



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 KIBLER COURT LONG SUBDIVISION – (APNs #2320069327 and 2320069330)

Permit Application Number: Subdivision/SEPA Environmental Checklist File #LUA2019-0001

Applicant: Carl J. Sanders Construction, Inc.
1327 Cole St
Enumclaw, WA 98022

Agent: Larson and Associates LLC
Attn: Jeff Cederholm, P.E.
9027 Pacific Avenue, Suite #4
Tacoma, WA 98444

Description of Proposal: Application for approval to subdivide 7.07 acres in the *Moderate Density Single Family Residential* (R2) zoning district into 21 detached single-family residential lots, and a 39,362 square foot stormwater detention tract. The proposed subdivision will be accessed off Florence Street which is to be extended between McHugh Avenue and Kibler Avenue, and improved as part of this subdivision. Lot sizes range from 9,126 square feet (sf) to 14,207 sf. The average lot size is 13,393 sf, with a project density (gross) of 2.97 dwelling units per acre.

Location of Proposal: The subject project is vacant land, King County Assessor's Parcel Numbers #2320069327 and 2320069330, NE ¼, NE ¼, SEC.23, T20N, R06E, W.M. located north and east of Kibler Avenue Church of Christ.

Dates: This application was originally submitted on:	January 4, 2019
This application was deemed complete on:	March 5, 2019
Notice of Application issued	March 19, 2019
This MDNS is issued on:	May 15, 2019

Other 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), archaeological excavation permit (Washington State Department & Historic Preservation) and building permits for future single-family dwellings.

Public Hearing: On June 5, 2019 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.

Environmental Studies:

- *SEPA Environmental Checklist* prepared by Carl J Sanders, received January 4, 2019
- *Revised SEPA Environmental Checklist* prepared by Carl J Sanders, received February 22, 2019
- *Kibler Court Plat Traffic Impact Analysis* by Heath and Associates, Inc., dated February 20, 2019
- *Geotechnical Engineering Study* by Earth Solutions NW, LLC dated January 28, 2019
- *Preliminary Storm Drainage TIR* by Larson and Associates, dated January 4, 2019
- *Cultural resources assessment* by Aqua Terra Cultural Resource Consultants, dated February 28, 2017

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

Responsible Official: Chris Pasinetti, Community Development Director

Agency Comments:

Washington State Department of Archeology and Historic Preservation (DAHP): Communication dated April 2, 2019, DAHP informed staff that the applicant apply and receive approval for a DAHP archaeological excavation permit prior to any ground disturbing activities within the site boundaries due to the presence of resources in the project area. Recommendation was made to follow an Inadvertent Discovery Plan for ground disturbing work on Parcel #232006-9327, and halting work and contacting DAHP and affected Tribes if resources are discovered. DAHP also recommended applicant consult with the concerned Tribes' cultural committees and staff.

Muckleshoot Indian Tribe: Communication from Laura Murphy, Archaeologist with the Muckleshoot Indian Tribe (MIT) Preservation Program to staff dated March 25, 2019, included initial project comments. Ms. Murphy informed staff that a DAHP archaeological permit is required prior to construction. Mitigation measures can be determined if the site is eligible for listing in the National Historic Register, and that MIT has an opinion on the final disposition of any recovered artifacts.

Public Comments: The City received one public comment, from neighbors Danny and Linda Rude. Concerns raised included water run-off handling, privacy, traffic management, and mitigation in handling of artifacts identified on the subject property.

Finding of Potential Environmental Impacts: The project has the potential to result in significant environmental impacts with regard to the archaeological resources, construction noise impacts to adjacent residential development, and incremental impacts to the City's transportation system, park system, and fire protection services. These impacts are expected to be mitigated by the payment of impact fees, limiting construction hours (Enumclaw Municipal Code Chapters 19.24 and 8.20), obtaining required permits from the Washington State Department of Archeology and Historic Preservation (DAHP) prior to any site work, and working with the Muckleshoot Indian Tribe and DAHP prior to, and during site construction as required/recommended.

Wetlands: The National Wetland Inventory maps and King County iMap do not show the presence of any wetlands on the site.

