



## NOTICE OF DECISION

**Project Name: 2021 Comprehensive Plan Amendments**

**Project Location:** City of Duvall Comprehensive Plan, Parcel 7325800060, and Parcel 7325800070.

**To all parties of record:** The City Council issued a Decision on **December 7, 2021** granting:

- A. **Approval of CPA21-001**, a text amendment to the Transportation Element of the City's Comprehensive Plan.
- B. **Approval of CPA21-002**, a map amendment to the Future Land Use Element of the City's Comprehensive Plan to re-designate parcel 7325800060 from Residential 20 Units per Acre to Residential 12 Units per Acre.
- C. **Denial of CPA21-003**, a map amendment to the Future Land Use Element of the City's Comprehensive Plan to re-designate parcel 7325800060 from Residential 20 Units per Acre to Residential 8 Units per Acre.
- D. **Approval of CPA21-004**, a map amendment to the Future Land Use Element of the City's Comprehensive Plan to re-designate parcel 7325800070 from Residential 20 Units per Acre to Residential 12 Units per Acre.
- E. **Denial of CPA21-005**, a map amendment to the Future Land Use Element of the City's Comprehensive Plan to re-designate parcel 7325800070 from Residential 20 Units per Acre to Residential 8 Units per Acre.
- F. **Denial of CPA21-006**, a text amendment to the City's Comprehensive Plan to provide consistency with the City's 2022-2027 6-year Capital Improvement Program.
- G. CPA21-007 was approved by Resolution 21-09.
- H. **Denial of CPA21-008**, a text amendment to the Capital Facilities Element of the City's Comprehensive Plan for consistency with the City Facilities Inventory Summary and Plan.
- I. **Denial of CPA21-009**, a text amendment to the Capital Facilities Element of the City's Comprehensive Plan for consistency with the Sewer System Capital Improvement Program.
- J. **Denial of CPA21-010**, a text amendment to the Capital Facilities Element of the City's Comprehensive Plan for consistency with the Water System Comprehensive Plan.

This approval is based upon the City Council's Findings of Fact and the testimony and evidence submitted at the open record hearings October 5, 2021 and December 7, 2021.

The City Council's decision is appealable to King County Superior Court/Growth Management Hearings Board by the applicant or any Party of Record and must be submitted within 21 calendar days after the decision. Appeals are subject to DMC 14.08.

**Appeal Closing Deadline:** Wednesday, December 29, 2021 at 4:30 P.M.

**Threshold Determination:** July 30, 2021

**60-Day Notice to Commerce:** July 1, 2021 (CPA21-001 was on July 2, 2021)

**Date of this Notice:** December 10, 2021

**Attachments:**

- Resolution 21-17

**Notice:** Per RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

**CITY OF DUVALL  
WASHINGTON**

**RESOLUTION NO. 21-17**

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**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUVALL, WASHINGTON, APPROVING APPLICATIONS CPA21-001 FOR A TEXT AMENDMENT TO THE TRANSPORTATION ELEMENT OF THE CITY'S COMPREHENSIVE PLAN AND CPA21-002, AND CPA21-004 FOR AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION OF PARCELS 7325800060 AND 7325800070 FROM RESIDENTIAL 20 UNITS PER ACRE (R20) TO RESIDENTIAL 12 UNITS PER ACRE (R12) AND DENYING APPLICATIONS CPA21-003 AND CPA21-005 FOR AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION OF PARCELS 7325800060 AND 7325800070 FROM RESIDENTIAL 20 UNITS PER ACRE (R20) TO RESIDENTIAL 8 UNITS PER ACRE (R8)**

WHEREAS, the City of Duvall (the "City") is a code city planning under the requirements of the Revised Code of Washington (RCW) 36.70A, Growth Management Act (GMA); and

WHEREAS, the City Council adopted its 2015 Comprehensive Plan by Resolution 16-09 on June 7, 2016; and

WHEREAS, the GMA requires that the City's Comprehensive Plan be amended no more than once annually (RCW 36.70.A.130(2)(a)); and

WHEREAS, the GMA requires that proposed amendments to the City's Comprehensive Plan be considered by the City Council concurrently so the cumulative effect of the various proposals can be ascertained (RCW 36.70.A.130(2)(b)); and

WHEREAS, the City of Duvall has codified the procedures for amending the City's Comprehensive plan at Duvall Municipal Code (DMC) Chapter 14.72; and

WHEREAS, the City of Duvall published notice on August 6, 2020, seeking applications for amendments to the City's Comprehensive Plan, with a submittal deadline of September 21, 2020; and

WHEREAS, a total of ten applications requesting amendments to the City's Comprehensive Plan were received; and

WHEREAS, the Planning Commission made a recommendation at their November 23, 2020 meeting that the City Council include all ten applications on the City's 2021 Comprehensive Plan Amendment Docket; and

WHEREAS, the City Council reviewed the Planning Commission's recommendation and approved Resolution 20-31, establishing the 2021 Docket on December 15, 2020 which included all ten applications (CPA21-001, CPA21-002, CPA21-003, CPA21-004, CPA21-005, CPA21-006, CPA21-007, CPA21-008, CPA21-009, CPA21-010); and

WHEREAS, the Snoqualmie Valley Mobility Coalition submitted a proposed text amendment (CPA21-001) to the Transportation Element of the City's Comprehensive Plan for the purpose of putting clearer and slightly more robust language in support of current available public transportation modes, closing the gaps and reducing barriers to enhancing public transportation, and creating regional connectivity for the City of Duvall and beyond; and

