

Small Town. Real Life.

AFFIDAVIT OF INSTALLATION OF MARKERS AND POSTING OF PUBLIC INFORMATION SIGN(S)

RE: Darci's Dinky Donuts SPR17-009, LLE19-001, VAR19-001, VAR19-002, VAR19-003

I _____ (print name) understand that UDR 14.08.030 requires me to post the subject property at time of public hearing.

I certify that on _____ (date), the signs were placed on the subject property at

- Sign 1: _____ (give general location of each marker.)
- Sign 2: _____ (give general location of each marker.)
- Sign 3: City Hall _____ (give general location of each marker.)
- Sign 4: Library _____ (give general location of each marker.)

Other Land Use Notices

I certify that on 7/31/19 (date), the signs (provided by the City) were placed on the subject property, library, and city hall with the SEPA Determination, Planning Commission public meeting Public Hearing, or Other Land Use Notice; attached to the face of the signs, at

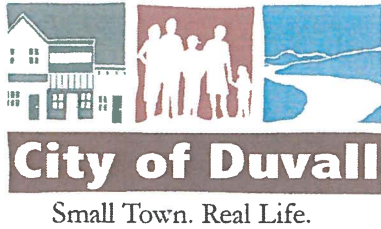
- Sign 1: _____ (give general location of each marker.)
- Sign 2: _____ (give general location of each marker.)
- Sign 3: City Hall _____ (give general location of each marker.)
- Sign 4: Library _____ (give general location of each marker.)

[Signature]
Applicant (or representative) Signature

7/31/19
Date

City of Duvall Planning Department
14525 Main Street – PO Box 1300, Duvall, WA 98019

ph (425) 788-2779
fax (425) 788-8097



Planning Department
SEPA THRESHOLD DETERMINATION
MITIGATED DETERMINATION OF NONSIGNIFICANCE
Darci's Dinky Donuts
File Nos SPR17-009, LLE19-001, VAR19-001, VAR19-002,
VAR19-003
July 3, 2019

PROJECT NAME / DESCRIPTION OF PROPOSAL

Darci's Donuts (SPR17-009). The applicant, Arthur Adamov, on behalf of owner Chris Canaday, is seeking site plan review approval for the construction of a 610-square foot coffee and donut stand with drive-thru facility with associated on-site improvements. The applicant is also seeking lot line elimination approval (consolidating the two lots of the project site into one lot) and variance approval from stormwater facility location requirements (with regards to sensitive areas), the minimum landscape buffer width between parking area and sidewalks, and drive-isle width for the proposed drive-thru lane. This project is within the 15100 block of Main Street NE (TPNs 2129900100 and 2129900090—street address not yet assigned). The Comprehensive Plan Land Use Designation to which this property is vested is CO (Commercial) and the zoning classification to which this property is vested is CO (Commercial).

APPLICANT/CONTACT

Arthur Adamov on behalf of Chris Canaday, 8435 NE 143rd Street, Kirkland, WA 98034, alaarch@gmail.com, 206-854-4679.

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 2015 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 Mitigated Determination of Non-Significance (MDNS) is issued under WAC 197-11-340; the lead agency will not act on this proposal for at least 14 days from July 3, 2019.

DISCLAIMER

Issuance of this threshold determination does not constitute approval of any permit associated with this proposal. 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 Sensitive Area regulations.

DESCRIPTION OF IMPACTS

1. Stormwater Impacts: Stormwater will be generated from commercial and driveway/parking lot improvements at the project site. Due to site constraints, the Applicant has applied for a variance (VAR19-001) from Duvall Municipal Code Section 14.42.220.B and F to allow for

treated stormwater to be dispersed within the wetland buffer and to allow for stormwater management facilities to be located within the inner 50% of the wetland buffer.