Archeology: A cultural resources assessment of the two subject parcels was prepared by Aqua Terra Cultural Resource Consultants (ATCRC), for Kibler Church of Christ, dated February 28, 2017. Washington State Department of Archeology and Historic Preservation (DAHP) and Muckleshoot Indian Tribe (MIT) are aware of this assessment, and were notified in the Notice of Application for this project. Both entities provided comment, and recommendations and requirements are included in the mitigation measures outlined below. The report concluded that the project area has high potential to contain archeological deposits and is potentially eligible for the National Register of Historic Places. ATCRC recommendations are included in the mitigation measures outlined below.

Utility Service: Utilities including water, sewer, electricity, and natural gas are available in Kibler Avenue to serve the proposed project.

Stormwater: The stormwater TIR indicates that drainage will be provided via an onsite collection, retention, and release system, with metered release from the detention pond to an existing storm

drain manhole to the south of the proposed detention pond. Full infiltration/permeable pavement and bioentention is noted as infeasible due to unsuitability of site soils for infiltration. Stormwater conveyance is proposed in a west/northwesterly direction within an easement to existing stormwater system in McHugh Avenue. 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.

Traffic Impacts: A Traffic Impact Analysis was prepared for the project by Heath and Associates Inc. dated February 20, 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 traffic with 16 AM peak hour trips and 21 PM peak hour trips. The analysis concluded that left-turn lanes were not warranted for the project entrance on Kibler Avenue or McHugh Avenue, and that all impacted intersections would continue to function within City level-of-service standards (LOS A). 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). Sidewalks will be provided for the project streets and the extension of Florence Street, and nearby existing sidewalks are on the south side of Kibler Avenue and both sides of Florence Street north of the project. Transit service is provided by King County Metro Transit, with the nearest stop from the project located at the intersection of Florence Street and Griffin Avenue (SR164), approximately 1/3 mile to the south.

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 am to 8 pm weekdays unless otherwise authorized by the City (EMC Chapter 8.20). This permit includes additional authorization for work from 9 am to 5 pm 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.”

Storm stubs to upstream properties must be at sufficient depth to serve the future development of the upstream properties, and accounting for upstream drainage. An 8" sewer line needs to be stubbed through the south end of the storm tract to 2790 McHugh Ave. Confirmation is needed that the septic system for 2790 McHugh Ave does not extend into this parcel. A fire hydrant will be required at the proposed intersection of Florence Street and Road A/B intersection. Improvements shall be constructed prior to issuance of the Land Disturbing Activity (LDA) permit for the site. Storm improvements shall include provisions for water quality treatment, as approved by the City. Water, sewer, and storm system infrastructure in the proposed Florence Street extension shall be constructed to City standards.

3. Prior to the issuance of grading or site development permits, or the commencement of any ground disturbing activities within the site boundaries, the applicant shall obtain any and all permits required by the Washington State Department of Archeology and Historic Preservation (DAHP). The developer shall implement an Inadvertent Discovery Plan (IDP) for ground disturbing work, consulting with DAHP and the Muckleshoot Indian Tribe (MIT) to develop an appropriate resource protection plan. 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, DAHP and the MIT, shall be immediately consulted.

4. 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 SEPA checklist references approximately 10,000 cubic yards of cut and 15,000 cubic yards of fill to bring the site elevation to grade. Trucks transporting cut and fill could degrade the roadways on Kibler Avenue, Florence Street, and McHugh Avenue. Prior to issuance of the Land Disturbing Activity Permit (LDA) permit, the applicant shall identify truck routes and applicant shall control erosion, and replace pavement as necessary as a result from import/export activities.

Comment Period and Appeal: This determination is being issued pursuant to WAC 197-11-340 with a 15 -day comment period. This MDNS will not be considered final until after the close of a 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. Any appeal of this determination must be filed within fifteen (15) days from the date this determination becomes final. A written notice of appeal and appropriate filing fee must be filed with the City Clerk by 4:30 pm on the final day of the appeal period.