WHEREAS, the City submitted a proposed Future Land Use Map amendment (CPA21-002) to change the land use designation of tax parcel number 7325800060 from Residential 20 Units per Acre (R20) to Residential 12 Units per Acre (R12); and

WHEREAS, the City submitted a proposed Future Land Use Map amendment (CPA21-003) to change the land use designation of tax parcel number 7325800060 from Residential 20 Units per Acre (R20) to Residential 8 Units per Acre (R8); and

WHEREAS, the City submitted a proposed Future Land Use Map amendment (CPA21-004) to change the land use designation of tax parcel number 7325800070 from Residential 20 Units per Acre (R20) to Residential 12 Units per Acre (R12); and

WHEREAS, the City submitted a proposed Future Land Use Map amendment (CPA21-005) to change the land use designation of tax parcel number 7325800070 from Residential 20 Units per Acre (R20) to Residential 8 Units per Acre (R8); and

WHEREAS, the proposed amendments to the Future Land Use Map of the 2015 Comprehensive Plan have been reviewed for internal consistency with the 2015 Comprehensive Plan and are found to be internally consistent; and

WHEREAS, the proposed amendments to the Future Land Use Map of the 2015 Comprehensive Plan are consistent with King County Countywide Planning Policies; and

WHEREAS, the CPA21-06 and CPA 21-08 through CPA21-10 applications submitted by the Public Works Department were not completed due to staffing capacity and prioritization of its workplan in 2021; and

WHEREAS, a SEPA Threshold Determination of Non-Significance (DNS) was issued for CPA21-001, CPA21-002, CPA21-003, CPA21-004, and CPA21-005 on July 30, 2021 with a 14-day comment period that ended August 13, 2021; and

WHEREAS, 60-Day Review Notice was sent to Commerce on July 2, 2021 for CPA21-001 and no comments were received by the City from State agencies by August 31, 2021; and

WHEREAS, 60-Day Review Notice was sent to Commerce on July 1, 2021 for CPA21-002, CPA21-003, CPA21-004, and CPA21-005 and no comments were received by the City from State agencies by August 30, 2021; and

WHEREAS, Notice of Public Hearings for the proposed Comprehensive Plan Amendments were published in the Seattle Times on September 16, 2021 and November 1, 2021; and

WHEREAS, Notice of Public Hearings for the proposed Comprehensive Plan Amendments were mailed to property owners within 500 feet of the subject properties proposed for re-designation on the City's Future Land Use Map on September 15, 2021 and November 1, 2021; and

WHEREAS, on September 29, 2021 and November 10, 2021 Public Hearings on the proposed Comprehensive Plan Amendments were held before the City's Planning Commission; and

WHEREAS, on November 10, 2021 the Planning Commission made a recommendation to the City Council that the proposed Comprehensive Plan Amendments CPA21-001, and CPA21-002 be approved; and

WHEREAS, on November 10, 2021 the Planning Commission had a tie vote on a motion to recommend approval of CPA21-004; and

WHEREAS, on November 10, 2021 the Planning Commission made a recommendation to the City Council that the proposed Comprehensive Plan Amendments CPA21-003, CPA21-005, CPA21-006, CPA21-008, CPA21-009, and CPA21-010 be denied; and

WHEREAS, on December 1, 2021 the Planning Commission made another motion to recommend approval of CPA21-004; and

WHEREAS, on December 1, 2021 the Planning Commission made a recommendation to the City Council that the proposed Comprehensive Plan Amendment CPA21-004 be approved; and

WHEREAS, CPA21-007, the 2022-2027 City of Duvall Six Year Transportation Improvement Plan (TIP), was approved by Resolution on May 4, 2021 (Resolution 21-09); and

WHEREAS, on October 5, 2021 and December 1, 2021, Public Hearings on the proposed Comprehensive Plan Amendments were held before the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUVALL, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. CPA21-001 to amend the Transportation Element of the City's Comprehensive Plan incorporated herein by reference is hereby approved.

Section 2. CPA21-002 to re-designate parcel 7325800060 from R20 to R12 incorporated herein by reference is hereby approved and the Future Land Use Map is hereby amended to change the land use designation of parcel 7325800060 from Residential 20 Units per Acre to Residential 12 Units per Acre, as depicted on Exhibit A hereto.

Section 3. CPA21-003 to re-designate parcel 7325800060 from R20 to R8 incorporated herein by reference is hereby denied.

Section 4. CPA21-004 to re-designate parcel 7325800070 from R20 to R12 incorporated herein by reference is hereby approved and the Future Land Use Map is hereby amended to change the land use designation of parcel 7325800070 from Residential 20 Units per Acre to Residential 12 Units per Acre, as depicted on Exhibit A hereto.

Section 5. CPA21-005 to re-designate parcel 7325800070 from R20 to R8 incorporated herein by reference is hereby denied.

Section 6. CPA21-006 and CPA21-008 through CPA2110 incorporated herein by reference are hereby denied.

Section 7. CPA21-007, the 2022-2027 City of Duvall Six Year Transportation Improvement Plan (TIP), was approved by Resolution on May 4, 2021 (Resolution 21-09).

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

Approved as to form:

\_\_\_\_\_  
Daniel P. Kenny, City Attorney

CITY OF DUVALL

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Mayor Amy Ockerlander

ATTEST/AUTHENTICATED

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Sara McMillon, City Clerk