2. **Plants Impacts:** This project requires a reduction to the buffer of Wetlands A and B and temporary impacts to the buffer of Wetlands A and B for stormwater discharge facilities.
3. **Light & Glare Impacts:** Exterior building lighting and vehicular headlights will trespass into sensitive areas, impacting wildlife habitat.
4. **Historic & Cultural Preservation Impacts:** This project is within an area that has a high risk for containing unknown archaeological resources. Soil disturbance may impact cultural resources.
5. **Transportation Impacts:** The construction of a drive-thru donut and coffee stand will add a total of 53 trip ends per 1,000 square feet (sf) of gross floor area. The proposed coffee shop is approximately 600 sf totaling 32 peak hour trips. The pass-by trip reduction factor of 80% brings the total project trip ends to 6.4. Also, an additional access from the project site is required for drive-thru access.
6. **Public Services Impacts:** The construction of a donut/coffee drive-thru may increase the demand on the city's fire and police services.
7. **Utility Impacts:** The construction of a donut/coffee drive-thru will increase the demand on the city's water and sewer services.

MITIGATION MEASURES

1. **Stormwater Mitigation:** Stormwater facilities, conveyance, and discharge locations shall be constructed to provide required water quality improvements in accordance with the 2016 King County Stormwater Design Manual and the Phase II National Pollutant Discharge Elimination System (NPDES) Permit. The system shall be privately owned and maintained by the property owner, who will be held responsible for proper function and maintenance of the on-site stormwater system. The final TIR shall address any downstream drainage issues or required improvements and comply with wetland recharge parameters (as required).
2. **Plants Mitigation:** Wetland and Buffer Mitigation shall be provided in accordance with the Applicant's Sensitive Areas Study and Enhancement Plan prepared by Environmental Science Associates (ESA) for Darci's Dinky Donuts & Coffee Development Project dated June 20, 2018.
3. **Light & Glare Mitigation:** The applicant shall submit a lighting plan in compliance with Duvall Municipal Code Chapter 14.46 (Exterior Lighting Standards) and Chapter 14.42 (Sensitive Area). Adequate vegetative screening shall be provided at points along the drive isle where headlights from vehicles will project directly into sensitive areas.
4. **Historic & Cultural Preservation Mitigation:** Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County/City planning office, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. The Developer shall provide documentation from the Snoqualmie Tribe as to whether or not a cultural survey of the site is warranted. If warranted by the Snoqualmie Tribe, the applicant shall conduct a cultural survey of the project area.
5. **Transportation Mitigation:** The applicant shall be responsible for traffic mitigation fees to fund system wide capital improvement projects in accordance with DMC 14.58. Payment of the traffic impact mitigation fee is required prior to building permit issuance. The proposed project

access shall not negatively impact SR 203 function. If turning movements onto or off of SR 203 become an issue the City reserves the right to restrict left turning movements. The secondary access will comply with Public Works Development Design Standards (PWDDS).

6. Public Services Mitigation: The applicant shall be required to comply with King County Fire District's regulations to provide for public safety. Impacts to fire and police are typically mitigated through the payment of property taxes by the respective property owner.
7. Utility Mitigation: The applicant shall install required sewer and water improvements in general accordance with the PWDDS. The applicant shall be responsible for Water Capital Improvement Charges, Sewer General Facility Charges (GFC), Stormwater GFC, and Stormwater Drainage Acreage Charge. Payment of water, sewer, and stormwater system mitigation fees are required prior to building permit issuance.

COMMENT PERIOD

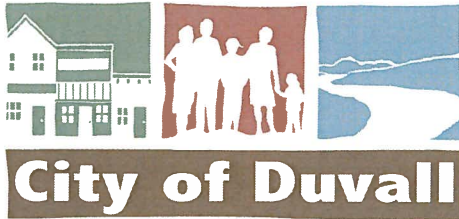
Comments regarding this MDNS must be submitted no later than **4:30pm on Wednesday, July 17, 2019**. Appeals shall be filed in accordance with DMC 14.08.060.C.