Date of Issuance: May 15, 2019

Comment Deadline: May 30, 2019

Administrator of Development Regulations and SEPA Responsible Official



Chris Pasinetti, Community Development Director

5-9-2019

Date

Dawn Moser, Senior Planner
1309 Myrtle Avenue
Enumclaw, WA 98022
Phone 360-825-3593 Ext. 5725

ATTACHMENT B - Distribution List:

Land Use Action Bulletin Board posting
Publication in The Enumclaw Courier-Herald
On-site posting

SEPA Register (WSDOE Environmental Review Section)

WA Dept. of Fish and Wildlife

Enumclaw School District #216

CenturyLink

King County DDES (Environmental Division)

Puget Sound Energy

[illegible]



REVISION

Community Development Department
1309 Myrtle Avenue
Enumclaw, WA 98022-3101
(360) 825-3593

DATE RECEIVED
FEB 22 2019
CITY OF ENUMCLAW

Environmental Checklist for SEPA Review Application Form (2-14-2017)

To be completed by Staff:

Application # _____

Received by: _____ Date: _____

Processing Fee: \$350.00 plus public notification costs _____

A. Staff review determined that project:

- _____ Meets categorically exempt criteria.
- _____ Has no probable significant adverse environmental impact(s) and application should be processed without further consideration of environmental effects.
- _____ Has probable, significant impact(s) that can be mitigated through conditions. EIS not necessary.
- _____ Has probable, significant adverse environmental impact(s). An Environmental Impact Statement will be prepared.

Signature of Responsible Official

Date

B. Comments:

C. Type of Permit or Action Requested:

D. Zoning District:

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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: [\[help\]](#)

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: [\[help\]](#)

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.

To be completed by Applicant:

A. Background [\[help\]](#)

Kibler Court

1. Name of proposed project, if applicable: [\[help\]](#) _____

Carl J Sanders Construction Inc.

2. Name of applicant: [\[help\]](#) _____

3. Address and phone number of applicant and contact person: [\[help\]](#)

Applicant:
Carl J Sanders Construction Inc
2035 Commerce St.
Enumclaw, WA 98022
Contact: Carl Sanders @ (206) 730-8030

(Note that all correspondence will be mailed to the applicant listed above unless a project contact is designated here and on an addendum attached to this page.

Carl J Sanders Construction Inc

4. Applicant is (owner, agent, other): _____

December 12, 2018

5. Date checklist prepared: [\[help\]](#) _____

City of Enumclaw

6. Agency requesting checklist: [\[help\]](#) _____

7. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Subdivision development targeted in the spring of 2019. No phasing is proposed.

8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None proposed at this time.

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Potential/anticipated reviews: geotechnical evaluation; traffic impact analysis; land development permitting.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

11. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City of Enumclaw: Preliminary Plat, Final Plat, Clearing and Grading, Right-of-Way Permit, Sanitary Sewer, Site Development, Etc.

12. **Project description:** 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 agencies may modify this form to include additional specific information on project description.) [\[help\]](#) (Attach site plans as described in the instructions. Attach extra pages if necessary):

The project proposes the development of 21 single family residential lots and a stormwater tract. Public sanitary sewer and public water services will be extended on-site to serve all lots. Internal public roads will be extended to the east and west of Florence Street as necessary in order to provide internal access; Florence Street is anticipated to be improved from the northern most boundary of the project site to the intersection of Florence Street and Kibler Avenue.

13. **Location:** Give general location of proposed project (street address, nearest intersection of streets and section, township and section).

The site is located on the east and west sides of the unopened Florence Street ROW approximately 300 feet north of the intersection of Florence Street and Kibler Avenue. Physical address unknown. NW, NE-23-20-6

14. **Legal description and tax identification number:**

a. **Legal description (if lengthy, attach as separate sheet)**

PER STUART TITLE COMPANY FILE NO. 735752RT PARCEL A: 2320069327 REVISED LOT A AS SHOWN ON ENUMCLAW LOT LINE ADJUSTMENT NO. 20030924001843, RECORDS OF KING COUNTY, WASHINGTON. PARCEL B" 2320069330 REVISED LOT A AS SHOWN ON LOT LINE ADJUSTMENT NO. 9411. RECORDED NOVEMBER 1, 1994 UNDER RECORDING NO. 9411010512, RECORDS OF KING COUNTY WASHINGTON SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

b. **Tax Identification number:**

2320069327 and 2320069330

15. Existing conditions: Give a general description of the property and existing improvements, size, topography, vegetation, soil, drainage natural features, etc. (If necessary, attach a separate sheet).

