

December 9, 2015

Mr. Shaun Tozer, Public Works Project Manager
PO Box 1300
Duvall, WA 98019

RE: **Notice of Decision:** SR 203 Safety Improvements and Road Reconstruction (SEPA15-001)
subject to conditions:

Dear Mr. Tozer:

The Planning Department has completed the review for the SR 203 Safety Improvements and Road Reconstruction and has issued a decision. The staff report is attached and acts as the notice of decision for this project.

The project notice of decision has an appeal period that runs from December 9 – 30, 2015. The City's final decision on an application may be appealed by a party of record with standing to the hearing examiner. Such petition must be filed within 21 days of issuance of the decision to the City Clerk along with a deposit of \$250.00.

If you have any further questions please contact me at 425-788-2779 or email me at lara.thomas@duvallwa.gov

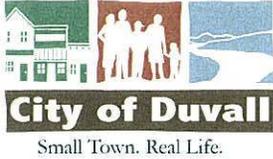
Sincerely,

A handwritten signature in blue ink, appearing to read 'Lara Thomas', is written over the typed name.

Lara Thomas
Planning Director

Cc: City Council and Mayor
Planning Commission
Department Heads
Parties of Record
File

For appeal procedures see DMC 14.08.060, appeals or contact the Planning Department at (425) 788-2779 for information.



CITY OF DUVALL
Planning Department
PO Box 1300, Duvall, WA 98019 425.788.2779
www.duvallwa.gov

PLANNING DEPARTMENT STAFF REPORT

TO: Lara Thomas, Planning Director 

FROM: Planning Department

DATE: December 9, 2015

FILE: SR 203 Safety Improvements and Road Reconstruction (SEPA 15-001)

I. INTRODUCTION

A. APPLICATION

Owner: City of Duvall, PO Box 1300, Duvall, WA 98019

Owner's Representative: Shaun Tozer, City of Duvall Public Works Department

Project Site: Existing SR 203 right of way between mile post 13.9 (near NE Big Rock Rd.) and mile post 14.7 (near NE Ring St.) along with slivers from the following adjoining parcels:

Parcel Numbers: 2426069080; 7325800010; 7325800230; 2426069058; 2426069044; 1749900000; 1326069133; 1326069063; 1326069024; 1326069210; 2129900080; 2129900070; 1326069166; 2129900060; 2129900030

Request: SR 203 right of way improvements, including: roadway widening for the addition of bike lanes; installation of retaining walls, lighting, and sidewalks with curb and gutter; streetscape enhancements; undergrounding of utilities; drainage improvements, including an upgraded stormwater management system; sewer sliplining; stream channelization; replacement of two failing, undersized culvert crossings with fish-passable concrete box culverts (see Exhibit 1).

Review Process: Type II, Planning Director decision

Project Timelines:

Submitted:	July 14, 2015
Notice of Complete Application:	August 10, 2015
Notice of Application:	September 11, 2015
NOA Comment Period End:	September 25, 2015
SEPA MDNS Threshold Determination	October 26, 2015
120-day Review Period Ends:	December 10, 2015
Number of days in review:	XX days

Exhibits:

1. SR 203 Safety Improvements and Reconstruction site plans submitted July 14, 2015
2. Vicinity Map
3. Construction permit application submitted July 14, 2015
4. SEPA checklist submitted October 21, 2015
5. Notice of Complete Application letter dated August 28, 2015
6. Notice of Application dated September 11, 2015
7. SEPA Mitigated Determination of Non-significance dated October 26, 2015
8. Department of Archaeology and Historic Preservation APE Concur Letter dated June 12, 2014
9. Department of Archaeology and Historic Preservation APE Concur Letter dated October 13, 2014
10. Widener and Associates Sensitive Areas Mitigation Memorandum dated September 22, 2015.

B. BACKGROUND

The project includes improvements on SR 203 between mile posts 13.9 and 14.6 (approximately 4,200 linear feet). The project will rebuild and improve the existing roadway to add bike lanes; curb, gutter and sidewalk on both sides; utilities; lighting; channelization; surface improvements; and streetscape enhancements. Two failing culvert crossings along Thayer Creek will be replaced with fish passable concrete box culverts.

The purpose of the project is to provide improved pedestrian access and safety through this heavily-traveled corridor within the Duvall city limits and rural King County. Currently, no non-motorized improvements exist within the project area and pedestrian traffic is relegated to the narrow road shoulders with inadequate surfacing and lighting. This project will also ameliorate poor drainage and failing culverts that are barriers to fish passage within Thayer Creek.

