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**City of Duvall  
Planning Department  
DETERMINATION OF NONSIGNIFICANCE (DNS)  
North Hill Development Agreement (DA14-001)  
May 12, 2014**

**PROJECT NAME / DESCRIPTION OF PROPOSAL**

**North Hill Development Agreement (DA14-001)**  
The applicant, Pulte Group, submitted a development agreement for purposes of phasing the development of an approved 113 lot preliminary plat (SU07-006 and PPA13-001). The property is located on the northern property boundary of the Legacy Ridge Development on 286th Avenue NE and 287th Avenue NE (parcel numbers 182607-9004 and 182607-9071). The purpose of the Development Agreement is to separate the improvements into two phases (see attached phasing map). The site is approximately 40 acres and is zoned R4 (Residential 4 units per acre). The Comprehensive Plan designation is R4-4.5 (Residential 4-4.5 units per acre).

**APPLICANT/CONTACT**

Owner: Richard Wieneke, TNR LLC, 2033-2<sup>nd</sup> Ave #801, Seattle, WA 98121  
Applicant: Mark E. Kaushagen, Pulte Group, 3535 Factoria Blvd. S.E. Suite 110, Bellevue, WA 98006

**LEAD AGENCY**

The responsible official hereby makes the following determination based upon impacts identified in the environmental checklist and evaluated by staff (**File No. DA14-001**), 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 197-11-355.

**COMMENT PERIOD**

Any interested person may send written comments about this application to Ben Swanson, Associate Planner, City of Duvall, P.O. Box 1300, Duvall, WA 98019, or by submitting to City of Duvall Planning Department, 15535 Main Street N.E., Duvall, Washington. **Comments will be accepted until 4:30 PM, June 2, 2014.** Additional opportunities for comment will be available at a future date before the Planning Commission. The City Council is the decision maker for this project. Any person who provides written comments on the proposed project will become part of the public record.

**RESPONSIBLE OFFICIAL**

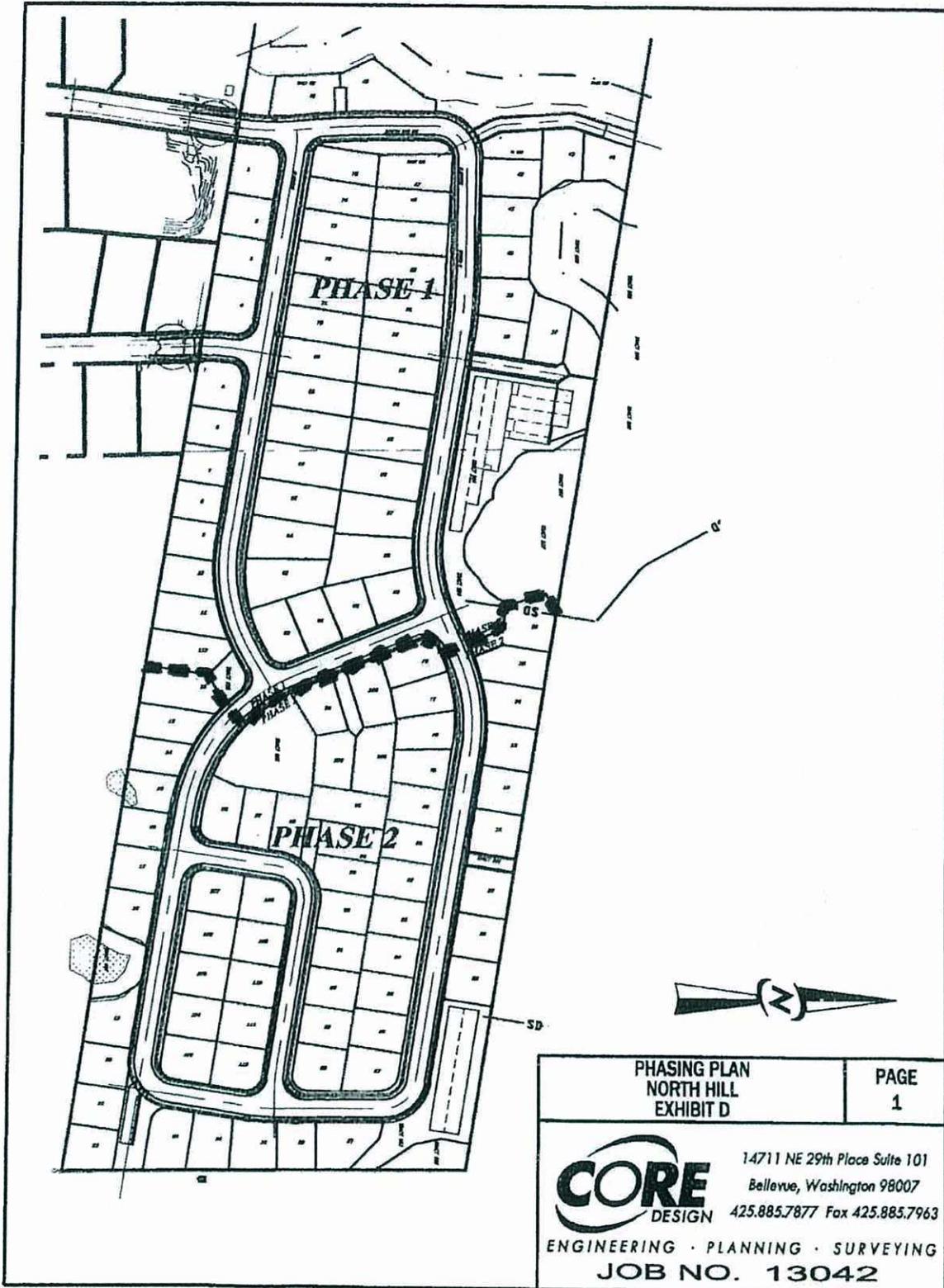
Lara Thomas, Planning Manager  
PO Box 1300, Duvall, WA 98019, (425) 788-2779

  
\_\_\_\_\_  
Lara Thomas, Planning Manager, City of Duvall

  
\_\_\_\_\_  
Date

EXHIBIT D

DRAWING OF NORTH HILL SUBDIVISION PHASING PLAN



PHASING PLAN NORTH HILL EXHIBIT D	PAGE 1
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14711 NE 29th Place Suite 101  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963