



City of Enumclaw

Department of Community Development
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HEARING EXAMINER STAFF REPORT HAZEL ESTATES PRELIMINARY PLAT

PROJECT NUMBER: #LUA2019-0027

Hearing Date: March 4, 2020
To: Offices of Sharon Rice, City of Enumclaw Hearing Examiner
From: Dawn Moser, Senior Planner
Subject: Staff Report for the proposed Hazel Estates Preliminary Plat.

I. SUMMARY OF REQUEST:

Description of Proposal: AHBL, Inc. on behalf of Puyallup 5th Ave LLC and Estate of Gladys McKee, is requesting approval of a preliminary plat to subdivide approximately 4.8 acres into 23 single-family residential lots. Proposed lot sizes range from 6,217 square feet (sf) to 9,432 sf in area, with an average lot size of approximately 6,731 sf. The proposal includes associated roadway improvements, sanitary sewer extension, and a stormwater disposal system. The subject project is located south of the unimproved section of Dickson Avenue between Blake Street and Watson Street North (King County APN #2520069004).

II. GENERAL INFORMATION:

- A. Application: Preliminary Plat Application #LUA2019-0027 submitted on November 12, 2019, and deemed complete on December 10, 2019 (*Attachment 1 - Application*).
- B. Applicant: AHBL
Sheri Greene, Project Manager; Matt Weber, P.E.
2215 N. 30th St. Suite 300
Tacoma, WA 98444
- C. Section, Township, Range: SW ¼, NE ¼, SEC.25, T20N, R06E, W.M.
- D. Acreage: 4.8 acres
- E. Zoning: R-3 *Mixed Residential District*.
- F. Lots/Square Footage: 23 single-family residential lots, with lot sizes ranging from 6,217 square feet (sf) to 9,432 sf, with a gross density of 4.79 dwelling units per acre.
- G. Proposed Use: Single-family residential lots.
- H. Water/Sewage/ Natural Gas/Garbage: The subject property is served by the City of Enumclaw.
- I. Power: The subject property is served by Puget Sound Energy.
- J. Fire District: The subject property is served by King County Fire District #28.
- K. School District: The subject property is served by Enumclaw School District #216.
- L. Staff Contact: Dawn Moser, Senior Planner, Community Development Department

III. PROJECT DESCRIPTION:

The proposed project would subdivide 4.8 acres into 23 single-family residential lots and includes a stormwater detention tract. The subject property is rectangular in shape and is comprised of one parcel. Most of the lots would be oriented perpendicular to and take access directly from a proposed roadway, (currently unimproved Dickson Avenue) through the site that connects to both Blake Street and Watson Street North. The property is generally flat with no significant vegetation other than field grasses.

IV. ENVIRONMENTAL DETERMINATION:

After reviewing a completed environmental checklist, traffic impact analysis, geotechnical engineering report, preliminary stormwater report, and cultural resources report, the City of Enumclaw issued a Mitigated Determination of Non-Significance (MDNS) for the proposed subdivision on February 12, 2020 (*Attachment 2 - Mitigated Determination of Non-Significance*).

V. PUBLIC NOTICE:

A Notice of Application was mailed to all interested parties and property owners within 300 feet of the exterior boundaries of the site, posted on the site, posted on the City's website, at the Community Development building, and published in the *Enumclaw Courier-Herald* on December 18, 2019, pursuant to Enumclaw Municipal Code (EMC) 15.30.030 *Provisions Relevant to All Permits – Method of Publication*.

A Notice of the Public Hearing was mailed to all interested parties and property owners within 300 feet of the exterior boundaries of the site, posted on the site, on the City's website, and at the Community Development building, and published in the *Enumclaw Courier-Herald* on February 12, 2020, pursuant to EMC 15.30.030.

VI. PUBLIC COMMENTS:

January 2, 2020, adjacent neighbors to the subject site, Heather and Sam Kibler submitted a letter. The Kiblers commented on water drainage and storm water improvements associated with the proposed project. Mr. Kibler emailed photographs taken of the project site and of the rear yard of his property located at 721 Blake Street (*Attachment 3 - Comments*).