Existing land uses along the corridor include commercial and light industrial businesses, a few residences, and several large lots that are largely undeveloped. Vegetation along the corridor consists of weedy grasses and shrubs, with some small forested areas, roadside ditches, small wetlands and streams.

II. ANALYSIS AND PROCESS

A. SITE DEVELOPMENT AND ZONING

Existing Site Conditions

Size: Approximately 4,200 linear feet (approximately 9.08 total acres, with 2.84 acres of site disturbance)

Land Use: Right of way with slivers containing uses consistent with the following zoning designations, as well as residential and undeveloped properties.

Zoning: Existing right of way with narrow frontage strips currently zoned Commercial (C), Mixed Use (MU 12), Light Industrial (LI), Public Facilities (PF), and Midtown (MT), Urban Reserve (UR), and Agriculture 35 (A-35).

Comprehensive Plan Designation: Right of way along with narrow frontage strips (typically 2 to 10 feet wide) of Commercial (C), Public Facilities (PF), Light Industrial (LI) and Mixed Use (MU, Urban Reserve, and Agriculture.

Site Description: SR 203 is a right-of-way corridor used for transportation and utilities. The entire site is relatively flat, with a gradual westward slope towards the Snoqualmie River.

Neighboring Development and Zoning: Along the SR 203 project corridor, land use includes commercial and light industrial businesses, a few residences, undeveloped land, and hobby farms. The project area and surrounding properties are within the Duvall city limits and are zoned C, MU 12, LI, PF, and MT. A total of 0.69 acre of right-of-way (ROW), primarily in the form of narrow strip takes from adjacent parcels, will need to be acquired for the proposed road improvements. One larger area of ROW (0.37 acre) will be acquired for buffer mitigation adjacent to Thayer Creek, just north of NE 143rd Place and east of SR 203. These acquisitions will convert the existing land uses to ROW.

Public Access: Access to the project site segment is provided via the following streets: NE Big Rock Rd., NE 143rd St., NE 145th St., NE Kennedy Dr., NE Valley St., and Ring St. SR 203 is identified as a Principal Arterial in the Transportation Element of the 2006 City of Duvall Comprehensive Plan.

B. PROPOSED DEVELOPMENT AND IMPROVEMENTS

General Description: The SR 203 safety improvements and road reconstruction project proposes approximately 4,200 linear feet of right of way improvements along Main St. from approximately

mile post 13.9 near NE Big Rock Rd. to approximately mile post 14.7 near the intersection of SR 203 and Ring St. The improvements include roadway widening for the addition of bike lanes; installation of retaining walls, lighting, and sidewalks with curb and gutter; streetscape enhancements; undergrounding of utilities; drainage improvements, including an upgraded stormwater management system; sewer sliplining; stream channel restoration for Thayer Creek; and the replacement of two failing, undersized Thayer Creek culvert crossings with fish passable concrete box culverts.

The proposed work will occur within existing public right of way and new right of way acquired through purchase by the City. Proposed land disturbing activity includes 6,720 cubic yards of excavation to install the culvert replacements, walls, roadway, stormwater features and to trench for utilities; 4,190 cubic yards of fill, primarily for road grading, backfill for walls, streambed sediment for restoration of Thayer Creek, and erosion control rock for stormwater outfall pads; and 1.54 acres of new impervious surface with a compost amended biofiltration swale (CABS) to offset potential impacts to new impervious surface. Approximately 2.84 acres of roadside vegetation and street trees will be cleared for the project.

The project proposes to replace two failing culverts at Thayer Creek. An existing 24-inch diameter concrete pipe culvert under SR 203 would be replaced with a 7-foot wide by 5-foot high by 91-foot long concrete box culvert in an alignment similar to that of the existing, and a 30-inch diameter concrete pipe culvert under NE 143rd Place would be replaced with a 7-foot wide by 5-foot high by 63-foot long concrete box culvert in the same alignment as the existing. Streambed and stream buffer restoration is proposed to mitigate for installation of the proposed improvements, including replenishing the area with natural streambed substrate. Temporary and permanent impacts to four wetlands are necessary to complete wall installation and clearing activities. Proposed mitigation for temporary wetland impacts includes installation of native plantings. Proposed mitigation for permanent wetland impacts includes purchasing credit from the Snohomish Basin Mitigation Bank and enhancing additional buffer within the project vicinity. Coe-Clemons Creek and its adjacent wetlands will not be impacted by the proposed project as there will be no work proposed on the existing culvert that conveys Coe-Clemons Creek under SR 203.

