



STATE ENVIRONMENTAL POLICY ACT

Mitigated Determination of Non-Significance (MDNS)

Date of Issuance: January 27, 2022

Lead Agency: City of Duvall, 15535 Main Street NE, P.O. Box 1300, Duvall, WA 98019

Agency Contact: Troy Davis, Senior Planner; 425.939.8078, troy.davis@duvallwa.gov

Agency File Name/Numbers: Adventure Community Church Site Plan Review / SPR21-002, VAR21-006, VAR21-007, VAR21-008, VAR21-009, VAR21-010, VAR21-012

Applicant/Proponent: Evelyn Hommas, 27809 NE 49th Street, Redmond, WA 98053, 425.890.9232, ehommas@centurytel.net

Description of Proposal: The Applicant is seeking Site Plan Review approval for the reconstruction of an historic church building (that was destroyed by fire in March 2020) with added site improvements. The church will be reconstructed within essentially the same footprint and be of the same size as the original church to accommodate the same number of occupants, with classroom spaces below, and with additional space for a new accessible entry, circulation, and restrooms. The style and quality of the new building, both the interior and exterior, intends to emulate the character and charm of the original building which exemplified the character and style of the “Old Town Neighborhood” district of Duvall. In addition to Site Plan Review, the Applicant has submitted Variance Requests from six different (6) development regulations within Duvall Municipal Code Title 14 where strict conformance to current development regulations are difficult to meet as part of the church’s reconstruction and associated site improvements.

Location of Proposal: 26632 NE Stella Street, Duvall, WA 98019 (TPN 2130701635)

Threshold Determination: The Lead Agency has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below, the Environmental Checklist is attached, and project information is available online at: <http://www.duvallwa.gov/352/Community-Development-Projects> (and scroll to “Adventure Community Church”).

This determination is based on the following findings and conclusions:

Description of Impacts:

1. Water: There are no protected water bodies, streams, etc. on-site. Surface water runoff on-site consists of parking lot and roof shed.
2. Historic Preservation: This project is within an area that has a moderate risk for containing unknown archaeological resources. Soil disturbance may impact cultural resources. The church is listed on the City’s Cultural Resources Survey and Inventory.

Mitigation Measures:

1. Water: Pollution generating impervious surfaces will adhere to Enhanced Basic Water Quality standards in accordance with the most recent King County Surface Water Design Manual (KCSWDM). This project shall comply will all KCSWDM evaluations, core requirements and the City’s Western Washington Phase II Municipal Stormwater Permit and applicable Appendices.
2. Historic Preservation: 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. The church is listed on the City's Cultural Resources Survey and Inventory. The proposed building will be consistent with the historical design of the original structure.

Public Comment Period: Submit comments regarding this MDNS to the Agency Contact or SEPA Responsible Official by 4:30pm (PST/PDT) on **February 10, 2022**. The lead agency will not act on this proposal for at least 14 days from the date of issuance. This MDNS is issued under WAC 197-11-340(2).

SEPA Responsible Official: Lara Thomas, Community Development Director; 15535 Main Street NE, PO Box 1300, Duvall, WA 98019; 425.939.8079; lara.thomas@duvallwa.gov:

Signature:  Date: 1/27/22

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.

Appeals: Any agency or aggrieved person may file an appeal of this SEPA Threshold Determination in accordance with Duvall Municipal Code Section 14.08.060.C.

VICINITY MAP