VII. AGENCIES CONTACTED – AGENCY COMMENTS:

Agencies were notified of the preliminary plat application via the Notice of Application process. Agencies were also notified of the issuance of a Mitigated Determination of Non-Significance (MDNS) for the project (*Attachment 3 - Comments*).

December 18, 2019: Laura Murphy, Archaeologist for the Muckleshoot Tribe of Indians (MIT) submitted an email comment regarding the section regarding cultural resources in the SEPA environmental checklist. She requested that the applicant investigate the possibility of the presence of cultural resources on the site.

December 18, 2019: Steven Mullen-Moses, of the Snoqualmie Tribe, submitted an email comment requesting that an archeological review be performed, and that the Tribe is notified if any archeological review is performed.

January 2, 2020: Ed Hatzenbeler, Enumclaw School District #216, provided an email to staff. AHBL had also provided an email from Mr. Hatzenbeler dated October 17, 2019, stating that bus service would be provided for future students residing within the proposed subdivision.

February 20, 2020: Stephanie Jolivette, Local Government Archaeologist, Department of Archaeology & Historic Preservation (DAHP) provided a letter to staff via email. The letter states that DAHP concurs with the results and recommendations in the cultural resources report, and recommends that the project move forward, following an Inadvertent Discovery Plan during ground disturbing activities.

All comments are in order and in *Attachment 3 - Comments*.

VIII. NATURAL ENVIRONMENT:

Site Location and Description: The subject property is mostly flat and comprised of one parcel located south of the unimproved section of Dickson Avenue and between developed parcels with multifamily and single-family use, and a vacant parcel adjacent to the east, which received preliminary plat approval in 2018 (Watson Street (Bowen) Preliminary Plat, LUA2018-0010). The site consists of vacant pasture land, which appears unchanged based on King County aerial mapping of prior years, including a 1936 ortho map. The soils on the project site are described as primarily Osceola mudflow deposits and further described as Buckley gravelly silt loam.

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 (*Attachment 4 – Wetland Assessment*).

IX. NEIGHBORHOOD CHARACTERISTICS:

Surrounding Zoning, Adjacent Land Use and Neighborhood Characteristics: The site is bordered on the north by vacant and developed commercial properties and is zoned *Highway Community Business (HCB)*; on the west by existing single and multifamily development, zoned *Mixed Residential (R-3)* and *Multifamily Residential (R-4)*; on the east by multifamily development zoned *Multifamily Residential (R-4)* and a large vacant parcel zoned *Moderate Density Single-Family Residential (R-2)*; and south by single-family residential housing zoned *Moderate Density Single-Family Residential (R-2)*. Existing land uses and zoning for the subject and adjacent properties are summarized as follows:

Current Zoning and Land Use:

<i>Location</i>	<i>Land Use</i>	<i>Zoning</i>
Subject Parcel	Vacant	R-3
North	Vacant, Commercial	HCB
East	Multifamily residences, vacant	R-4, R-2
South	Single-family residences	R-2
West	Multifamily, Single-family residences	R-4, R-3

X. SUBDIVISION DESIGN FEATURES:

The applicant is proposing 23 single-family residential lots between 6,217 square feet (sf) to 9,432 sf square feet (sf) in size. Gross project density is 4.77 dwelling units per acre. Per the requirements of EMC 18.08 *Mixed Residential (R-3) District* and EMC 17.12 *Subdivisions*, the project is subject to the following development standards:

