

May 9, 2016

Dear Affected Agencies, Organizations, and Interested Parties:

The City of Duvall is pleased to provide you with this Final Environmental Impact Statement (EIS) that evaluates the potential impacts of the City's update of its Comprehensive Plan. The update will consist of text and map amendments to the Comprehensive Plan that will influence the manner and distribution of approximately 1,140 new housing units, and 840 new jobs in Duvall through 2035. The proposal applies to the entire city of Duvall and its proposed urban growth areas. The EIS evaluates four action alternatives and one no action alternative, each representing different approaches to accommodating population growth. Alternatives include:

1. Alternative 1: 2015 Comprehensive Plan Alternative
2. Alternative 2: Urban Growth Area Reserve
3. Alternative 3: Revised Urban Growth Area Boundaries
4. Alternative 4: No Action Alternative
5. Alternative 5: Preferred Alternative

This Final EIS includes a summary of environmental impacts for each alternative, a detailed description of each alternative, a list of errors identified in the Draft EIS, responses to public comments on the Draft EIS, and mitigation measures the City has committed to implementing as part of the preferred alternative.

Thank you for your interest in the Comprehensive Plan Update and this Final EIS.

Sincerely,

A handwritten signature in blue ink, which appears to read "Lara Thomas", is placed below the word "Sincerely,".

Lara Thomas  
Planning Director

# FACT SHEET

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## Name of Proposal

2015 Adoption of Duvall Comprehensive Plan Amendments

## Proponent

City of Duvall

## Project Location

The area represented by this Final EIS is the entire city of Duvall and its existing and proposed urban growth areas (UGA). The city encompasses approximately 2.5 square miles and is surrounded by unincorporated King County. The city is bounded on the west by Snoqualmie River, the east by 284th Avenue NE, the north by NE Cherry Valley Road, and the south by NE Big Rock Road.

## Project Description

The City is considering text and map amendments to the Duvall Comprehensive Plan that may alter the distribution of projected growth targets of 1,140 housing units and 840 jobs in Duvall through 2035, and that would influence City operations to promote and achieve goals related to public health, safety, welfare, and service delivery.

## Proposed Alternatives

This Draft Environmental Impact Statement (EIS) considers four alternatives, including a No Action Alternative. The Final EIS considers a fifth alternative that is the City's Preferred Alternative for updates to the Comprehensive Plan. All alternatives are based on the same projected growth targets, but vary in approach to where the growth would be distributed. The table below briefly describes each alternative.

Alternative Name	Description
<b>Alternative 1: 2015 Comprehensive Plan Alternative</b>	Under Alternative 1, the household and employment allocations would be accommodated within current city limits and UGA, consistent with revised goals and policies in the draft Comprehensive Plan and revisions to the City's Future Land Use Map and Zoning map, including the creation of a new "Residential 20 units per acre" designation. The City would support annexation of the Southwest UGA and the North UGA. Annexation of the UGA-Reserve would not be included under this alternative.
<b>Alternative 2: Urban Growth Area Reserve</b>	Under Alternative 2, the household and employment allocations would be accommodated within the current city limits consistent with the current Future Land Use Map and Zoning map and revised goals and policies in the draft Comprehensive Plan. The City would also accommodate growth upon annexation of the UGA-Reserve located to the east of city limits and the North UGA. Annexation of the Southwest



Alternative Name	Description
	UGA would not be included under this alternative.
<b>Alternative 3: Revised Urban Growth Area Boundaries</b>	Under Alternative 3, the household and employment allocations would be accommodated within the current city limits consistent with the current Future Land Use Map and Zoning map and revised goals and policies in the draft Comprehensive Plan. The City would work with the County to remove the northern portion of the UGA-Reserve from their boundaries and add an approximately equal area south of Big Rock Road that is currently not part of Duvall’s urban growth area or city limits. Under this alternative, the City would support annexation of the North UGA and the new area south of Big Rock Road. Annexation of the Southwest UGA would not be included under this alternative.
<b>Alternative 4: No Action Alternative</b>	Under the No Action Alternative, the household and employment allocations would be accommodated within the current city and UGA limits consistent with the current Future Land Use Map and Zoning map. The City would support annexation of the North UGA. Annexation of the UGA-Reserve and the Southwest UGA would not be included under this alternative.
<b>Alternative 5: Preferred Alternative</b>	Alternative 5 represents the City’s preferred alternative and incorporates aspects of Alternatives 1 and 3. Under Alternative 5, the Comprehensive Plan’s goals and policies and Future Land Use Map would be revised along with the Zoning Map similar to Alternative 1. The City would also support annexation of the Southwest UGA, the North UGA, and three parcels adjacent to the Big Rock Ball Fields on Big Rock Road located in the UGA-Reserve South. The City would work with the County to remove a portion of the UGA-Reserve from their boundaries and add an approximately equal area south of Big Rock Road that is currently not part of Duvall’s urban growth area or city limits.

