



City of Enumclaw

Department of Community Development
1309 Myrtle Ave, Enumclaw, WA 98022
Phone: (360) 825-3593 Fax: (360) 825-7232

NOTICE OF APPLICATION

File Application Number: #LUA2019-0027

Project Name: Hazel Estates Subdivision

Notice is hereby given that the City of Enumclaw has received an application from AHBL on behalf of Puyallup 5th Avenue, LLC for preliminary plat approval to subdivide 4.8 acres into 23 single-family residential lots, with a stormwater detention tract. The subdivision will be accessed off Dickson Avenue which is to be improved as part of this subdivision proposal. The property is located in the *Mixed Residential* (R3) zoning district.

Project Location: The subject project is vacant land, King County Assessor's Parcel Number #2520069004, addressed as 300 Dickson Avenue, SW ¼, NE ¼, SEC.25, T20N, R06E, W.M. located south of unimproved section of Dickson Avenue and between Blake Street and Watson Street N.

Date Submitted: November 12, 2019

Date Application Complete: December 10, 2019

Date of this Notice: December 18, 2019 – Published in *The Enumclaw Courier-Herald*, City of Enumclaw website

A fifteen (15) day comment period shall commence with the issuance of this notice. A public hearing is required for this proposal, and shall be scheduled for a future date under a separate notice. Any interested person may comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. A SEPA threshold determination will be issued prior to the scheduled hearing.

Permits requested in this application:

Preliminary and Final Plat approval, City approval of grading and site development plans, a General Permit to Discharge Stormwater Associated with Construction Activity (required from Washington State Department of Ecology), and building permits for future single-family dwellings.

Studies provided in this application: SEPA Environmental Checklist, Traffic Impact Analysis, Preliminary Stormwater Report, Geotechnical Engineering Study, Critical Areas Reconnaissance Report.

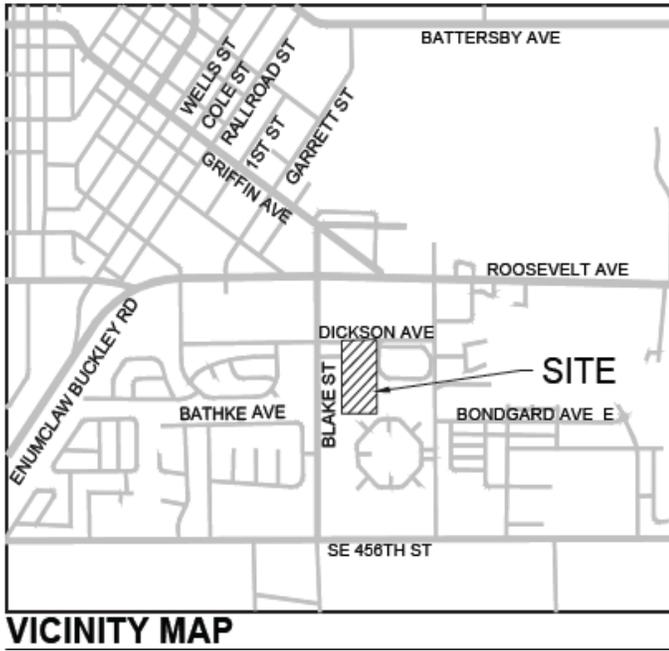
Public Comment: The public is invited to comment on this application beginning on December 18, 2019, and ending 15 days later at 4:00 PM on January 2, 2020. All persons are welcome to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights. The application will be processed as a Type IV permit procedure, and the decision of the Hearing Examiner will be forwarded to the Enumclaw City Council as a recommendation for final action.