<i>Item</i>	<i>Standard</i>
Minimum Lot Size:	6,200 square feet
Substandard Area Lots:	Residential plats with 10 or more single-family lots-allowed up to 10% of total number of lots, lot area may not be less than 90% required minimum lot area set forth in EMC 17.16.230(B). The smallest lot allowed by this exception would be 5,580 sq. ft.
Maximum Lot Size:	12,500 square feet
Maximum Building Height:	30 feet above the average building elevation
Minimum Front Yard Setback:	20 feet
Minimum Side Yard Setback:	9 feet (measured to the foundation)
Minimum Rear Yard Setback:	25 feet
Minimum Street Frontage:	50 feet
Maximum Building Coverage:	40%

Project access will be provided directly by a new public road (extension) – the currently unimproved Dickson Avenue that connects Blake Street and Watson Street North. The subdivision proposes to include one stormwater detention pond to collect, treat and discharge stormwater runoff from all new impervious surfaces, consistent with the 2014 Stormwater Management Manual for Western Washington. A preliminary permanent stormwater control plan was provided with the application.

XI. TRANSPORTATION PLANS

Dickson Avenue is an east-west, two-lane city-designated collector roadway that borders the subject site to the north. The roadway currently is missing an approximate 330-foot link between Watson Street N and Blake Street. The Hazel Estates development proposes to construct this missing link of roadway, providing complete east-west connection. The existing western section of Dickson Avenue has a total roadway width of 20-feet, with sidewalk along the south side. The existing eastern section of Dickson Avenue has a total roadway width of approximately 30-31 feet, with shoulders composed of curb, grass buffer and sidewalk 5-6.5 feet in width along both sides of the roadway. Half-street improvements with 24-ft of paved street and 5-ft wide sidewalks in a 60-ft right-of-way, will be required for the unimproved section of Dickson Avenue, connecting the improved street sections. The local project street (Road “A”) is specified to be a Type 6 Local Two-Lane Road with a 32-ft wide street in a 50-ft wide right-of-way, with 5-ft wide sidewalks, and 3.5-ft wide planter strip on each side.

The applicant's traffic study (*Traffic Impact Analysis - Attachment 5*) contemplates a total of 23 single-family dwelling units. 253 new average weekday vehicle trips are anticipated. 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. 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 required that the 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 traffic study concluded that the incremental impacts of the proposed development would be adequately mitigated by the payment of traffic impact fees as required by EMC 19.24.070. The City of Enumclaw currently collects a transportation impact fee of \$3,239 per single-family unit at the time of building permit issuance. The development will be required to pay impact fees based on the fees in effect at the time of building permit application.

Future access connectivity from Dickson Avenue to Watson Street N is also planned when infrastructure improvements commence for the proposed subdivision plat (Watson Street (Bowen) Preliminary Plat - LUA2018-0010, approved in 2019) on the vacant parcel of land adjacent to the southeast property boundary of the proposed Hazel Estates.

XII. PUBLIC SERVICES

Parks and Recreation Space: In order to mitigate the impact new development creates on parks and recreation facilities, the City requires subdivisions to dedicate land or pay into an environmental impact mitigation fund dedicated to purchasing or improving park and recreational facilities. This requirement is established as a condition of preliminary plat approval. The base formula by which to calculate fees is $2.0 \times (\text{no. of units}) \times 2.39 \text{ person per household} / 1,000 = \text{acres}$, per EMC 17.16.050(C) - *Environmental Impact Mitigation Fees Established*. Applying the formula to the proposed development yields a sum of 0.10944 acres, or 4,789 sq. ft. The applicant is not proposing any park and recreation space within the plat, thereby requiring an in-lieu fee payment to satisfy the park and recreation space requirement. An in-lieu fee for park space shall be based on a determination of the fair market value of the land to be subdivided by a certified appraiser. The subdivider is required to provide proof of the fair market value by providing a signed letter from a certified appraiser. The in-lieu fee for park space shall be based on a proportional value for 4,789 sq. ft. This requirement may change if the applicant chooses to dedicate open space as part of the project prior to final plat.

