:** The planning area is within the incorporated city limits of Duvall, adjacent unincorporated Urban Growth Areas and Urban Growth Area Reserves, and unincorporated areas located immediately to the south of current city limits.

**Lead Agency:** City of Duvall Planning Department

**Determination of Significance (EIS Required):** The City of Duvall has determined that the update of the Comprehensive Plan to accommodate assigned growth is a major action under SEPA and is likely to have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) for this programmatic or non-project action will be prepared.

**Alternatives:** A No-Action Alternative and up to three action alternatives are proposed to be analyzed in the EIS document. The alternatives will be developed with the goal of accommodating the City's population and employment growth for the year 2031. Differences between the alternatives will center on potential changes to goals and policies; land use designations and zoning districts; the Urban Growth Area Reserve; and/or revisions to the Urban Growth Area boundaries.

**Elements of the Environment to be Analyzed:** The lead agency has identified the following areas for potential discussion and analysis in the EIS:

Natural Environment: Water Resources (surface water, groundwater, water quality and quantity); Earth Resources (soils and steep slopes); Plants and Animals (sensitive biological resources, including salmonids, and fish, plant, and animal habitat).

Built Environment: Land Use and Housing (population, development patterns, affordable housing, relationship to adopted plans and policies); Historic and Cultural Resources (particularly historic Main Street); Aesthetics (scenic resources); Noise; Public Services and Utilities (emergency services, schools, parks, water, and communications); and Transportation (vehicular traffic, safety, pedestrian circulation, and parking).

**Scoping:** Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. Comments on possible alternatives, probable significant adverse environmental impacts, mitigation measures, and approvals that may be required are welcome.

**Comment Deadline:** The deadline for submitting written comments on the scope of the EIS is **4:30 p.m., Pacific Daylight Time, March 12, 2015**. Please send written comments to the SEPA Responsible Official (see contact information at the end of this notice).

**Open House:** On **March 3, 2015**, from **7:00 to 9:00 p.m.**, an Open House will be hosted by City of Duvall staff at the Visitor Center located in Duvall at 15619 Main Street. The Open House will provide an opportunity for interested citizens to obtain information on the Comprehensive Plan update and the SEPA process, to ask questions of staff and the consultant team working on the project, and to provide input on the scope of the EIS.

**Additional Information:** Additional information regarding this project including the City of Duvall Comprehensive Plan, this Threshold Determination, associated maps, and related documents are available on the City of Duvall website located at:

<http://www.duvallwa.gov/297/Comprehensive-Planning>

Following the scoping comment period, the City of Duvall will determine the appropriate scope of environmental review, including specific descriptions of the alternatives to be analyzed in the EIS, and begin preparation of the EIS document.

**SEPA Responsible Official:** Lara Thomas

**Position/Title:** Director, Planning Department

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Date: 2/20/15

Signature: 