Written comments on this application must include the file number and applicant name, and submitted to: Enumclaw Community Development Department, 1309 Myrtle Avenue, Enumclaw, WA 98022 **no later than 4:00 p.m., January 2, 2020.**

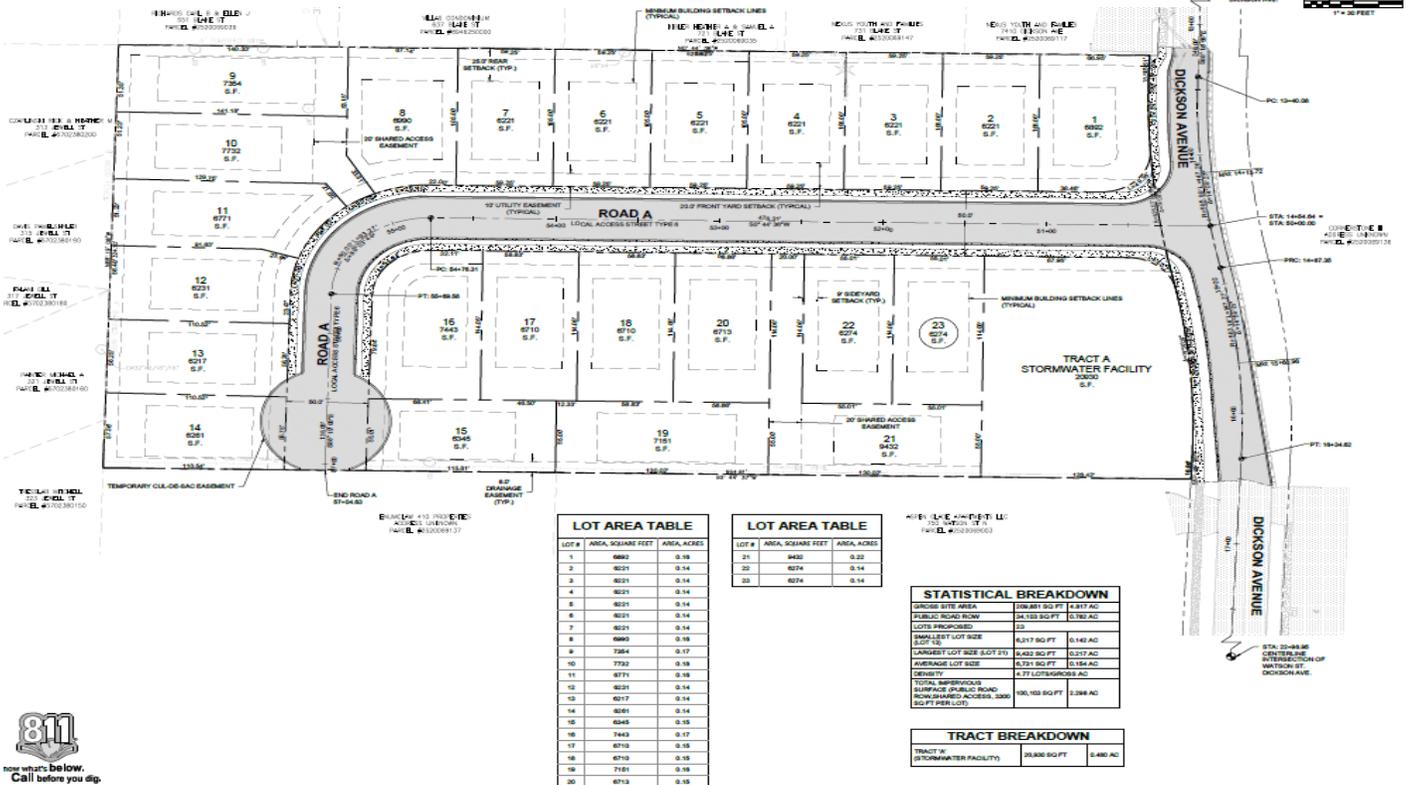
For more information: Dawn Moser, Senior Planner

Telephone: (360) 615-5725

Email: DMoser@ci.enumclaw.wa.us



**A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 25, TWN. 20 N., RGE. 06 E. W.M.
CITY OF ENUMCLAW, KING COUNTY, WASHINGTON.**



PRELIMINARY PLAT MAP

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Dickson Avenue Preliminary Plat **Changed to Hazel Estates**

2. Name of applicant:

AHBL Engineers

3. Address and phone number of applicant and contact person:

*Matt Weber PE/Sheri Greene
2215 N. 30th Street #300
Tacoma, WA 98403
253-383-2422*

4. Date checklist prepared:

October 1, 2019

5. Agency requesting checklist:

City of Enumclaw

6. Proposed timing or schedule (including phasing, if applicable):

Site work is anticipated to begin in 2020 with complete buildout anticipated by 2021.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no future plans related to this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following reports have been prepared in relation to this proposal:

- *Critical Areas Designation Report—prepared by Beaver Creek Environmental Services, Inc. dated August 28, 2019.*
- *Traffic Impact Analysis – prepared by Heath & Associates, Inc., dated October 3, 2019*
- *Preliminary Technical Information Report – prepared by AHBL, dated October 2019*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The applicant is pursuing preliminary plat review and approval; this SEPA checklist is a part of the preliminary plat review.