At the time of building permit application, a Parks Impact Fee will also be assessed on each single-family home to help offset the cost of providing City parks. EMC 19.24.080 *Park Impact Fee Component Formula* currently requires a park impact fee of \$1,209 per single-family dwelling unit. Impact fees are collected at the time of building permit issuance. The impact fee due for each lot will be the fee in effect at the time a complete building permit application is submitted for the lot.

Fire Protection: The subject property is served by King County Fire District #28. Per Ordinance 2609 and EMC 19.24.090, mitigation fees of \$2,383.13 per dwelling unit are assessed to address impacts of the project on Fire District services.

Schools: The subject property is served by the Enumclaw School District #216. Per Ordinance 2609 and EMC 19.24.100, mitigation fees of \$5,497 per dwelling unit are assessed to address impacts of the project on the Enumclaw School District.

XIII. UTILITIES:

Stormwater: A stormwater drainage collection system will be installed for the development and roadway drainage. Conceptual plans were submitted with the application. The project proposes to collect and convey stormwater to a proposed detention pond in the northeast corner of the subdivision. The proposed development must comply with the Department of Ecology 2014 Stormwater Management Manual for Western Washington (as amended). A Preliminary Permanent Stormwater Control Plan for the development has been submitted with the subdivision application (*Attachment 6 - Preliminary Stormwater TIR*).

Water: Water utility service will be supplied by the City of Enumclaw. There is sufficient water supply available in the City's system to serve the proposed plat as noted in the water availability certificate issued for the plat. The subdivision will be served by the 8" water main in Dickson Avenue that will be extended to connect with the existing water main in Blake Street and Watson Street N, creating a looped system. Service laterals will be provided to the individual lots created by the subdivision (*Attachment 9 - Water Availability Certificate*).

Sanitary Sewer: Sanitary sewer utility service will be supplied by the City of Enumclaw. As noted in the sewer availability certificate issued for the plat, there is sufficient sewer conveyance and treatment capacity in the City's sewer system to serve the proposed plat. Sewage will be conveyed from the new homes to the existing sewer main in Blake Street (*Attachment 7 - Preliminary Plat/Utility Plans; Attachment 10 - Sewer Availability Certificate*).

Other Utilities: All pipe and wire utility service connections shall be underground; no new poles or overhead wires are allowed.

Natural gas service will be supplied by the City of Enumclaw. Gas utility lines will be installed in a joint trench along with phone, electric, and cable, with service laterals provided to each lot. Easements for utilities will noted and shown on the face of the plat map.

XIV. COMPREHENSIVE PLAN:

The Comprehensive Plan designation for the subject property is *Mixed Residential*. The proposed plat is consistent with this land use designation and the applicable R-3 zoning. The proposed preliminary plat would also be consistent with Growth Management Act policies to provide for compact development in urban areas with existing infrastructure. Gross project density is (23 units/4.81 acres) 4.77 dwelling units per acre. Net project density, subtracting road and storm tract dedications, is (23 units/ 3.55 acres) 6.48 dwelling units per acre.

XV. STATUTES / CODES:

Subdivision Review Criteria: In reviewing a preliminary plat application, Enumclaw Municipal Code (EMC) Section 17.12.070 *Subdivisions – Additional Criteria* indicates that the Hearing Examiner consider eight factors (if applicable to the site) when making recommendation to City Council, and that the City Council shall consider the same factors in making its decision to approve, approve with conditions, or disapprove the proposal.

These eight factors (A-H) are listed below, with a brief analysis by staff:

A. Public Use and Interest. The Hearing Examiner and City Council shall inquire into the public use and interest proposed to be served by the establishment of the subdivision. Appropriate provisions shall be made for, but not limited to, public health, safety and general welfare and for such open space, drainage-ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and shall consider all relevant facts to determine whether the public use and interest will be served by the subdivision and dedication. If the plat provides for the above-mentioned, and conforms to all these development regulations (EMC Titles 15 through 19), then it shall be approved.

