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SEPA DETERMINATION OF NON-SIGNIFICANCE

Application Name: Covington Community Park, Phase 2 Development

Application File Number: LU16-0022/0027

Primary Contact: City of Covington Parks and Recreation Department
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Date of Issuance: October 28, 2016

Project Location: The subject property is located at the SW corner of the intersection of 180th Avenue SE and SE 240th Street Parcel numbers 2422059182, 2422059085, 2422059001, and 2422059020 and is situated in the NE ¼ of Section 24, Township 22 North, and Range 4 East, W.M. in the City of Covington, King County, WA.

Project Description: In 2004, the Cascade Land Conservancy and the City of Covington agreed to place a use easement on the entire property that restricts use types. The easement restricts the southern forested portion of the site to primarily passive recreational use. It also requires the southern portion to be preserved in its current, forested state through perpetuity. The northern portion of the site is to accommodate active recreational use and allow for development that supports that type of use in perpetuity.

There is an easement for the Bonneville Power Administration partially located on the subject property. It extends along the western boundary, overlaying the property line in the northwest portion and running between the woodland and Little Soos Creek in the southern portion. The easement is 150 feet in width and contains BPA powerlines. Uses and activities within the BPA easement are limited; no permanent vertical structures are allowed and vegetation must be maintained at a height that will not interfere with the powerlines. Access to the BPA towers, of which there is one on the subject property, must be maintained (MacLeod Reckord, 2009).

The purpose of this checklist is to evaluate potential impacts associated with Phase 2 Park development as follows:

Phase 2 development will include the construction of children's play area; picnic shelters; one full sized tennis court; trails (paved and crushed rock); additional parking for approximately 100

vehicles; additional wetland mitigation and creation; restroom/concession building; a fitness station; picnic shelters; a stage and lawn; landscaping; partial frontage improvements along 180th Avenue SE; and related utilities and storm drainage. Phase 2 development would disturb approximately 7.5 acres of the property.

Phase 1 - Completed

Phase 1 development, completed in 2013, included construction of one full-size natural grass multi-purpose field; parking for approximately 40 vehicles; minor street improvements to SE 240th Street; related utilities and storm drainage; trails (wood chipped) and wetland mitigation for Wetland C.

Phase 3- Future Phase

Phase 3, with an undetermined schedule for construction, would include the construction of two synthetic Little League baseball fields which would also function as two full size soccer fields, expansion of the children's play area, and a blend of hard surface sport courts.

Environmental Documents: SEPA Environmental Checklist (dated 10/13/2016), and other information, as outlined in the SEPA Environmental Checklist, on file with the lead agency.

Responsible Official/ Lead Agency	Richard Hart, AICP, Community Development Director City of Covington SEPA Official 16720 S.E. 271 st Street, Covington, Washington 98042 253-480-2441
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This DNS is issued under WAC 197-11-350. The comment period is 14 calendar days and ends November 14, 2016. (Extended due to Holiday)

Comments and Appeals Notice:

Comments and appeals on this DNS may be submitted by first class mail or delivered to the responsible official at the above lead agency address. Any notice of appeals must be filed in writing, with the required filing fee paid in cash or check and received within 14 calendar days of the end of the comment period at Covington City Hall Offices by November 30, 2016 at 5 PM (Extended due to Holiday). You must make specific factual objections, identify error, harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal. Contact the Community Development Department at Covington City Hall to ask about the procedures for SEPA appeals.