



City of Enumclaw

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

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) AND NOTICE OF PUBLIC HEARING HAZEL ESTATES LONG SUBDIVISION – (APN#2520069004)

Permit Application Number: Preliminary plat/SEPA Environmental Checklist File #LUA2019-0027

Applicant:	Puyallup 5th Avenue, LLC Dylan Huber 11102 25 th Ave E Tacoma, WA 98445	Agent: AHBL Sheri Greene, Project Manager; Matt Weber, P.E. 2215 N. 30th St. Suite 300 Tacoma, WA 98403
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Description of Proposal: Application for approval to subdivide 4.8 acres in the *Mixed Residential (R3)* zoning district into 23 detached single-family residential lots, with a 20,930 square foot (sq. ft.) stormwater detention tract. The proposed subdivision will be accessed off Dickson Avenue, which is to be improved as part of this subdivision proposal. Lot sizes range from 6,217 sq. ft. to 9,432 sq. ft. The average lot size is 6,731 sq. ft., with a project density (gross) of 4.79 dwelling units per acre.

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.

Dates: This application was originally submitted on:	November 12, 2019
This application was deemed complete on:	December 10, 2019
Notice of Application issued	December 18, 2019
This MDNS is issued on:	February 12, 2020

Public Hearing: On March 4, 2020 at 5:30 p.m., the Hearing Examiner will hold a public hearing on this proposal at the City Hall Council Chambers located at 1339 Griffin Avenue, Enumclaw WA 98022. The SEPA MDNS and related documents are available for review on the City of Enumclaw website.

Other Approvals/Permits Required: Preliminary and Final Plat approval, City approval/permitting of grading and site development plans, a General Permit to Discharge Storm water Associated with Construction Activity (Washington State Department of Ecology), and building permits for future single-family dwellings.

Environmental Studies:

- *Revised SEPA Environmental Checklist* prepared by AHBL, received November 22, 2019
- *Hazel Estates (Huber) Plat Traffic Impact Analysis (TIA)* by Heath and Associates, Inc., dated October, 2019
- *Geotechnical Engineering Study* by South Sound Geotechnical Consulting dated October 9, 2019
- *Preliminary Storm Drainage Technical Information Report (TIR)* by AHBL, dated October 2019
- *Wetland Reconnaissance Report* by Beaver Creek Environmental Services, Inc. dated August 28, 2019
- *Draft Cultural Resources Assessment* by Willamette Cultural Resources Associates, LTD., dated February 5, 2020 (not for public disclosure)

Lead Agency: City of Enumclaw, 1309 Myrtle Avenue, Enumclaw, WA 98022

Responsible Official: Chris Pasinetti, Community Development Director

Agency Comments:

Enumclaw School District (ESD): The ESD noted that school bus service will be provided for students in the Enumclaw School District #216, as elementary, middle, and high schools are approximately 2 -2.5 miles from the project site. A future bus stop location will be determined when the District ascertains where the students reside. The development will be subject to school impact fees.

Muckleshoot Indian Tribe: Email communication received from Laura Murphy, Archaeologist with the Muckleshoot Indian Tribe (MIT) Preservation Program to staff dated December 18, 2019 included initial project comments, requesting that the applicant consult with the tribes or provide substantive information to support the SEPA checklist comment that cultural resources are not present on the site.

Snoqualmie Tribe of Indians: Email communication received from Steven Mullen-Moses, Director of Archaeology & Historic Preservation to staff dated December 18, 2019 included initial project comments, requesting that an archeological review be performed, and that the Tribe is notified if any archaeological review is performed.

Public Comments:

The City received one public comment, a letter and photographs were received from adjacent neighbors Heather and Sam Kibler, 721 Blake Street. The Kiblers commented on water drainage and storm water improvements associated with the proposed project.

Finding of Potential Environmental Impacts: The project has the potential to result in significant environmental impacts with regard to construction noise impacts to adjacent residential development, and incremental impacts to the City's stormwater system, transportation system, park system, and fire protection services. These impacts are expected to be mitigated by providing a stormwater downstream analysis, the payment of impact fees, and limiting construction hours (Enumclaw Municipal Code Chapters 14.10, 19.24 and 8.20).

