



The City Of Zillah

THE HEART OF WINE COUNTRY

**CITY OF ZILLAH
SEPA MITIGATED
DRAFT DETERMINATION OF NON-SIGNIFICANCE**

August 25, 2017

Description of Proposal: Development of a thirty five (35) lot single-family residential subdivision on approximately 10.0 acres in the Residential (R-1) Zoning District with associated grading, houses, and on street parking, stormwater, water, sewer, irrigation, and street frontage improvements. These applications were determined complete for processing on August 24, 2017.

Property Owner(s): Red Clover Properties
241 Cheyne Rd.
Zillah, Washington 98953

Location of Proposal: The address of the subject properties is Cutler Way, within the city limits of Zillah, Washington (**Assessor's Parcel Numbers: 201125-31502**).

Lead Agency: City of Zillah

File No.: LP 2017-18 & ER 2017-19

Determination: This proposal is subject to environmental review. The City of Zillah is the lead agency for this proposal under the State Environmental Policy Act (SEPA) and expects to issue a Mitigated Determination of Non-Significance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. **Expected mitigation measures may include, but are not limited to: traffic mitigation, air quality mitigation, storm water mitigation, and warranted mitigation of agencies with jurisdiction.** The optional process authorized by **WAC 197-11-355** is being used. The environmental checklist and other information on file with the City of Zillah are available to the public at www.cityofzillah.us/planningdept.html or upon request. This may be the only opportunity available to comment on the environmental impacts of this proposal. After the comment period, an environmental determination will be issued without an additional comment period. A copy of the subsequent threshold determination for this proposal may be obtained upon request. All appeals of the environmental determination will be held at the Public Hearing. Substantive authority to require mitigation is derived from ZMC 17.08.020, WAC 197-11-660, and by reference, the following policies contained in the City of Zillah Comprehensive Plan:

APPLICABLE COMPREHENSIVE PLAN POLICIES:

The following policies from the Comprehensive Plan form the basis for the mitigation measures:

Land Use Goal #1: Promote planned and coordinated growth and the delivery of public services in a fiscally responsible manner in and near the City of Zillah.

Policy #1.1: The City shall encourage master planned developments and the phased implementation of approved plans.

Policy #1.11: Enforce the City's development regulations consistently and impartially.

Land Use Goal #2: Preserve and promote the pleasant hometown environment of Zillah.

Policy #2.1: The City will seek to eliminate incompatible land uses or blighting influences from potentially stable, viable residential neighborhoods and commercial areas through active code enforcement.

Policy #2.2: Discourage incompatible land uses adjacent to each other. New development adjacent to residential areas must be neighbor friendly to protect residential neighborhoods from noise, glare, odors, traffic, etc.

Natural System Goal #1: Promote the conservation of natural resources and the protection of environmentally sensitive areas.

Natural Systems Goal #2: Minimize the potential for damage to life and property by restricting development in areas with severe natural hazards.

Policy #2.4: The City will utilize the *Eastern Washington Storm Water Manual* prepared by the Department of Ecology as the basis to update the City's Storm Water Regulations.

Policy #2.6: The City shall minimize impervious surfaces and regulate hazardous uses in critical aquifer recharge areas and wellhead areas.

Transportation Goal #1: To ensure that transportation facilities and services need to support new growth and development are available concurrent with impacts of such development.

Policy #1.1: To maintain its rural and small town character, Zillah adopts a Level of Service Standard "C" for its roadway facilities and services.

Policy #1.2: The City shall not issue development permits to proposed projects that will not meet the adopted Level of Service Standard unless necessary improvements and transportation facilities and services are provided.

Policy #1.3: The City shall require developers to construct or improve streets in order to adequately serve new development, and/or pay a fair share fee for specific off-site improvements needed to mitigate the impacts of development.

Policy #1.5: The design and improvements to Zillah's transportation system should accommodate not only existing conditions, but also projected growth based on realistic evaluation of the impact of national, state, regional, and local planning policies.

Transportation Goal #2: To develop, maintain, and operate a balanced, safe, and efficient multi-model transportation system to serve all persons, including special needs populations, and provide access to all types of community activities.

Policy #2.5: It is the intent of the City to require sidewalks in new subdivisions.

Policy #2.7: The design and management of the street network shall seek to improve the appearance of existing street corridors and shall incorporate high standards of design when developing new streets, including construction of sidewalks. To the extent feasible,

Housing Goal #1: Support a varied housing stock that meets the needs of Zillah residents.