RESPONSIBLE OFFICIAL

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



Lara Thomas, Community Development Director - Date Issued: July 3, 2019



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DECLARATION OF MAILING AND ELECTRONIC MAILING

Re: DAVIN'S DINKY DONUTS SPR17-009, LLE19-001, VAR19-001, VAR19-002, VAR19-003

The undersigned declares under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

That on the 31st day of July, 2019, the undersigned declarant

emailed

mailed

a copy of:

SEPA Threshold Determination

in the above-referenced matter directed to:

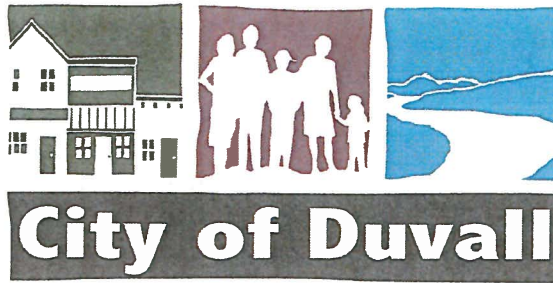
Attached is the list of agencies, names and addresses to whom this information was emailed and/or mailed in addition to

US Army Corps of Engineers
Regulatory Branch
PO Box 3755
Seattle WA 98124

Diana Hart 7/31/19

Name, Date

Address	City
10120 163RD AVE NE	REDMOND WA 98052
1412 112TH AVE NE #200	BELLEVUE WA 98004
14907 MAIN ST NE	DUVALL WA 98019
15506 81ST AVE NE	KENMORE WA 98028
26832 NE STEPHENS CT	DUVALL WA 98019
450 FERGUSON DR	MOUNTAIN VIEW CA 94043
500 4TH AVE	SEATTLE WA 98004
PO BOX 40	DUVALL WA 98019
PO BOX 1424	DUVALL WA 98019
PO BOX 1953	WOODINVILLE WA 98072
PO BOX 305	SULTAN WA 98294
PO BOX 482	DUVALL WA 98019
PO BOX 578	DUVALL WA 98019
PO BOX 7788	NEWPORT BEACH CA 92658
PO BOX 999	DUVALL WA 98019



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NOTICE OF SEPA THRESHOLD DETERMINATION

Darci's Dinky Donuts Site Plan Review, Lot Line Elimination, & 3 Variance Applications
SPR17-009, LLE19-001, VAR19-001, VAR19-002, and VAR19-003

The applicant is seeking site plan review for the construction of a drive-thru donut and coffee stand, three variance requests from specific code provisions, and consolidation of two existing legal lots into one legal lot. Located within the 15100 block of Main Street NE in Duvall, WA 98019

Written comments will be accepted by the City Contact until 4:30 PM on July 17, 2019

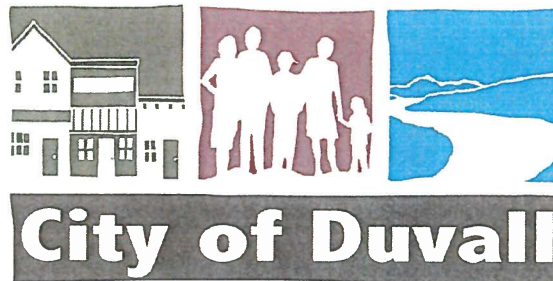
For Further Information:

Applicant
Arthur Adamov
8435 NE 143rd St
Kirkland, WA 98034
(206) 854-4679
alaarch@gmail.com



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City Contact
Troy Davis
Planning Department
15535 Main St NE, Duvall
(425) 788-2779
Troy.Davis@duvallwa.gov



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NOTICE OF SEPA THRESHOLD DETERMINATION

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For Further Information:

Applicant
Arthur Adamov
8435 NE 143rd St
Kirkland, WA 98034
(206) 854-4679
alaarch@gmail.com



www.duvallwa.gov

City Contact
Troy Davis
Planning Department
15535 Main St NE, Duvall
(425) 788-2779
Troy.Davis@duvallwa.gov