The site is comprised of undeveloped 2 lots for total of 307,874 square feet. The property is generally flat with a gentle slope falling to the northwest. Existing vegetation is primarily comprised of grasses. There do not appear to be any significant trees on the property. Soils consist of Alderwood gravelly sandy loam, 0 to 8% slopes, and Buckley gravelly silt loam, 0 to 3% slopes.

307,874 square feet

16. Site Area (acres and/or square feet): _____

~500' X ~325' and ~475' X 271'

Site Dimensions: _____

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B. Environmental Elements

1. Earth

- a. General description of the site [\[help\]](#) (circle one): Flat, rolling, hilly, steep slopes, mountains, other:

The site is generally flat, with a gentle slope down to the northwest.

What is the steepest slope on the site (approximate percent slope) [\[help\]](#)?

< 5%

- b. 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 prime farmland. [\[help\]](#)

Soils consist of Alderwood gravelly sandy loam, 0 to 8% slopes, and Buckley gravelly silt loam, 0 to 3% slopes. (Natural Resource Conservation Service)

- c. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None known.

- d. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

Cut/fill activities will occur in association with road construction and lot grading. ~10,000 CY of cut, and 15,000 CY of fill. Sources for fill will be from City approved sites.

- e. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Erosion is not anticipated with the proposed clearing/grading activities on-site. In order to prevent erosion from occurring, appropriate temporary construction BMP's will be installed prior to the start of any clearing/grading construction activities.

- f. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 59%.

- g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. [\[help\]](#)

Temporary and permanent measures to control erosion include: impervious surface, seeding, sodding, mulching, soil amendment, silt fence, temporary sediment pond, interceptor swales, check dams, construction entrance.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Typical emissions related to construction activities during plat development. Following plat completion, typical emissions related to the development of 21 single family residences.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any. [\[help\]](#)

City approved dust control measures will be employed during construction activities as needed, which may include, but not limited to, the use of a water truck.

3. Water

- a. Surface Water:

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

None known.

- ii. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- iii. 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. [\[help\]](#)

None

iv. Will the proposal require surface water withdrawals or diversions?

Give general description, purpose, and approximate quantities, if known. [\[help\]](#)

No, none are proposed.

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

[\[help\]](#)

No waste material discharges are proposed.

b. Ground:

i. Will ground water be withdrawn, or will water be discharged to ground water?

Give general description, purpose, and approximate quantities, if known: [\[help\]](#)

No.

ii. 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. [\[help\]](#)

No waste material will be discharged to the ground since a sanitary sewer main will be installed to serve all lots.

c. Water Runoff (including storm water):

i. 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. [\[help\]](#)

Stormwater generated by new impervious and disturbed pervious surfaces will be collected and treated as required by the City and current Department of Ecology stormwater requirements.

- ii. Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No; none anticipated.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: [\[help\]](#)

A storm drainage and TESC plans will be provided pursuant to City and current Department of Ecology requirements.

4. Plants [\[help\]](#)

- a. Check or circle types of vegetation found on the site: [\[help\]](#)

- ☐ Deciduous tree: alder, maple, aspen, other _____
☐ Evergreen tree: fir, cedar, pine, other _____
☐ Shrubs
☒ Grass
☐ Pasture
☐ Crop or grain
☐ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____

- ☐ Water plants: water lily, eelgrass, milfoil, other _____

3.a.i. is not applicable.

- ☐ Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Existing grass will be removed as necessary in order to facilitate construction of the road system, building pads, utilities, sidewalks, storm drainage improvements, etc.

- c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

A landscaping plan will be prepared as may be required utilizing City approved plant species. Street trees may also be planted as required by the City.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

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: [\[help\]](#)

Birds: hawk, heron, eagle, songbirds, other:

Typical sparrows

Mammals: deer, bear, elk, beaver, other:

None known.

Fish: bass, salmon, trout, herring, shellfish, other:

No

- b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None proposed at this time.

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. [\[help\]](#)

Typical energy sources associated with residential development; e.g. electric for heating and cooking.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

None known.

- 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: [\[help\]](#)

None are proposed with the development of this plat. Energy conservation will be addressed at the time of individual lot 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. [\[help\]](#)

None anticipated.

- i. Describe special emergency services that might be required.

None known.