Policy #1.1: Encourage the construction of a mix of housing types and densities to increase the local housing supply. New construction should provide for a moderate, to low income and elderly market demand as well as upscale residences

Utilities Goal #1: To ensure that energy, communication and irrigation facilities and services needed, to support current and future development, are available concurrently with development.

Policy #1.3: New development shall be allowed only when and where utilities are adequate, and only when and where such development can adequately be served by essential public utilities without significantly degrading level of service elsewhere.

Policy #1.4: Develop adequate rights-of-way and infrastructure improvements for future development through the planning process, including but not limited to, public and private utilities.

Utilities Goal #2: *To minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment.*

Policy #2.1: Electric power substations, recycling drop-off boxes, and similar facilities should be sited, designed and buffered, as needed, to fit in with their surroundings. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, and light and glare impacts. Visual and land use impacts resulting from electrical system and other utility upgrades shall also be mitigated, as needed.

Policy #3.1: Develop adequate rights-of-way and infrastructure improvements for future development through the planning process, including, but not limited to, public and private utilities.

MITIGATION MEASURES:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment if the following mitigation measures are followed:

The owner/applicant shall be required to comply with, and complete all of the following mitigation measures at their own expense.

1. A super section of Cutler Way approximately thirty five (35) foot roadway and utility corridor must be constructed from the intersection of 5th Street/ Roza Drive and Cutler Way through the frontage of the proposed development, that portion of Cutler Way to the western property line.

2. A minimum of a fifty (50) foot roadway and utility corridor must be constructed within the interior of the proposed development as local access. Further dedication of the newly constructed improvement will be at the property owner's discretion. If the roadway is to remain private within the development, the property owner must submit to the Planning Department homeowners association documents.
3. Road frontage improvements along the entire development must be constructed by the developer, to the City's design and construction standards, or as otherwise approved by the Public Works Director and City Engineer.
4. The maximum grade of all the roadways shall not exceed twelve percent (12%).
5. No building may occur until such time as all facilities that will support the development are completed, signed off, and dedicated, if necessary.
6. The applicant shall submit all requests for changes in writing. The City shall respond to the request in writing as to whether the request has been approved or denied. If determined by the City that the changes requested require additional engineering, the City has the option to require payment of a deposit for review by the City's on-call consultant.

Mitigation of impacts on the City's storm drainage system is needed to meet the most recently adopted Department of Ecology's Stormwater Management Manual for Eastern Washington requirements as adopted by the City of Zillah and is appropriate to mitigate under ZMC 15.10.060 to ensure the public health, welfare, and safety of the environment and private property in Zillah.

7. Storm runoff occurring on all new lots and developments (private property) shall be retained and disposed of on site. No storm runoff from private property will be allowed to enter public property or public storm drainage system. All stormwater facilities shall have oil and silt separation. The owner/developer shall be responsible for providing a storm water plan. A professional engineer licensed in the State of Washington shall design all drainage facilities and components. Complete stormwater runoff and drainage facilities sizing calculations shall be submitted to the City of Zillah for review and comment. Storm sewer facilities and pipelines shall be designed to meet a minimum 25-year storm criterion, and both the long duration storm and short duration storm shall be considered in the design. Drainage plans using Best Management Practices and design requirements must be submitted to, and approved by, the City of Zillah prior to any construction.
8. Erosion control measures must be in place prior to any clearing, grading, or construction. Any discharge of sediment-laden runoff or other pollutants to waters of the state is a violation.
9. Due to the historical agricultural use of this land, the soil must be sampled and analyzed for lead and arsenic and for organochlorine pesticides.
10. Contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA, prior to the start of any of the work.

11. This project is located within Zillah's Urban Growth area; therefore, burning is prohibited at all times.


Public comment on this proposal is very welcome. You may provide written comments concerning the impacts of this proposal during the **15-day comment period which ends at 4:00 p.m. on September, 2017**. All written comments will be considered prior to issuing a recommendation and final decision. The applications and other information on file with the City of Zillah are available to the public upon request. Please submit your comments in writing to the City of Zillah, P.O. Box 475, Zillah, Washington 98953. Be sure to reference **File Nos. LP 2017-18 & ER 2017-19**.

SEPA Responsible Official: Ardele Steele, AICP, CFM, CBI

Position/Title: Planning and Community Development Director

Address: P.O. Box 475,
Zillah, WA 98953

Date: August 25, 2017

Signature:  _____