As proposed, the plat is consistent with the above listed criteria. Water and sewer certificates of availability have been issued, and all utilities are physically available to the subdivision. The developer will provide street, sewer, and stormwater infrastructure as required by the City. An in-lieu fee will be required to meet code requirements for the provision of park land. The proposed plat helps the City meet the requirements of the Growth Management Act by encouraging urban growth within the City Limits.

It is noted that sidewalks exist on the north and south side of Dickson Avenue east of the proposed project. New sidewalks will be provided for the project streets which will connect to the new sidewalk

constructed along the south side of Dickson Avenue, as part of the required half street improvements. Transit service is provided by King County Metro Transit, with the nearest stop from the project located at Highway 410, approximately 1/3 mile to the north. The applicant provided comment from the Enumclaw School District #216 (*Attachment 3 - Comments*), stating that school bus service will be provided for students. Staff also received confirmation that school bus service would be provided, as elementary, middle, and high schools are located 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. Presently, the safest walking route to Enumclaw High School, Enumclaw Middle School, and Southwood Elementary School with the most connected sidewalks is via Dickson Avenue east to Watson Street N, south to Warner Avenue, continuing west on Warner Avenue, crossing the signalized intersection at Highway 410, continuing on Warner Avenue, then heading south on Semanski Street, and continuing south, turning onto McDougall Avenue for the middle and elementary schools. The anticipated future development of the approved Watson (Bowen) Street Plat will provide the missing segment of sidewalk along the west side of Watson Street N. Future development of parcels adjacent north along Warner Avenue, between Schmid and Blake Streets will trigger street improvements that include sidewalks. The development is also subject to school impact fees.

B. Storm Waters and Flood Control. The Hearing Examiner and City Council shall consider the physical characteristics of a proposed subdivision site, and may disapprove a proposed plat because of flood inundation or swamp conditions.

The subject property is a relatively flat parcel surrounded by similar properties that have been developed with residential uses. The site is not located within any mapped flood hazard area. The applicant has designed the plat to meet the various requirements of the 2014 DOE Stormwater Manual for Western Washington. The proposed development will collect stormwater on the individual lots and convey it to a proposed detention pond in the northeast corner of the site. The stormwater TIR indicates that drainage will be provided via an onsite collection, and the proposal is to discharge controlled runoff to the City system at the northeast corner of the site. 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. A section of stormwater conveyance system at Cedar Street and Rainier Ave has known flooding problems during high intensity storm events. A downstream analysis is required to verify flow conditions and pipe/channel capacities to assure that appropriate flood control and drainage are provided.

Stormwater and drainage from future development will be addressed and mitigated pursuant to Enumclaw Municipal Code (EMC), Chapter 14.10-Stormwater Management. Measures to protect water quality will be implemented pursuant to the Department of Ecology (DOE) Stormwater Manual and Enumclaw Municipal Code (EMC), Chapter 14.10-Stormwater Management. A temporary erosion control plan utilizing best management practices will be required by the City prior to commencement of excavation, grading or filling.

Public comments were received regarding water drainage. The comments are summarized in the staff report and included as attachments to the staff report. Staff has reviewed the public comments, and discussed proposed stormwater management with interested neighbors. Mitigation conditions consider public comment and requirements per Enumclaw Municipal Code and Department of Ecology (DOE) Stormwater Manual.

C. Natural Element Retention. Due regard shall be shown for preservation of outstanding natural or cultural features such as scenic spots, watercourses, historic sites, etc.

Comment was provided by Laura Murphy of the Muckleshoot Indian Tribe (MIT) and Steven Mullen-

Moses of the Snoqualmie Tribe of Indians (STI) regarding cultural resources. Ms. Murphy requested 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. Mr. Mullen-Moses requested that an archeological review be performed, and that the STI is notified if any archaeological review is performed. Responding to the comments, the applicant provided a cultural resources assessment, (***Attachment 11 – Cultural Resources Assessment***) and contacted Ms. Murphy and communicated with Mr. Mullen-Moses as well.