10. List any government approvals or permits that will be needed for your proposal, if known.

*City of Enumclaw – SEPA Determination, Critical Areas Permit, Preliminary Plat Approval, Site Development Permits, Final Plat, and Building Permits
Washington State Dept. of Ecology – Stormwater Construction General Permit (NPDES)*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Dickson Avenue Preliminary Plat is a proposed 23-lot single family residential subdivision located on the south side of an unimproved portion of Dickson Avenue, on a 4.94 acre parcel (tax parcel number 2520069004) in the City of Enumclaw. Access is proposed from Blake Street and Dickson Avenue via one new local road. The project proposes improvements to Dickson Avenue.

The project features sidewalks on both sides of the proposed internal road and connecting to the new sidewalk that will be installed along the southern side of Dickson Avenue.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal is located at 300 Dickson Avenue, Enumclaw, Washington (parcel number 2520069004) in the City of Enumclaw – Section 25 Township 20 Range 06.

B. Environmental Elements

1. Earth

- a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?

The project site is generally flat, with approximately 1 to 3 feet of elevation change throughout the site.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the geotechnical report prepared by South Sound Geotechnical Consulting dated October 9, 2019, the soils are primarily silty sand with gravel, some cobbles and clay, and occasional boulders.

NRCS WSS Buckley
gravelly silt loam,
0-3% slopes

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There is no indication of unstable soils within or near the project site.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The project is in preliminary design but it is anticipated approximately 4,984 cubic yards of fill will be needed for the onsite grading and approximately 1,003 cubic yards of fill for the offsite grading. Fill will be similar soil from a clean site.

Land Disturbing
Activity (LDA) permit
required

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Temporary erosion could occur during construction activities associated with grading, filling, and excavating, however the site will be managed following best management erosion control practices. This will be reviewed in greater as part of a subsequent construction plan application.

TESC PLAN

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 2.298 acres of the site will be comprised of

impervious surfacing upon complete build-out. This calculation is based on road right-of-way (0.782 acres) and an assumption of 3,300 square feet of impervious surface per lot (1.516 acres).

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary erosion and sediment controls will be used during construction activities to ensure that earthwork is not deposited on city streets or eroded into conveyance piping. This will be reviewed in greater as part of a subsequent construction plan application; greater design detail will be provided with the construction permit review process.

TESC PLAN

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction activities have the potential to create temporary dust emissions during earth-moving activities and exhaust emissions due to the combustion of gasoline and diesel fuels. All dust and exhaust emissions are expected to be minimal, localized, and temporary.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The primary source of offsite emissions results from vehicular traffic along Dickson Avenue on the northern boundary and the apartment complex on the eastern boundary of the project site. Vehicular emissions will not have an impact on this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Impacts to air quality resulting from construction activities will be controlled by implementation of applicable federal, state, and local emission control criteria for vehicles and equipment. Utilizing temporary erosion and sediment controls will also control dust emissions that may result from construction activities.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Critical Areas Designation Report— prepared by Beaver Creek Environmental Services, Inc. dated August 28, 2019 does not identify any jurisdictional wetlands or streams on the subject property.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? *No.* If yes, please describe and attach available plans.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material will be placed or removed from surface waters.

- 4) Will the proposal require surface water withdrawals or diversions? *No.* Give general description, purpose, and approximate quantities if known.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The project site is not within identified flood plains, as shown on FEMA Firm Panel 53033C1505F.