- ii. Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

b. Noise

- i. What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)? [\[help\]](#)

None known.

- ii. 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 this site. [\[help\]](#)

Short term: noise associated with the development of subdivision infrastructure.
Long term: noise associated with typical single family residential occupancy.

- iii. Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None proposed at this time.

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. [\[help\]](#)

The site is vacant. The proposal will compliment and enhance area properties, which include: North: R-2 Zoning with SFR development; South: R-2 Zoning with SFR and a Church development; West: R-2 Zoning with SFR development; and East: R-2 Zoning with SFR development.

b. Has the project site been used as working farmlands or working forest lands? 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? [\[help\]](#)

Not known.

i 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? If so, how

No.

c. Describe any structures on the site. [\[help\]](#)

Based on 2017 air photography, there appear to be two (2) small non-residential structures on the site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes, existing structures/sheds may be removed.

e. What is the current zoning classification of the site? [\[help\]](#)

Residential-2 (R-2)

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Single Family Residential

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

No

- h. Has any part of the site been classified a critical area by the city or county? If so, specify. [\[help\]](#)

None known.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

~53 residents (21 households X 2.52 people/household)

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

- k. Proposed measures to avoid or reduce displacement impacts if any: [\[help\]](#)

No displacement.

- l. Proposed measures to ensure the proposal is compatible with Existing and projected land uses and plans, if any. [\[help\]](#)

City review for project compliance.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

21 middle income housing units.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any. [\[help\]](#)

None proposed at this time.

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? [\[help\]](#)

30 feet; exteriors will likely be primarily wood products.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None known.

- c. Proposed measures to reduce or control aesthetic impacts, if any. [\[help\]](#)

As may be required by the City, new street trees may be planted along the new roadway, and landscaping throughout the yards and open spaces will also be provided in order to provide an aesthetically pleasing environment

11. Light and Glare

- a. What type of light or glare will the proposals produce? What time of day would it mainly occur? [\[help\]](#)

Night-time light produced by the completed plat will be typical in nature to other single-family residential developments in the City.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

None known.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any. [\[help\]](#)

No measures are currently being proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediately vicinity? [\[help\]](#)

Martin Johnson Park is located by foot/vehicle approximately a quarter mile to the east of the project approximately 895 feet.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

None known.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. [\[help\]](#)

Park impact fees totaling \$25,389 will be paid for the entire project; which is \$1,209 for each lot at the time of building permit issuance.

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 located on or near the site? If so, specifically describe. [\[help\]](#)

No

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. [\[help\]](#)

No

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. [\[help\]](#)

City of Enumclaw GIS Critical Area Mapping, and King County GIS Mapping.

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. [\[help\]](#)

No measures are currently being proposed at this time. However, in the unlikely event resources are encountered during site development, work will be stopped immediately and the City, State and affected tribe(s) will be contacted.

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. [\[help\]](#)

The project site will be served by Florence Street, which connects to Kibler Avenue to the south and McHugh Avenue to the north.

- 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? [\[help\]](#)

King County Metro Transit Routes 186 and 915 operates along Griffin Avenue south east of the project site. The closest stop appears to be near the intersection of Harding Street and Griffin Avenue (approximately 1/2 mile southeast of the project).

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The completed project will have a minimum of 42 new off-street parking spaces (a minimum of 2 per lot). No parking will be eliminated with the completed project.

- 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). [\[help\]](#)

Full street improvements along Florence Street may be required along the frontage of the project site, including lane, curb, gutter and sidewalk etc., and extended to the south to the intersection of Florence and Kibler.

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

None known.

- 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? [\[help\]](#)

210 ADT are anticipated (21 units X 10 ADT/unit)

- 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. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Transportation impact fees totaling \$68,019 may be paid for the entire project; which is \$3,239 for each lot at the time of building permit issuance.

e. 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. [\[help\]](#)

It is not anticipated that any additional public services will be required to service this project.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Fire impact fees totaling \$50,045.73 may be paid for the entire project; which is \$2,383.13 for each lot at the time of building permit issuance. Fire hydrants will also be provided as necessary. School impact fees totaling \$115,437 may be paid for the entire project; which is \$6,497 for each lot at the time of building permit issuance.

f. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. [\[help\]](#)

Electricity and telephone.

