



Small Town. Real Life.

CITY OF DUVALL
Planning Department
Cottage Housing Demonstration Ordinance
(DO16-001)

SEPA Threshold Determination
DETERMINATION OF NON-SIGNIFICANCE
April 11, 2016

PROJECT NAME / DESCRIPTION OF PROPOSAL

Development Regulation Update: This is a non-project action that adopts a temporary cottage housing demonstration ordinance. Cottage Housing is currently a permissible use within residential zones of the City; however, zoning regulations don't include regulations that specifically address cottage housing—which is what the demonstration ordinance will do. If the demonstration ordinance is successful, the City may opt to codify cottage housing development regulations through adoption of a new ordinance.

APPLICANT/CONTACT

Lara Thomas, Planning Director, City of Duvall, PO BOX 1300, Duvall, WA 98019, lara.thomas@duvallwa.gov, 425-939-8079.

LEAD AGENCY

Lead Agency: City of Duvall, PO Box 1300, Duvall, WA 98019

The responsible official hereby makes the following determination based upon impacts identified in the environmental checklist and evaluated by staff, the policies set out in the 2006 City of Duvall Comprehensive Plan, and other municipal policies, plans, rules, and regulations designated as a basis for the exercise of substantive authority of the Washington State Environmental Policy Act Rules pursuant to RCW 43.21C.

It is hereby determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.031(1). This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for at least 14 days from April 11, 2016.

DESCRIPTION OF IMPACTS

1. Slight increase in residential density.

MITIGATION MEASURES

1. City of Duvall Design Guidelines (DMC 14.34)
2. Reduction in dwelling unit size, building height, maximum lot coverage
3. Low Impact Design Requirements

COMMENT PERIOD

Comments regarding this DNS must be submitted no later than **4:30 p.m. on Monday, April 25, 2016**. Appeals shall be filed in accordance with DMC 14.08.060.C.

RESPONSIBLE OFFICIAL

Lara Thomas, Planning Director
PO Box 1300, Duvall, WA 98019, (425) 939-8079

Lara Thomas, Planning Director - Date Issued 4/11/16