- 6) Does the proposal involve any discharges of waste materials to surface waters? *No.* If so, describe the type of waste and anticipated volume of discharge.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No ground water will be withdrawn, or will be discharged to ground water as a result of this proposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged into the ground as a result of this proposal.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be generated by impervious surfaces on the developed project site, which will consist of pavement, curb, and sidewalk within right-of-way areas and driveways, patios, sidewalks and roof areas within proposed lots. The proposed flow control and treatment facilities will be a combination wetpond/detention pond and dispersion of roof run-off. The on-site conveyance system, including catch basins and pond geometry, will meet the requirements established in the 2015 Department of Ecology Stormwater Management Manual for Western Washington

Review to
stormwater
TIR

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This proposal is not expected to generate waste materials that could enter ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? ***No.*** If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

No specific measures are proposed in addition to the stormwater collection methods outlined above. For more detailed information relating to stormwater design specific to this proposal, please refer to the Preliminary Technical Information Report.

4. Plants

- a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Existing grass and shrubs on the site will be removed within the development area of the in preparation for construction and earthwork activities.

- c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered plant species within or near the project site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will be designed to meet the requirements of Enumclaw Municipal Code Chapter 19.08 – Landscape Regulations.

Frontage
improvements inc in
civil plans

- e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

Crows

mammals: deer, bear, elk, beaver, other:

Rabbits, mice

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

The site is within the Pacific Flyway for Migratory Birds.

- d. Proposed measures to preserve or enhance wildlife, if any:

No impacts are anticipated to wildlife, therefore no special measures are proposed.

- e. List any invasive animal species known to be on or near the site. *None known.*

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Single family detached homes will require gas for heating and electrical lighting upon development.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed lots area generally over 100-ft in depth and the proposed homes are planned to be no more than 2-levels. Given the lot sizes and the anticipated structure height, this proposal will not impact the ability to utilize solar energy on adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List

other proposed measures to reduce or control energy impacts, if any:

The design of detached single family residences will meet current energy code requirements at the time of construction.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There is potential for construction equipment and personal vehicles to leak fuel, oil, or other fluids necessary to operate the equipment/vehicles. This risk is typical of construction activities and vehicle trips associated with the development, and is minimal. The site will provide water quality treatment prior to discharge of stormwater, further minimizing the risk of impacts.

- 1) Describe any known or possible contamination at the site from present or past uses.

None Known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no gas or hazardous liquid transmission pipelines present on or within the immediate vicinity of the project site, per the National Pipeline Mapping System's public map viewer.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Chemicals typical of construction activities will be used during the construction process, including gasoline for vehicle use. No other toxic or hazardous chemicals will be stored onsite after construction.

- 4) Describe special emergency services that might be required.

No special emergency services will be required other than those normally provided such as police and fire protection.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None are anticipated to be required. Specialized erosion and sediment control measures will be implemented if contaminated soils are detected during the construction process. Standard dust control measures will be implemented to mitigate dust emissions resulting from

construction activities. Pursuant to State Law, 811 will be contacted prior to any digging activities to prevent damage to on-site utilities.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are no off-site sources of noise that will impact this proposal. The primary source of noise in the area is generated from vehicular traffic along neighboring roadways.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise and vibration levels in the vicinity of construction activities would temporarily increase during construction. Noise and vibration are expected to result from operation of trucks, excavators, and front end loaders. Long-term noise impacts will be typical of residential development and have minimal off-site impacts.

- 3) Proposed measures to reduce or control noise impacts, if any:

EMC Ch. 8.20

Temporary, short-term noise impacts typical of construction projects will occur with operation of equipment during construction. Construction activities will be restricted to the City of Enumclaw permitted construction hours.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is vacant.

North: Unimproved Dickson Avenue and vacant land

South – Single family residential

West – Multi-family and single family residential

East – Multi-family and future single family residential (Watson Plat)

- b. Has the project site been used as working farmlands or working forest lands? *Not to our knowledge. The site has been used as an open pasture/hayfield.* If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other

uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? *No*. If so, how:

c. Describe any structures on the site. *There are no structures on the site.*

d. Will any structures be demolished? *No*. If so, what?

e. What is the current zoning classification of the site?

The current zoning of the project site is Residential 3 (6,200 sq. ft.)

f. What is the current comprehensive plan designation of the site?

Mixed Residential District

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable. Site is not within the current shoreline master program.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Approximately 55-60 people will reside at the completed site.

j. Approximately how many people would the completed project displace?

None. The site is vacant land.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable. The site is vacant land so there will be no displacement impacts.