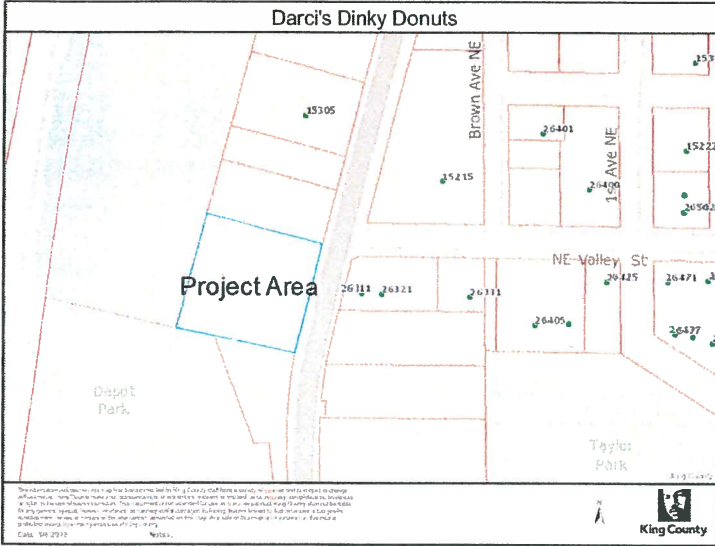


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 PO Box 1300
 Duvall, WA 98019

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NOTICE OF SEPA THRESHOLD DETERMINATION



Resident/Business

«Address»

«City»

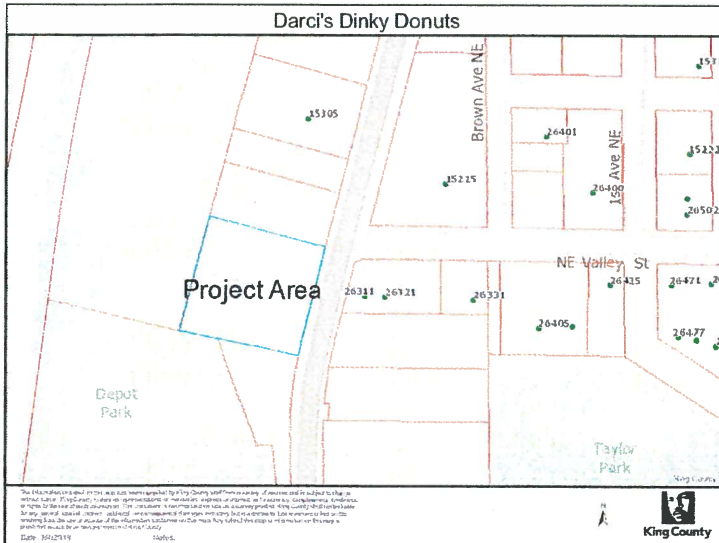


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 PO Box 1300
 Duvall, WA 98019

City of Duvall

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NOTICE OF SEPA THRESHOLD DETERMINATION



Resident/Business

«Address»

«City»

Wed 7/3/2019 9:47 AM



Diana Hart

City of Duvall - SEPA Threshold Determination - Dardi's Dinky Donuts

To

Alana McCoy; Azure Administrator: Barry Keith; Bill Healey; Carey Herr; Charlene Andrade; Cindy Spivy; Amy McHenry; Amy Odehlander; Dianne Brudnicki; Dorothy Lengyel; Jennifer Krablund; Matthew Eyer; Michael Remington; Michelle Hogg; Dave Weiss; David Burke; Dianne Brudnicki; Doug Peters; E Harris; Eric Preston; Jacob Sheppard; John Greene; Kurt; Lara Thomas; Matt Baernwald; Melanie Young; Michael Remington; Dorothy Lengyel; Elaine Sawyer; Eric Preston; Jason Brown; Jim Deal; Michael Yeller; Mike Supple; Ronn Mercer; Rami Pazdoff; SEPA Admin; SEPA Center; SEPA Register; SEPA Unit; Shaun Tozer; Steve Mullen-Moses; Steve Roberge; Steven Lemszewski; Team Mill Creek; Troy Davis; Ty Peterson; Wally Archuleta; Wendy Gallagher; robertsomn@sd407.org; Chris_Canaday@msn.com; alairch@gmail.com; jeff@constructionexpeditors.com

Message Exhibit 08_REVISED Site Plans.pdf (2 MB)

Exhibit 20_REVISED SEPA.pdf (515 KB)

FINAL SEPA MDNS_Dardi Donuts_Signed.pdf (396 KB)

Attached is the SEPA Threshold Determination for Dardi's Dinky Donuts (SPR17-009, LLE19-001, VAR19-001, VAR19-002, VAR19-003), site plan, and SEPA checklist.



Diana Hart

Administrative Assistant III

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Direct: 425.939.8077

Mobile: 425.492.0021

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Duvall, WA 98019

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