



STAFF REPORT

TO: John Galt, Hearing Examiner
FROM: Troy Davis, Senior Planner
HEARING DATE: December 15, 2016
FILE: Big Rock Ballfields Site Plan Improvements (SPR16-001)

I. INTRODUCTION

A. APPLICATION

Developer/Applicant: Alana McCoy, Project Manager
City of Duvall
14525 Main Street NE (PO Box 1300)
Duvall, WA 98019
425.939.8045 / alana.mccoy@duvallwa.gov

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

Site Location: 28430 NE Big Rock Road, Duvall, WA 98019

Parcel Number: 12129700250

Requested Action: Replace existing natural turf Soccer and Softball fields with synthetic turf, install sports field and parking lot lighting, and add new vehicle parking stalls.

Review Process: Type III – Site Plan Review – Hearing Examiner Decision

Project Timelines:

<u>Application Submittal:</u>	August 18, 2016
<u>Notice of Complete Application:</u>	August 31, 2016
<u>Notice of Application (NOA):</u>	September 9, 2016
<u>NOA Comment Period End:</u>	September 23, 2016
<u>Request for Additional Information:</u>	October 17, 2016

Additional Information Provided:	November 7, 2016
SEPA Threshold Determination Issued:	November 17, 2016
SEPA Comment Period End:	December 1, 2016
SEPA Appeal Period End	December 8, 2016
120-Day Review Period Ends:	January 6, 2017
Public Hearing:	December 15, 2016
Number of Days in Review:	98 Days (8/18/16 – 10/17/16 plus 11/7/16 – 12/15/16)

B. EXHIBITS

1. Staff Report:	December 15, 2016
2. Zoning Map	City Generated
3. Vicinity Map	City Generated
4. Master Permit Application:	August 18, 2016
5. Site Plan Review Permit Application:	August 18, 2016
6. Notice of Complete Application:	August 31, 2016
7. Notice of Application (NOA):	September 9, 2016
8. NOA Public Comments from Eric Benjamin	September 11, 2016
9. NOA Affidavit of Publication (Seattle Times):	September 15, 2016
10. NOA Affidavit of Installation of Markers and Posting of Public Information Sign (City):	September 8, 2016
11. NOA Declaration of Mailing and Electronic Mailing (City):	September 8, 2016
12. Site Plans:	November 7, 2016
13. Illumination Summary Report:	November 7, 2016
14. Viper L Series LED Lighting Specifications:	October 17, 2016
15. Technical Information Report:	August 18, 2016
16. Preliminary Geotechnical Report:	August 18, 2016
17. Archaeological Assessment:	August 18, 2016
18. SEPA Checklist:	November 7, 2016
19. ESA Sensitive Area Documentation:	October 31, 2016
20. SEPA Threshold Determination:	November 17, 2016
21. SEPA Affidavit of Publication (Seattle Times):	November 22, 2016
22. SEPA Affidavit of Installation of Markers and Posting of Public Information Sign (City):	November 17, 2016
23. SEPA Declaration of Mailing and Electronic Mailing (City):	November 17, 2016
24. SEPA Public Comment from Andrew Shuckhart:	November 22, 2016
25. Notice of Public Hearing:	December 5, 2016
26. Notice of Public Hearing Affidavit of Publication (Seattle Times): Note: Exhibit will be submitted at hearing.	December 12, 2016
27. Notice of Public Hearing Affidavit of Installation of Markers and Posting of Public Information Sign (City):	December 1, 2016
28. Notice of Public Hearing Declaration of Mailing and Electronic Mailing (City):	December 1, 2016

II. BACKGROUND INFORMATION

A. PROPOSED LAND-USE ACTION

The City of Duvall is proposing to renovate the existing ballfields—replacing approximately 130,900 square feet of the natural turf at one baseball field and one soccer field with synthetic turf. The renovation will include the addition of field lighting, parking lot lighting, vehicular parking stalls, pedestrian surfaces, and landscaping. The project area includes the entire park (9.75 acres) with a total disturbed area of 4.82 acres.

B. EXISTING SITE CONDITIONS

Park (property) Size:	9.75 Acres
Current Land Use:	Outdoor Recreation
Comprehensive Plan Designation:	Public Facilities
Zoning Classification:	Public Facilities
Site Description:	The park currently has skateboard facilities, paved parking, playground equipment, and natural turf baseball, softball, and soccer fields.
Site & Situation:	The site is developed for active outdoor recreation with ballfields and a skate park with the park situated upland (eastward) from the Snoqualmie River Valley off of NE Big Rock Road located at the southeast corner of town. Main Street is 1.6 miles down Big Rock Road to the west (<i>see Exhibit 3</i>).
Neighboring Development and Zoning:	The property is surrounded by rurally developed lots. Adjacent lots to the north and south are within unincorporated King County and are pre-designated R4 (Residential 4 units per acre). Adjacent lots to the east and west are also within unincorporated King County with the eastward lot located in the City's South Urban Growth Area Reserve and the westward lot outside the City's Urban Growth Area (<i>see Exhibit 2</i>).
Public Access:	The park is accessed from NE Big Rock Road (a two-lane Minor Arterial). The park can also be accessed via a pedestrian path in the right of-way.