- 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. [\[help\]](#)

The City of Enumclaw to provide sanitary sewer, water, and solid waste disposal services. Power will be provided by PSE, and telephone by US West.

C. Signature [\[HELP\]](#)

Under penalty of perjury 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: _____

Carl J Sanders

Name of signer: _____

Carl J Sanders

Owner / Carl J Sanders Construction Inc.

Position and Agency/Organization: _____

Date: _____

Owner Carl Sanders Const. Inc

SEPA Submittal Requirements Checklist

SUBMIT THE FOLLOWING INFORMATION FOR A COMPLETE APPLICATION

- ✓ A. Submit the **original checklist** form and two (2) copies (for a total of 3 copies)
Along with three (3) copies of each of the following:

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development.
2. Site plan (one at original size; the rest reduced to no larger than 11 x 17 inch size)

The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and points of ingress and egress, and adjacent uses.

4. When appropriate, conceptual building elevations.
5. Conceptual vehicle maneuvering diagram.
6. \$350.00 filing fee plus public notification costs

- ✓ B. Submit three (3) copies of the following when appropriate:

1. Wetland Delineation Report.
2. Geotechnical and Geological Report.

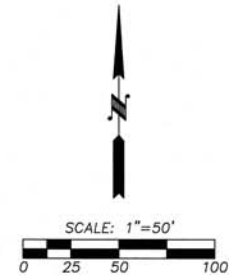
All maps must be folded to fit into a 10 x 15 inch mailing envelope.



PROPERTY DESCRIPTION
PER STUART TITLE COMPANY FILE NO. 735752RT
PARCEL A: 2320069327
REVISED LOT A AS SHOWN ON ENUMCLAW LOT LINE ADJUSTMENT NO. 20030924001843, RECORDS OF KING COUNTY, WASHINGTON.
PARCEL B: 2320069330
REVISED LOT B AS SHOWN ON LOT LINE ADJUSTMENT NO. 9411, RECORDED NOVEMBER 1, 1994 UNDER RECORDING NO. 9411010512, RECORDS OF KING COUNTY WASHINGTON
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

KIBLER COURT

NW 1/4, NE 1/4, SEC. 23, TWN. 20 N., RNG. 6 E., W.M.
CITY OF ENUMCLAW, KING COUNTY, WA
PRELIMINARY PLAT MAP



SITE DATA

PARCEL #: 2320069327, 2320069330
ADDRESS: XXXX FLORENCE ST.
ACREAGE: 307,874 SQ. FT. (7.07 AC)
ZONING: R-2
EXISTING STRUCTURES: NONE
MIN. LOT SIZE: 8,400 SF
MAX. LOT SIZE: 18,000 SF
STREET FRONTAGE: 50'
MAX. BUILDING HEIGHT: 30'
MAX. BUILDING COVERAGE: 40%
CRITICAL AREA: NONE
SHORELINE ENVIRONMENT DESIGNATION: NONE
SIGNIFICANT TREES: NONE

SERVICES

WATER: CITY OF ENUMCLAW
SCHOOLS: ENUMCLAW SCHOOL DISTRICT 216
ROADS: 50 FT. PUBLIC ROW (TRACT A)
POWER: PSE
TELEPHONE: US WEST COMMUNICATIONS
FIRE DISTRICT: ENUMCLAW FIRE DEPARTMENT
SEWER: CITY OF ENUMCLAW