C. PUBLIC COMMENT – NOTICE OF APPLICATION

The public comment period for the Notice of Application ran from September 11, 2015 to September 25, 2015. The Planning Department received no comments.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA) REQUIREMENTS

A Mitigated Determination of Non-Significance was issued on October 26, 2015. No comments or appeals were submitted or filed.

E. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) REQUIREMENTS

A Documented Categorical Exclusion (DCE) is anticipated winter of 2016.

III. CONCLUSIONS AND FINDINGS OF FACT

The request is for the approval of construction plans and with associated environmental approvals for the construction of roadway and safety improvements along SR 203 from approximately NE Big Rock Rd. to approximately NE Ring St. for a total of approximately 4,200 feet. The improvements include rebuilding and improving the existing roadway to add bike lanes; curb, gutter and sidewalk on both sides; utilities; lighting; channelization; surface improvements; and streetscape enhancements. Two failing culvert crossings along Thayer Creek will be replaced with fish passable concrete box culverts. Based upon the analysis contained herein, staff makes the following findings and conclusions:

1. In accordance with DMC Section 14.08.010.C.1, construction permits where SEPA is required are processed as a Type II permit, requiring administrative review and approval by the Planning Director.
2. The notice of complete application date is August 10, 2015.
3. The proposed project has been reviewed under the provisions of the State Environmental Policy Act (SEPA). A SEPA Mitigated Determination of Non-Significance was issued on October 26, 2015 (Exhibit 7). No SEPA appeals were received.
4. The proposed project was reviewed under the National Environmental Policy Act (NEPA) due to partial federal funding for the project. A NEPA Documented Categorical Exclusion (DCE) is anticipated in the winter of 2016
5. The proposal is consistent with the 2006 Duvall Comprehensive Plan, the Duvall Municipal Code, and the Duvall Development Design Standards.
6. Subject to the conditions recommended below, the proposed project is consistent with the requirements of the Duvall Municipal Code and the Duvall Development Design Standards.
7. The statutory requirements for environmental review under the State Environmental Policy Act and public notification have been duly satisfied.

IV. STAFF RECOMMENDATIONS AND CONDITIONS

Based on information provided in this staff report and the exhibits, staff recommends that the Planning Director approve the SR 203 Safety Improvements and Road Reconstruction; SEPA 15-001, subject to following conditions:

Planning

1. Provide documentation that the NEPA process has been completed prior to construction.
2. Prior to commencement of construction activities provide a final landscape and irrigation plan for review and approval.
3. Prior to commencement of construction activities provide a final on and off site mitigation plan consistent with ESA comments and recommendations for review and approval prior to commencement of construction activities.
4. Provide a final plan of improvements of parklet improvements at the corner of NE 143rd Place and Main Street for review and approval prior to commencement of construction activities.
5. An archaeological and cultural resources inadvertent discovery plan shall be in place prior to commencement of construction activities. In the event that archaeological or historic materials are discovered during project activities, work in the immediate vicinity shall stop, the area secured, and the Department of Archaeology and Historic Preservation and concerned tribes notified.
6. The applicant shall adhere to conditions, recommendations, avoidance, and minimization measures included in the Sensitive Areas Mitigation Memorandum dated September 22, 2015 (Exhibit 10).
7. The applicant shall notify police, and impacted property owners, and other affected parties of pending detours and power and utility interruptions.
8. Project activities shall result in no net loss of wetland functions; proof of purchase of wetland credits shall be submitted to the US Army Corps of Engineers (ACE) prior to the start of project construction.
9. Provide documentation of Snohomish Basin Mitigation Bank for direct wetland impacts prior to construction activities.

Public Works and Engineering

10. Final construction drawings shall be reviewed by the Department of Public Works to confirm that the project conforms to City Standards.
11. Upon project completion, as-builts shall be kept on file at the City.

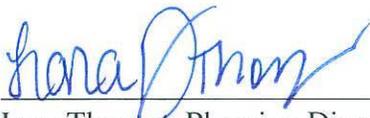
V. LIMITATION ON PRELIMINARY APPROVAL

In accordance with DMC 10.01.010 Section 105.5, permit approval expires 18 months from the date of permit issuance. For every permit which has expired but has not exceeded 180

days past the expiration date, the Building Official and Planning Director may grant renewal of said permit for a period of one year for an additional fee as long as no changes have been made to the originally approved plans and new building codes have not been adopted. For permits that have been expired for longer than 180 days, a new permit must be obtained and full new fees paid. No permit shall be renewed more than once.

VI. APPROVAL

Lara Thomas, Planning Director
PO Box 1300, Duvall, WA 98019
Ph: (425-788-2779), ext. 2



Lara Thomas, Planning Director

December 9, 2015