

Small Town. Real Life.

**CITY OF DUVALL
Planning Department
Taylor Park Wall
(SAR14-001)**

**Mitigated Determination of Non-significance (MDNS)
December 19, 2014**

PROJECT NAME / DESCRIPTION OF PROPOSAL

The following permit application was submitted on June 6, 2014, and determined complete on June 24, 2014.

Taylor Park Wall (SPR14-001)

The applicant, the City of Duvall, is proposing to install a 140-foot-long soldier pile and timber lagging wall to support the upper portion of the slope closest to Taylor Park and to reduce the potential for a landslide adjacent to the active area of the park. The proposed wall will be installed in the buffer of two Category IV wetlands and the buffer of Coe Clemmons Creek. The City is undertaking this project to stabilize a slope exceeding 40-percent/landslide hazard area, which shows signs of recent slope failure, roughly paralleling the southern edge of the existing playground and basketball court within the eastern portion of Taylor Park. Due to location requirements, the wall will impact wetland, stream, and buffers of slopes exceeding 40-percent. This project is located in Taylor Park (parcel #1326069011). This parcel is zoned and has a comprehensive plan designation of Public Facilities.

APPLICANT/CONTACT

Applicant Contact:

Alana McCoy, City of Duvall, P.O. Box 1300, 14525 Main St NE, Duvall, WA 98019

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 MDNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for at least 14 days from December 19, 2014.

NOTES

1. This threshold determination is based on review of the following application and peer review material: Master Permit Application, Sensitive Areas Permit, Geotechnical Report dated May 12, 2010 (GeoEngineers), Sensitive Areas Documentation and Compliance, and Conceptual Mitigation dated May 22, 2014, (ESA) from Taylor Park Tree Protection Plan dated October 2014 (Back To Nature Design LLC), and other documents in the file.

2. Issuance of the threshold determination does not constitute approval of the permits. The proposal will be reviewed for compliance with all applicable City of Duvall codes which regulate development activities including, but not limited to, Land Use Codes, Building Codes, Public Works Development Design Standards, Surface Water Design Manual, and the Sensitive Areas Regulations.

DESCRIPTION OF IMPACTS

1. Landslide Hazard Area: The developer proposes to install the wall within a steep slope/buffer.
2. Stream and Wetland Buffer Impacts: The area contains two Category IV wetlands and Coe Clemmons Creek. The buffers are coincident as the wetlands are located within the Coe Clemmons Creek buffer. The proposed wall buffer impact is approximately 1,375 square feet of buffer.

MITIGATION MEASURES

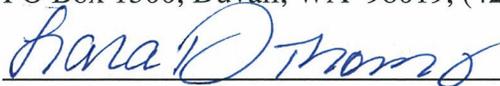
1. Landslide Hazard Area: The proposed wall installation will mitigate the potential of landslides/erosion.
2. Stream and Wetland Buffer Impacts: The mitigation will include the installation of shrubs and trees in the vicinity of the proposed wall (200-feet long by 6-feet in width). Additionally, 1,900 square feet of plantings will take place within both wetlands and associated buffers, and stream buffer. Proposed mitigation is in accordance with the recommendations from ESA.

COMMENT PERIOD

Comments regarding the MDNS must be submitted no later than **4:30 p.m. on January 2, 2015**. Appeals shall be filed in accordance with DMC 14.08.060.C.

RESPONSIBLE OFFICIAL

Lara Thomas, Planning Manager
PO Box 1300, Duvall, WA 98019, (425) 788-1156



Lara Thomas, Planning Manager - Date Issued December 19, 2014