Archaeology: A cultural resources assessment of the parcel was prepared by Willamette Cultural Resources Associates, LTD., dated February 05, 2020. The assessment concluded that no cultural resources or historic properties were identified, and no further cultural resource management measures are recommended. It is recommended that an Inadvertent Discovery Plan (IDP) be developed for the project and followed by construction personnel during all ground disturbing activities.

Stormwater: The preliminary stormwater technical information report (TIR) indicates that site runoff sheet flows to the north onto the undeveloped Dickson Avenue right-of-way. Stormwater infiltration, dispersion, and bioretention are not feasible due to soil type and lack of adequate vegetated flow path available. The proposal shows that drainage will be provided via an onsite collection, and convey controlled runoff from the northeast corner of the site, north downstream through existing conveyance piping and into Lateral "A" of the King County Drainage District 5 drainage ditch system. A section of stormwater conveyance system at Cedar Street and Rainier Avenue in which this development proposes to discharge through, has known flooding problems during high intensity storm events. A downstream analysis, including evaluation with the step backwater method, is required to verify flow conditions and pipe/channel capacities to assure that appropriate flood control and drainage are provided.

Traffic Impacts: A Traffic Impact Analysis was prepared for the project by Heath and Associates Inc. dated October, 2019. The report summarizes the traffic impacts related to implementation of the proposed development. The analysis includes forecasts of newly generated project traffic, estimations of

impacts including future delays at affected intersections, and recommendations for mitigation. The analysis found that the project will be a mild generator of new traffic with 21 (5 inbound/16 outbound) AM peak hour trips and 25 PM (16 inbound/9 outbound) peak hour trips. The analysis concluded that left-turn lanes were not warranted for the project entrance on Dickson Avenue. Level of service (LOS) using a 2025 and 2039 forecast indicate that all impacted intersections in the study would continue to function within City level-of-service standards as defined the City's Comprehensive Plan, at LOS C or better for all intersections under both forecast scenarios. Dickson Avenue and Blake Street and Dickson Avenue and Project Entrance show operating at LOS A. The report shows 90% of traffic exiting the subdivision westbound on Dickson Avenue towards Blake Street. Currently the segment of Dickson Avenue between Blake Street and the plat entrance is substandard, consisting of a degraded 20-foot wide section of asphalt that will be unable to accommodate the future traffic demand. It is recommended that applicant overlay and widen the roadway section to 30 feet to accommodate two, 11-foot through lanes and an 8-foot wide on-street parking aisle. The report recommended that traffic impact fees be collected as required by City Code, but that no other mitigation would be required at this time (Enumclaw Comprehensive Plan Chapter 5, EMC Chapters 19.24 and 19.25, and EMC Title 12).

The project includes 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, aligning with the existing sidewalks on the improved sections of Dickson Avenue. Public transit service is provided by King County Metro Transit, with the nearest stop from the project located on the south side of Griffin Avenue, near the intersection with Cedar Street and Roosevelt Avenue (410), approximately 1/3 mile to the north.

Utility Service: Utilities including water, sewer, electricity, and natural gas are available in the existing improved Dickson Avenue that can serve the proposed project. Water and sewer certificates have been issued for the site.

Wetlands: The National Wetland Inventory maps and King County iMap do not identify wetlands on the subject property. Beaver Creek Environmental Services, Inc. completed an onsite wetland verification/assessment of the entire project site, concluding that the site did not meet established criteria for designation as a wetland or an aquatic area.

Determination of Non-Significance: The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158, including locally implemented impact fees. This proposal, subject to the listed mitigation measures outlined below, will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City of Enumclaw. This information is available to the public on request.

Required Mitigation Measures:

1. The City of Enumclaw maintains an adopted Comprehensive Plan Housing Element policy 1.7 which states, "Review the City's development regulations to ensure that they promote neighborhood quality by protecting residential areas from undesirable activities through enforcement of adopted codes." Work for the grading and construction phases of the project is limited to 7 a.m. to 8 p.m. weekdays unless otherwise authorized by the City (EMC Chapter 8.20). This permit includes additional

authorization for work from 9 a.m. to 5 p.m. on Saturdays, unless complaints from neighbors are received, in which case the City reserves the right to revoke this authorization.