D. Hazardous Geologic Conditions. In areas with slopes equal to or greater than 15 percent, a detailed soils engineering report will be required prior to the approval of any preliminary plat. Special consideration for grading, fills or excavations shall be made by the Hearing Examiner and shall be in accordance with the Uniform Building Code.

There are no slopes equal to or greater than 15% on this site. A geotechnical engineering study has been prepared by South Sound Geotechnical Consulting (***Attachment 8 - Geotechnical Report***).

E. Tree Cutting Plan. Landscaping, planting or tree cutting plans shall be prepared by landscape architect and submitted to the administrator prior to the approval on slopes 15 percent or steeper. In addition, tree cutting plans shall be required for developments in which trees over six inches in caliper are to be cut.

There are no slopes 15% or steeper, there are no trees located at the site that are larger than six inches in caliper.

F. Water Retention Basins. The use of water retention basins to minimize surface runoff or erosion damage potential may be required.

The proposed development is required to comply with the DOE 2014 Storm Water Management Manual for Western Washington, and best management practices for temporary erosion control will be utilized during grading and construction. The completed project will incorporate a stormwater retention basin constructed in the northeast portion of the development.

G. Land Adjacent to Public Waters. When subdivisions are proposed in a shoreline area, open space may be provided to and along the water's edge with provision for access from a public right-of-way or other adjoining public land, if necessary to mitigate adverse impacts caused by the subdivision.

This site is not located adjacent to a “shoreline of the state,” and is not subject to the Washington State Shoreline Management Act (SMA).

H. School and Park Sites. Where a proposed school or park site lies within a proposed subdivision as indicated in the comprehensive plan, or other plans or policies, the site may be required to be reserved or dedicated by the subdivider.

No proposed school or park sites lie within the proposed subdivision as indicated in the comprehensive plan.

Additional criteria for review: Subdivisions within the City of Enumclaw are subject to the requirements set forth in EMC Title 17 *Subdivisions*, which sets general provisions, application, preliminary and final plat requirements, design principles and development standards. Developments within the *Mixed Residential (R-3)* zoning district are subject to the development standards and use restrictions of the R-

3 zone.

As proposed, the public health, safety, and general welfare of the community is protected and provided for by compliance with all relevant development regulations pertaining to this application. By implementation of all required development regulations, the applicant shall provide a safe, orderly and beneficial development.

XVI. CONCLUSION AND FINDINGS OF FACT:

Findings of Fact:

Staff recommends the Hearing Examiner adopt following Conclusions and Findings of Fact:

1. Preliminary Plat Application #LUA2019-0027 proposes to subdivide 4.8 acres into 23 single-family residential lots. The subject project is located south of the unimproved section of Dickson Avenue between Blake Street and Watson Street North (King County APN #2520069004). The preliminary plat application was submitted on November 12, 2019 and was deemed complete on December 10, 2019.
2. The project site is designated *Mixed Residential* on the City's Comprehensive Plan Land Use Map, and is within the *Mixed Residential (R-3)* zoning district.
3. Proposed lot sizes range between 6,217 square feet (sf) to 9,432 sf square feet (sf) in size. Proposed gross project density is 4.77 dwelling units per acre.
4. Surrounding zoning and land uses include:
East-Multifamily (R-4) zoning; Multifamily residential development
South-Residential 2 (R-2) zoning; Single-family residential development
West-Mixed and Multifamily Residential (R-3/R-4) zoning; Single-family and multifamily residential Development
North-Highway Community Business (HCB) zoning; Commercial development
5. A Notice of Application was issued on December 18, 2019 pursuant to EMC 15.30.030 and RCW 36.70B.110.
6. Environmental review under the State Environmental Policy Act (SEPA) was performed and a Mitigated Determination of Non-Significance was issued on February 12, 2020. The SEPA review noted potential impacts with regard to stormwater conveyance, cultural resource protection, construction noise, and incremental impacts to the City's transportation system, park system, fire protection services, school facilities, and cultural resources. Mitigation measures including impact fees, limiting construction hours, improvement of an existing substandard section of Dickson Avenue, providing truck haul routes, erosion control, and replacing damaged pavement, providing a stormwater downstream analysis, and implementation of an Inadvertent Discovery Plan (IDP) for cultural resources protection are required.
7. A Notice of Public Hearing was issued on February 12, 2020 for a hearing before the City of Enumclaw Hearing Examiner on March 4, 2020.
8. Single-Family Residential development is a permitted use in the R-3 zoning district.