PROJECT PROPOSAL DATA

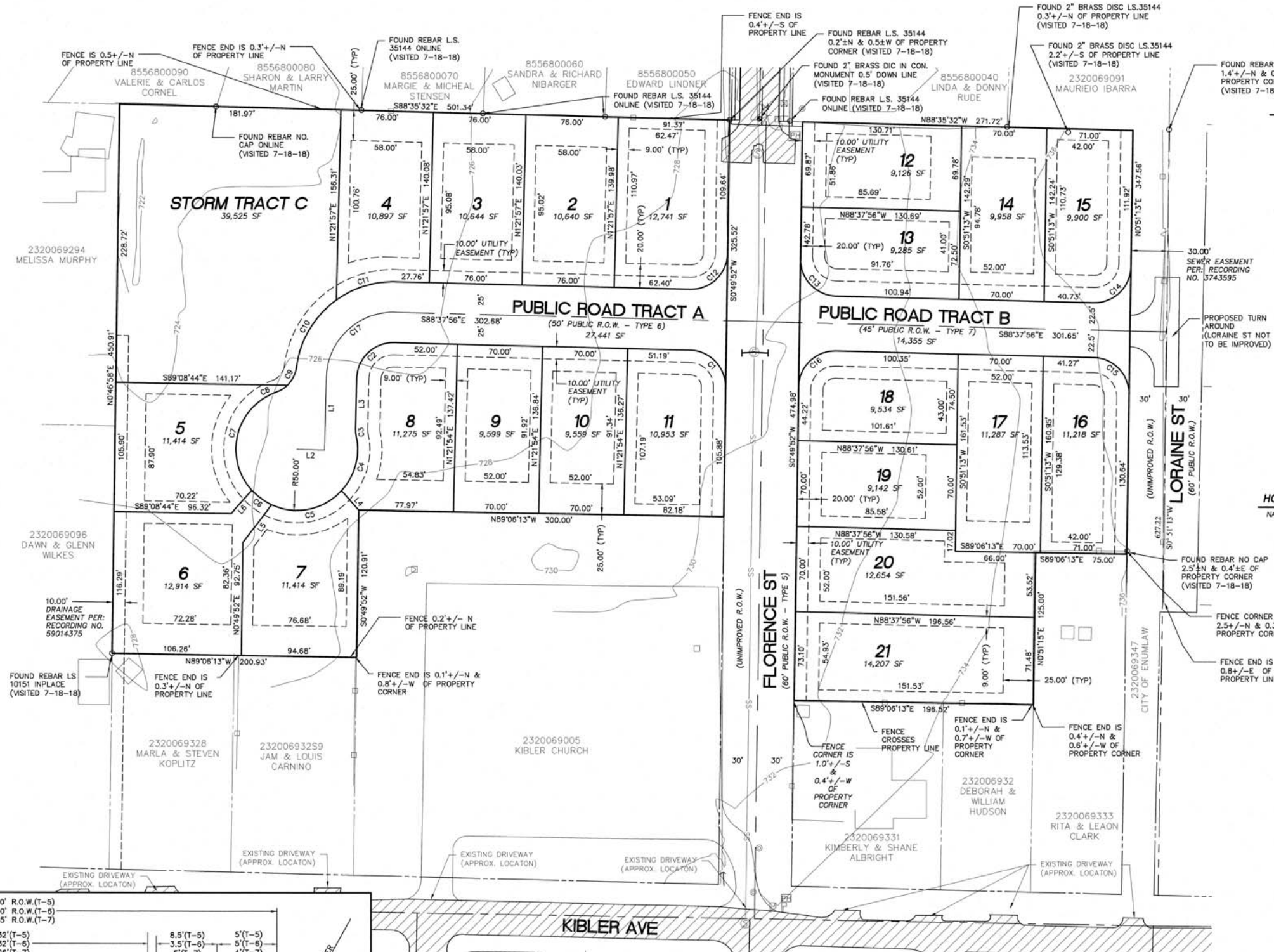
PROPOSED USE: DETACHED SINGLE-FAMILY RESIDENTIAL
TRACT A ROAD DEDICATION: 27,441 SF
TRACT B ROAD DEDICATION: 14,355 SF
TRACT C STORMWATER: 39,362 SF
NO. OF LOTS: 21
AVG. LOT SIZE: 13,393 SF
GROSS PROJECT DENSITY: 2.97 UNITS/ACRE
(# OF UNITS/GROSS LOT AREA)
PARK: -0- SF

SET BACKS

FRONT: 20'
SIDE: 9'
REAR: 25'

