



## NOTICE OF DECISION

**Project Name: 2021 Zoning Map Update**

**Project Location:** City of Duvall Official Zoning Map, Parcel 7325800060, and Parcel 7325800070.

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

- A. A rezone of parcels 7325800060 and 7325800070 from Residential 20 Units per Acre to Residential 12 Units per Acre.

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.

This decision will publish December 13, 2021 and become final and effective: **December 18, 2021** unless an appeal is filed.

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:**

- Ordinance 1293

**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**  
**ORDINANCE NO. 1293**

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**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUVALL, WASHINGTON, AMENDING THE CITY'S OFFICIAL ZONING MAP CONSISTENT WITH THE CITY'S AMENDED 2015 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

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 State Growth Management Act (RCW Chapter 36.70A) requires that all comprehensive land use plans, development regulations, and zoning maps shall be subject to continuing review and evaluation by the city that adopted them; and

WHEREAS, the Growth Management Act also requires that cities take legislative action to review and, if needed, revise their comprehensive land use plans and development regulations to ensure the plan and regulations comply with the requirements of the Act; and

WHEREAS, the City's Official Zoning Map was adopted by Ordinance 1245 on December 4, 2018; and

WHEREAS, public hearings were held before the Planning Commission September 29, 2021 and November 10, 2021 and before the City Council on October 5, 2021 and December 7, 2021 regarding proposed amendments (CPA21-002 and CPA21-004) to the City's Future Land Map; and

WHEREAS, the Planning Commission recommended approval of proposed amendments CPA21-002 and CPA21-004 to the City Council on November 10, 2021 and December 1, 2021 respectively; and

WHEREAS, the City Council adopted amendments to the Future Land Use Map (CPA21-002 and CPA21-004) on December 7, 2021 which necessitates a corresponding non-regulatory amendment to the City's Official Zoning Map to maintain consistency between the City's Comprehensive Plan Future Land Use Map and Official Zoning Map; and

WHEREAS, the future land use map amendment on two privately-owned properties inclusive of Tax Parcel Numbers 7325800060 and 7325800070, from Residential 20 Units per Acre (R20) to Residential 12 Units per Acre (R12) requires a corresponding zoning classification amendment from Residential 20 Units per Acre (R20) to Residential 12 Units per Acre (R12) on the City's Official Zoning Map for the subject properties; and

WHEREAS, a SEPA Determination of Non-Significance was issued for the proposed Comprehensive Plan Amendments on July 30, 2021; and

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

WHEREAS, Notice of Public Hearings for the proposed Future Land Use Map Amendment were published in the Seattle Times on September 16, 2021 and November 1, 2021;

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

Section 1. 2018 Zoning Map. The City's Official 2018 Zoning Map is amended as follows:

The 2021 Zoning Map, attached as Exhibit A, is hereby adopted as the City's Official Zoning Map.

Section 2. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 7<sup>TH</sup> DAY OF DECEMBER, 2021.

Approved as to form:

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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

Passed by the City Council: 12/7/2021  
Date of Publication: 12/13/2021  
Effective Date: 12/18/2021