C. DESCRIPTION OF PROPOSED IMPROVEMENTS

Roads/Sidewalks: No road or sidewalk improvements are proposed along adjacent NE Big Rock Road as part of this proposal.

Parking Lot Expansion & Lighting: The existing asphalt parking lot will be expanded by 6,300 square feet to include 13 additional parking stalls--two of which will be designated handicap parking spaces (*see Exhibit 12, Sheets F-1.1 and F-2.6*).

The parking lot lighting system will consist of 9 full cut off LED lights mounted on 17 foot poles. Light spill onto the adjacent property will not exceed 0.1 foot candles within 15 feet of the property line (*see Exhibit 12, Sheet 32-last page in plan set, and Exhibit 14*).

Synthetic Turf: With the exception of the west baseball field, natural turf fields will be removed, regraded, and replaced with approximately 130,000 square feet of synthetic turf, resulting in the creation of one soccer field and up to five modified soccer fields and 1 baseball/softball field and up to two modified t-ball fields (*see Exhibit 12, Sheet F-0.4*).

Stormwater: Rainwater will drain vertically through the synthetic turf, then flow horizontally through the base aggregate layers to the nearest drainage branch collector pipe. From there it will be conveyed via perforated drain lines to a main collector line which will convey the water to a new flow control structure prior to discharge into the existing northeast detention pond. The base aggregate and new flow control structure mitigate on-site flows and the existing detention pond has sufficient capacity to handle the water flow from the fields (*see Exhibit 15, Pages 3-5*).

Additional stormwater run-off generated by the expanded impervious surface parking area will sheet flow onto the existing asphalt parking lot to the west which is collected by two catch basins along the western edge of the parking lot and routed to a grass biofiltration swale. The existing grass biofiltration swale has sufficient capacity to process the additional stormwater runoff generated by the parking lot expansion (*see Exhibit 15, Pages 3-5*).

Field Lighting: Field lighting will be installed for illumination of all ballfields during non-daylight hours. Field lighting will consist of eight poles ranging in height from 60 to 70 feet with lighting fixtures placed at various heights on the poles for both the purpose of field illumination and security lighting (*see Exhibit 12, Sheets E-1.2 and E-2.1*).

Field lighting levels are designed at an Illumination Engineering Society (IES) Class III lighting level. Field lighting fixtures will consist of +/- 1100 watt full cutoff style LED floodlights which are designed to minimize spill light, glare, and sky glow. Egress pathway lighting will also be included with the field lighting system. The lighting will be fully programmable with remote access.

Light spill from field lighting on to adjoining properties to the north, south and east does not exceed 0.4 foot candles within 15 feet of the property line (*see Exhibit 12, Sheet SPL-1.1, SPL-2.2 and Sheet 32-last page in plan set*).

Landscaping: Landscape restoration will occur in those areas of the park that are disturbed outside of the newly installed synthetic turf fields. This includes 32,976 square feet of area, 32,106 square feet of which will be seeded and 870 square feet of which will include landscape plantings. Fourteen new deciduous trees will be planted (*see Exhibit 12, Sheets L-1.1 and L-1.2*).

A 12 foot-wide concrete and gravel pathway will circumnavigate the centrally positioned baseball field.

Fencing: New fencing and netting will be provided around the north, south and west side of the soccer field and along the north, south and west side of the baseball field (*see Exhibit 12, Sheet F-1.5*).

Sensitive Areas: No Sensitive Areas are present on-site or within the vicinity so far as Sensitive Area buffers are concerned (*see Exhibit 19*).