- I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No specific measures proposed. The subject property is zoned Residential 3 (6,200 sq. ft.), which allows for residential development at the proposed density. Parcels adjacent to the site are also designated as Single Family Residential in the City's comprehensive plan, ensuring this development is consistent with the character of the surrounding community.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No special measures are proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposal includes the development of 23 single family residences and will likely be middle income.

- b. Approximately how many units, if any, would be eliminated? *None*. Indicate whether high, middle, or low-income housing.

- c. Proposed measures to reduce or control housing impacts, if any:

No special measures are proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Heights of the detached single family homes may vary upon development, but will be regulated by Enumclaw Zoning Code. The maximum allowable height for structures in the R-3 zoning district is 30 feet.

- b. What views in the immediate vicinity would be altered or obstructed?

The site will transition from vacant property to an attractive

residential neighborhood. No views will be obstructed.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

No special measures are proposed.

Enumclaw Municipal Code requirements for R3 zoning district; single-family design standards

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal includes the installation of street lighting along the right-of-ways for all roadways. Street lighting will be utilized in the evening and light hours for safety purposes.

Enumclaw Municipal Code standards

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Lighting produced by the completed project will not be a safety hazard or interfere with views. Street lighting details will be reviewed as part of the construction plan permitting phases of the project; all street lighting will meet city standards

- c. What existing off-site sources of light or glare may affect your proposal?

The only offsite sources of light or glare that will be visible within the project site are sourced from adjacent residential properties. It is not anticipated that offsite lighting will impact this proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

No special measures are proposed. The applicant intends to meet the city's street lighting standards.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The City of Enumclaw identifies a trail along Warner Ave that runs adjacent to the project site and connects to the Enumclaw Foothills Trail that is approximately 0.78 mile to the west. The Middle Boise Creek Natural Area that is approximately 740 feet south of the project site. The Enumclaw Expo Center, Golf Course, and field house is located at the intersection of

456th Street and 284th Avenue and located approximately 1 mile to the east of the project site.

- b. Would the proposed project displace any existing recreational uses? *No*. If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No special measures are proposed.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online mapping system, there are no buildings, structures, or sites eligible for preservation registers on the project site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There is no evidence of Indian or historic landmarks, features, or occupation on or within the vicinity of the project site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Washington Information System for Architectural and Archaeological Records Data (WISAARD) online mapping system was utilized to assess potential impacts to cultural and historic resources on and near the project site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No disturbance to cultural or historical resources is expected. If any are discovered, the Washington State Department of Archaeology and Historic Preservation will be notified and appropriate measures will be taken.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project will be accessed via Dickson Avenue. The right of way fronting the project is currently unimproved. The project proposes half street improvements along the frontage.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The project site is not served by public transit. There are no public transit systems within the City of Enumclaw.

King County Metro provides public transit to/from Enumclaw

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposal will not create any dedicated parking spaces. All parking associated with the proposal will be provided at the time of development of the detached single family homes.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The right of way fronting the project is currently unimproved. The project proposes half street improvements along the frontage.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project site is not in the immediate vicinity of water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

As detailed in the Traffic Impact Analysis prepared by

Heath & Associates, the completed project would be a mild traffic generator. During the AM peak hour approximately 20 trips would be expected into and out of the site, while 24 trips are expected during the PM peak hour. Trip generation data was obtained from the Institute of Transportation Engineer's Trip Generation, Ninth Edition. The designated land use for this project is defined as Single Family Detached Housing (LUC 210).

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal will not impact nor be affected by the transportation of agricultural or forest products.

- h. Proposed measures to reduce or control transportation impacts, if any:

The project will pay traffic impact fees as required by the City.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This proposal includes the development of 23 detached single family residential units, which will require additional fire and police protection than what is currently serving the existing single family residence and farming activities. The addition of residential units will also increase the number of enrolled students in the local school district.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Site access has been designed to meet the requirements of the International Fire Code.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be

needed.

The following utilities will be provided on-site:

Electricity – Puget Sound Energy

Water and Sewer – City of Enumclaw

Telephone – Centurylink

Natural Gas – City of Enumclaw

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: **Sheri Greene**

Position and Agency/Organization: **Owner Agent - AHBL Engineers**

Date Submitted: **November 6, 2019**

REVIEWED