## State Environmental Policy Act (SEPA) Lead Agency

City of Duvall

## SEPA Responsible Official and EIS Contact Person

Lara Thomas, Planning Director  
 City of Duvall  
 1535 Main Street NE  
 Duvall, WA 98019

Phone: (425) 939-8079  
 Email: [Lara.thomas@duvallwa.gov](mailto:Lara.thomas@duvallwa.gov)



## Final Action

Adoption of an updated Comprehensive Plan by the Duvall City Council

## Required Permits & Approvals

The following actions would be required for adoption of Comprehensive Plan amendments:

- Identification of a preferred alternative;
- Amendment of the King County Comprehensive Plan (Alternative 3 only); and
- Finalized maps and policy language.

## Authors and Principal Contributors

This Final EIS has been prepared under the direction of the City of Duvall Planning Department, in consultation with other City departments. Research and analysis associated with the EIS were provided by Environmental Science Associates (ESA).

## Date of Issue and Waiting Period

The Draft EIS was issued on August 24, 2015. The comment period for the Draft EIS ended September 23, 2015. A public comment hearing was held on September 2, 2015.

This Final EIS was issued on May 9, 2016. Pursuant to SEPA rule (WAC 197-11-460) the City of Duvall will not act on the proposal prior to seven (7) days after issuance of the Final EIS. Pursuant to City of Duvall SEPA (DMC Chapter 14.60) and Permit Processing standards, appeal of the Final EIS may be made within fourteen (14) days after the date of issuance consistent with the requirements of DMC Section 14.60.250 and DMC Section 14.08.060.

## Availability of the Draft and Final EIS

Copies of the Final EIS have been distributed to agencies, tribal governments, and organizations on the Distribution List in Chapter 7.

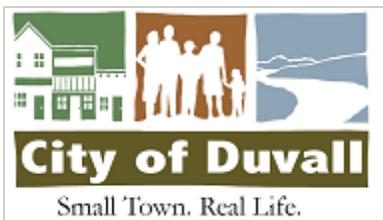
The Draft and Final EIS may be viewed online and downloaded from the project website:

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

Copies of the Draft and Final EIS are also available at the following locations:

- Duvall Library, 15508 Main St NE, Duvall, WA, 98019
- Duvall City Hall, 15535 Main Street NE, Duvall, WA, 98019

Copies are available to purchase for cost of reproduction by contacting Duvall City Hall at (425) 788-1185.



**City of Duvall  
Notice of Issuance and Availability**

**FINAL ENVIRONMENTAL IMPACT STATEMENT  
FOR ADOPTION OF 2015 COMPREHENSIVE PLAN UPDATE**

Pursuant to WAC 197-11-460, WAC 197-11-510, and Duvall Municipal Code (DMC) Section 14.60.260, notice is hereby given that the City of Duvall has released a Final Environmental Impact Statement (EIS) for the Adoption of 2015 Comprehensive Plan Update amendments in accordance with provisions of the State Environmental Policy Act (SEPA). The proposal is to adopt the updated Comprehensive Plan to a new 20-year planning period of 2015 to 2035, accommodating new housing and employment growth targets, consistent with King County Countywide Planning Policies and the requirements of the Washington State Growth Management Act. The update entails revisions to all of the elements and other chapters of the Comprehensive Plan

The EIS evaluates four action alternatives and one no action alternative, each representing different approaches to accommodating population growth. Alternatives include:

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**Availability of Final EIS**

The SEPA Final EIS for the adoption of 2015 Comprehensive Plan Amendments can be viewed on-line at the following link: <http://www.duvallwa.gov/297/Comprehensive-Planning>

Copies are available by contacting Lara Thomas, Duvall Planning Director, by phone at (425) 939-8079 or in writing at the address below:

Lara Thomas, Planning Director  
City of Duvall  
15535 Main Street NE  
Duvall, WA 98019

**Waiting Period**

This Final EIS was issued on May 9, 2016 and published on May 11, 2016. Pursuant to SEPA rule (WAC 197-11-460), the City of Duvall will not act on the proposal prior to seven (7) days after publication of the Final EIS. Pursuant to City of Duvall SEPA (DMC Chapter 14.60) and Permit Processing standards, appeal of the Final EIS may be made within fourteen (14) days after the date of publication consistent with the requirements of DMC Section 14.60.250 and DMC Section 14.08.060.