2. The City of Enumclaw maintains an adopted Comprehensive Plan Capital Facilities Element policy 1.5 which states, “New developments shall demonstrate adequate provision of public services or provide for impact mitigation for those public services determined to be necessary for development.”

Half street improvements to Dickson Avenue (designated arterial collector) and full street improvements for the internal plat roads shall be constructed to current City standards including, but not limited to curb, gutter, sidewalks, driveway approach, landscaping, street trees, street lighting and associated storm drainage conveyance, storm water detention, and storm water quality facilities. The applicant shall improve the existing substandard section of Dickson Avenue connecting to Blake Street. This section shall require overlaying and widening the asphalt pavement to 30 feet, to accommodate two, 11-foot through lanes and an 8-foot wide on-street parking aisle. Improvements shall be constructed under the Land Disturbing Activity (LDA) permit for the site.

A section of stormwater conveyance system at Cedar Street and Rainier Ave has known flooding problems during high intensity storm events. A downstream analysis, including evaluation with the step backwater method, is required prior to final approval of on-site drainage design and the issuance of site development permits for the project. Additional mitigation measures may be required pursuant to review of the downstream analysis by the City Engineer. Stormwater and drainage from future development will be addressed and mitigated pursuant to Enumclaw Municipal Code (EMC), Chapter 14.10-Stormwater Management. Water quality protection measures will be employed pursuant to the Department of Ecology (DOE) Stormwater Manual and EMC Chapter 14.10-Stormwater Management.

3. The City of Enumclaw maintains an adopted Comprehensive Plan Goal T-2 which states, “Preserve, maintain, and operate the existing transportation system in a safe, functional and satisfactory condition.” The applicant’s preliminary plan cover sheet references approximately 4,376 cubic yards of cut and 4,985 cubic yards of fill onsite to bring the site elevation to grade. Trucks transporting cut and fill could degrade the roadways on Dickson Avenue and Watson Street N to Roosevelt Avenue E (410) or Warner Avenue (SE 456th St). Prior to issuance of the Land Disturbing Activity Permit (LDA) permit, the applicant shall identify truck routes, control erosion, and replace pavement as necessary as a result from import/export activities.

4. The developer shall implement an Inadvertent Discovery Plan (IDP) for the project in consultation with the Muckleshoot Indian Tribe, the Snoqualmie Tribe of Indians, and the Washington State Department of Archeology and Historic Preservation (DAHP) and followed by construction personnel during all ground disturbing activities. Further, if any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted within the area and a large enough perimeter established in order to maintain the integrity of the site. The City, the Muckleshoot Indian Tribe, the Snoqualmie Tribe of Indians, and the Washington State Department of Archeology and Historic Preservation (DAHP) shall be immediately consulted. Although considered unlikely given the results of the cultural resources assessment, if evidence of human skeletal remains is encountered during the project, all ground-disturbing activity in the vicinity of the discovery must be halted immediately. Efforts must be taken to protect such evidence in place, and local law enforcement and the King County Medical Examiner promptly notified to ensure compliance with state law regarding such discoveries.

Comment Period: This determination is being issued pursuant to WAC 197-11-340(2) with a 15-day comment period. This MDNS will not be considered final until after the close of the 15-day comment period. The determination will be considered final at the close of the comment period, unless it is amended or withdrawn by the Responsible Official.

Date of Issuance: February 12, 2020

Comment Deadline: February 27, 2020

Administrator of Development Regulations and SEPA Responsible Official



Chris Pasinetti, Community Development Director

2-10-2020

Date

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Distribution List:

Applicant

Land Use Action Bulletin Board posting

Posting on City of Enumclaw website, Public Notices

Publication in *The Enumclaw Courier-Herald*

On-site posting

Parties of Record: Steven Mullen-Moses, Snoqualmie Tribe, Laura Murphy, Muckleshoot Indian Tribe, Heather and Sam Kibler

SEPA Register (WSDOE Environmental Review Section)

Muckleshoot Indian Tribe - Archaeology

WA Dept. of Fish and Wildlife

WA Dept. of Archeology and Historic Preservation (DAHP)

Enumclaw School District #216

Drainage Districts 5, 5A, and 6

CenturyLink

Fire District #28

King County DDES (Environmental Division)

DNR SEPA Center

Puget Sound Energy