III. REVIEW PROCESS AND ANALYSIS

A. DEVELOPMENT REVIEW PROCESS

This Type III Application for Site Plan Review is subject to the applicable regulations set forth in the following chapters of Title 14 (Unified Development Regulations) of the Duvall Municipal Code:

1. DMC Chapter 14.08 – Permit Processing*
2. DMC Chapter 14.10 – Zones, Maps, and Designations
3. DMC Chapter 14.32 – Public Facilities Zoning District
4. DMC Chapter 14.38 – Landscaping Standards
5. DMC Chapter 14.44 – Parking Standards
6. DMC Chapter 14.46 – Exterior Lighting Standards
7. DMC Chapter 14.60 – State Environmental Policy Act (SEPA)
8. DMC Chapter 14.62 – Site Plan Criteria

*Pursuant to DMC 14.08.010.C.1 Footnote 1 and DMC Chapter 14.62.035 the Planning Commission is required to review site plan applications for conformance with building design and pedestrian-oriented space. Since this proposal does not include the building construction or remodel, nor pedestrian-oriented space, staff concluded that review by the Planning Commission wasn't applicable.

B. STATE ENVIRONMENTAL POLICY ACT (SEPA) REQUIREMENTS

A Mitigated Determination of Non-Significance (MDNS) was issued on November 17, 2016 with a comment period that expired on December 1, 2016 and an appeal period that expired December 8, 2016. Mitigating measures were required to reduce potential light and glare impacts from field lighting on adjacent properties (*see Exhibits 18 and 20*).

C. PUBLIC COMMENTS

Notice of Application: Two comments were received from Eric Benjamin on September 11, 2016 and again on September 13, 2016. Staff responded on September 12, 2016 and September 13, 2016 respectively (*see Exhibit 8*).

SEPA: One comment was received from Andrew Shuckhart from the US Army Corps of Engineers on November 22, 2016. Staff responded on November 23, 2016 (*see Exhibit 24*).

IV. CONCLUSION

The proposal complies with all code requirements listed above and is consistent with the 2015 Duvall Comprehensive Plan. With SEPA Mitigating Measures and the required conditions of approval, it is consistent with Title 14 of the Duvall Municipal Code.

V. STAFF RECOMMENDATION AND CONDITIONS

Based on the information provided in this staff report and Exhibits 1-28, Planning staff recommends that the Hearing Examiner **APPROVE** the Site Plans attached as Exhibit 12 to this report subject to the Mitigating Measures listed in the SEPA Threshold Determination that was issued November 17, 2016 (*see Exhibit 20*) and the following conditions:

Public Works and Engineering

1. Any utility tie-ins that need to be made (i.e. water, storm drainage) shall be performed at the direction of the City Engineer.
2. Temporary erosion control measures shall be installed to prevent sediment-laden flow from entering into the existing on-site detention ponds or off-site stormwater facilities. The on-site detention ponds and facilities shall be cleaned and restored upon completion of the work as required by the City Engineer.
3. Clearing, grading and construction on this site is allowed only from April 1 to September 30. Clearing and grading from October 1 to March 31 may be allowed at the City Engineer's discretion. Due to the moisture sensitivity of the native soils present on the site all earthwork and construction activities between September 30 and April 1 must obtain a wet weather work permit, to be approved by the City Engineer.

4. An erosion control plan consistent with this section and other adopted requirements shall be submitted prior to receiving approval for construction. Temporary erosion control measures shall be designed and installed per City of Duvall standards and standards within the 2016 King County Surface Water Design Manual.
5. Construction activities shall be limited to daytime hours (7:00 a.m. to 6:00 p.m.). There shall be no construction activities on Sundays and holidays. Additionally, at such times when weather conditions adversely impact the erosion control plan, the City Engineer shall have the authority to close construction activities on the site and/or orient these activities to eliminating erosion impact.
6. Construction truck traffic shall be routed as per the City Public Works Department.
7. During construction, contractor(s) shall cease operation and notify the City upon discovery/disturbance of any cultural resources or archeological materials.

Planning

8. This project is subject to the Mitigation Measures listed in the November 17, 2016 SEPA Threshold Determination (*see Exhibit 20*).
9. The landscaping plan shall be submitted and reviewed for final approval at time of construction drawing submittal.
10. Two of the required 3 trees to be planted in association with the expanded parking area are located within the future building pad. At such time of building construction, the 2 trees shall be replanted adjacent to the expanded parking area associated with this project.
11. At such time when parking area expanded, the 13 parking stalls added as part of this proposal shall be included in determining the number of additional bicycle rack spaces that shall be provided. (Note: DMC 14.44.060.B requires one bicycle space per 12 parking stalls. As required by this proposal, it is not efficient to require only 1 additional bicycle space.)

VI. LIMITATION ON APPROVAL

In accordance with DMC 14.62.050, Approval or approval with conditions of a site plan shall be effective for a period not to exceed two years from the date of the preliminary approval. Provided, however, that an applicant who filed a written request with the director for site plan approval at least thirty (30) days before the expiration of this two-year period shall be granted a one year extension upon a showing that the applicant has attempted in good faith to submit final plans for the issuance of a building permit within the two-year period.