9. No regulated critical areas including wetlands, geologically hazardous areas, critical aquifer recharge, and/or frequently flooded areas are mapped on the site.

Conclusions:

Based on the above findings of fact, Staff suggests that the following conclusions can be made:

- A. The proposed residential subdivision is an allowed use, and the proposed lot sizes and density comply with the development standards of the R-3 zone.
- B. The proposed project, as conditioned, will not result in any significant impact on the environment.
- C. Appropriate provisions are made in the subdivision for, but not limited to, public health, safety and general welfare, and for open space, drainage ways, streets or roads, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions to future bus stop locations for students accessing bus service provided by the school district.
- D. The public use and interest will be served by the proposed subdivision and associated dedications.
- E. The request furthers the City's Land Use goals to encourage compact development of vacant or underutilized land to limit pressure for expanding the city's boundaries and maximize use of vacant or underutilized space within the city limits. The request furthers the City's Housing goal to ensure that housing is compatible in size and quality, design and intensity with surrounding land uses, traffic patterns, public facilities and environmentally sensitive features through specific site and building design measures.

XVII. RECOMMENDATION:

Based on the submitted materials, the City recommends that the Hearing Examiner hold the hearing, review the information, prepare written findings and conclusions, and make a recommendation to the Enumclaw City Council for the approval of Preliminary Plat #LUA2019-0027, Hazel Estates Preliminary Plat, subject to the following conditions:

- 1) All applicable mitigation measures specified in the MDNS, issued February 12, 2020, shall be met.
- 2) Prior to approval and recording of the final map for the subdivision, all streets, drainage systems, utilities, and other required improvements shall be installed as approved by the City Engineer. All work shall be completed in accordance with site development permits issued by the City.
- 3) All utility lines including gas, phone, electric, and cable shall be installed in a joint trench within the street rights-of-way. Service laterals shall be provided to each lot.
- 4) Water and sewer service shall be provided for the subdivision. Service laterals shall be provided to each lot.
- 5) Prior to approval and recording of the final plat map, the applicant shall pay an in-lieu fee for park space. The in-lieu fee for park space shall be based on a proportional value for 4,789 sq. ft. of land, based on a determination of the fair market value of the land to be subdivided by a certified appraiser. The applicant shall provide proof of the fair market value by providing a signed letter from a certified

appraiser. If the applicant provides open space totaling 4,789 sq. ft. this requirement will not be required.

- 6) Construction of the stormwater pond shall be supervised by a professional geotechnical engineer. Special inspection reports by the geotechnical engineer shall be provided to the City engineer prior to final inspection approval and acceptance of the stormwater pond by the City.

PREPARED BY:

Dawn Moser, Senior Planner

ATTACHMENTS:

1. Preliminary plat application received November 12, 2019.
2. MDNS issued February 12, 2020.
3. Comments received as of February 26, 2020.
4. Wetland verification/assessment by Beaver Creek Environmental Services, Inc. dated August 28, 2019
5. Traffic Impact Analysis (TIA) by Heath and Associates, dated October, 2019.
6. Preliminary stormwater technical information report (TIR), by AHBL, dated October, 2019.
7. Preliminary plat/utility plan.
8. Geotechnical report prepared by South Sound Geotechnical Consulting dated October 9, 2019.
9. Water availability certificate.
10. Sewer availability certificate
11. Cultural resources report prepared by Willamette CRA, dated February 5, 2020 (*exempt from public records requests, not provided for public review*).