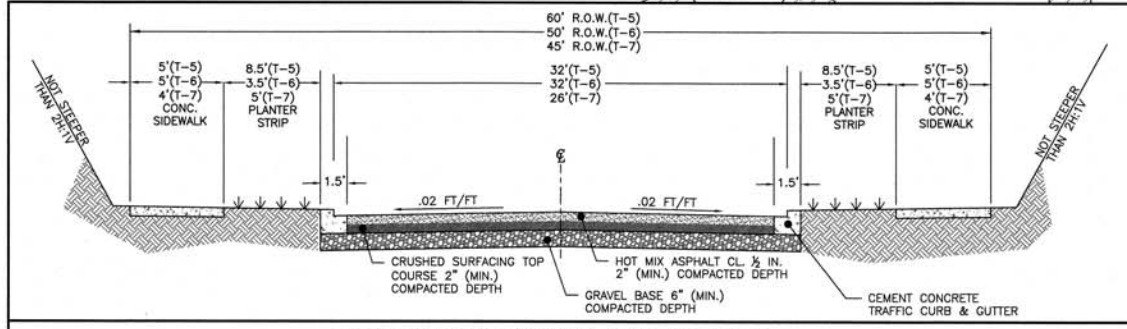
SURVEYOR

HOLMVG, DEWITT, GALLION AND ASSOC., LLC
1036 COLE STREET, ENUMCLAW, WA 98022
(360) 825-6963
BOUNDARY AND TOPO PROVIDED BY
HOLMVG, DEWITT, GALLION AND ASSOC.,
LLC, AUGUST 24TH, 2018, ON FILE WITH
LARSON AND ASSOCIATES.



- ### LEGEND
- P/L — PROPERTY LINE
 - R/W LINE — R/W LINE
 - R.O.W CENTER LINE — R.O.W CENTER LINE
 - EXISTING CONTOUR — EXISTING CONTOUR
 - PROPOSED LOT LINE — PROPOSED LOT LINE
 - X — X — EXISTING WIRE FENCE
 - □ — □ — EXISTING WOOD FENCE
 - S — S — EXISTING STORM PIPE
 - W — W — EXISTING WATER MAIN
 - T — T — EXISTING PHONE MAIN
 - G — G — EXISTING GAS LINE
 - OP — OP — EXISTING OVERHEAD POWER LINE
 - SS — SS — EXISTING SEWER MAIN
 - ○ — ○ — EXISTING POWER POLE
 - □ — □ — EXISTING FIRE HYDRANT
 - □ — □ — EXISTING CATCH BASIN
 - — — UTILITY EASEMENT
 - — — BUILDING SETBACK LINE
 - — — EXISTING ASPHALT
 - — — EXISTING CONCRETE

HORIZONTAL DATUM/BASIS OF BEARING
NAD 83/91 WASHINGTON STATE PLANE NORTH ZONE
US SURVEY FEET



Parcel Line Table		
Line #	Length	Direction
L1	59.71	N1°21'57"E
L2	22.86	S88°38'03"E
L3	41.93	S1°21'57"W
L4	20.99	S41°57'30"E
L5	38.69	S37°22'40"W
L6	25.30	S42°12'35"W

Curve Table			
Curve #	Length	Radius	Delta
C1	46.84	30.00	89°27'48"
C2	47.12	30.00	90°00'07"
C3	5.98	25.00	13°42'46"
C4	48.11	50.00	55°08'07"
C5	62.55	50.00	71°40'17"
C6	20.14	50.00	23°04'50"
C7	98.64	50.00	113°02'07"

Curve Table			
Curve #	Length	Radius	Delta
C8	98.64	50.00	113°02'07"
C9	17.02	25.00	39°00'48"
C10	65.95	80.00	47°13'57"
C11	51.78	80.00	37°04'55"
C12	47.40	30.00	90°32'12"
C13	46.84	30.00	89°27'48"
C14	47.39	30.00	90°30'51"

Curve Table			
Curve #	Length	Radius	Delta
C15	46.85	30.00	89°29'09"
C16	47.41	30.00	90°32'32"
C17	86.40	55.00	90°00'07"



JOB NUMBER
9097

SCALE
1"=50'

DESIGNED SC
DRAWN
CHECKED GJM

PH: 206-730-8030

PROPOSED BY
CARL J. SANDERS CONSTRUCTION, INC.
1327 COLE ST
ENUMCLAW, WA 98022
CONTACT: CARL SANDERS

PROPOSED BY
LARSON AND ASSOCIATES
surveyors, engineers & planners
8027 PACIFIC AVENUE, SUITE 4
TACOMA, WA 98444 (253) 474-3404

DATE
12-20-18

DRAWING NO.
9097SITE

SHEET 1 OF 1

PRELIMINARY PLAT MAP

SITE