



**City of Enumclaw**  
Department of Community Development  
1309 Myrtle Ave, Enumclaw, WA 98022  
Phone: (360) 825-3593 Fax: (360) 825-7232

## NOTICE OF APPLICATION AND SEPA REVIEW NOTICE OPTIONAL DNS PROCESS

The City of Enumclaw has received an application for the following project:

**SEPA File Project Number:** LUA2021-0006

**Project Name:** Elk Meadows Park Site Improvements

**Date Submitted:** February 17, 2021

**Date Application Complete:** March 23, 2021

**Date of Notice:** March 30, 2021

**Project Description:** SEPA environmental review for site development of Elk Meadows Park that is currently vacant, undeveloped park space. Development is planned to occur in two phases. Phase 1 scheduled for Spring 2021 includes construction of a fitness court with fitness equipment installed on a 1,444 square foot concrete slab. Phase 2 scheduled for 2022 includes construction of a parking lot, perimeter trail, and a sport court. Site irrigation and a park shelter are possible future additions.

**Project Location:**

The subject site is located off Warner Avenue (SE 456<sup>th</sup> St) between Cooper Ln N and Watson St N.

**King County Assessor's Parcel Number (APN):** 2309700580

**Applicant:** Michelle Larson, City Parks Director  
1309 Myrtle Avenue  
Enumclaw, WA 98022

**Lead Agency:** City of Enumclaw

**SEPA Environmental Review:** The City of Enumclaw has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) using the optional DNS process. Based on preliminary review, the City expects that this project will not have a probable significant adverse impact on the environment. 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. This determination is based on proposed mitigation measures, permit requirements and conditions, and applicable local, state, and federal codes.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts.

**Studies/Plans Submitted With Application:** SEPA environmental checklist, site development plans.

**Permits/approvals required:** Land disturbing activity (LDA) permit, building permit.

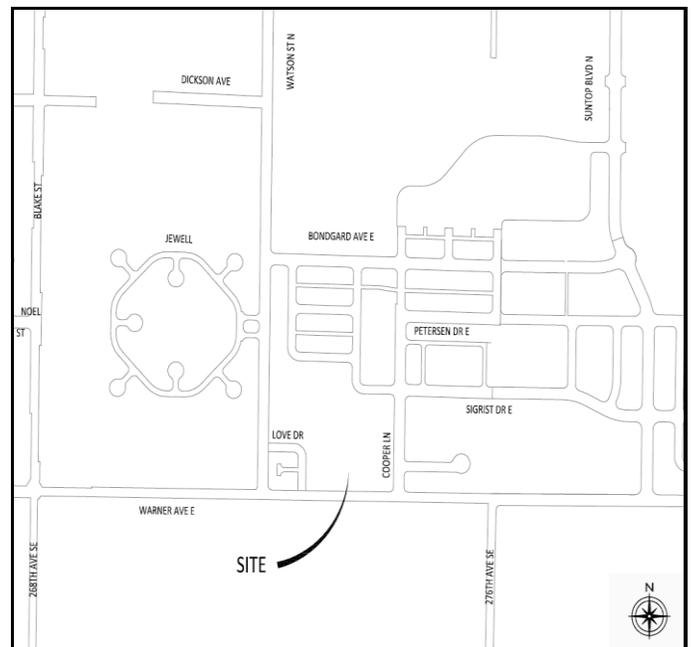
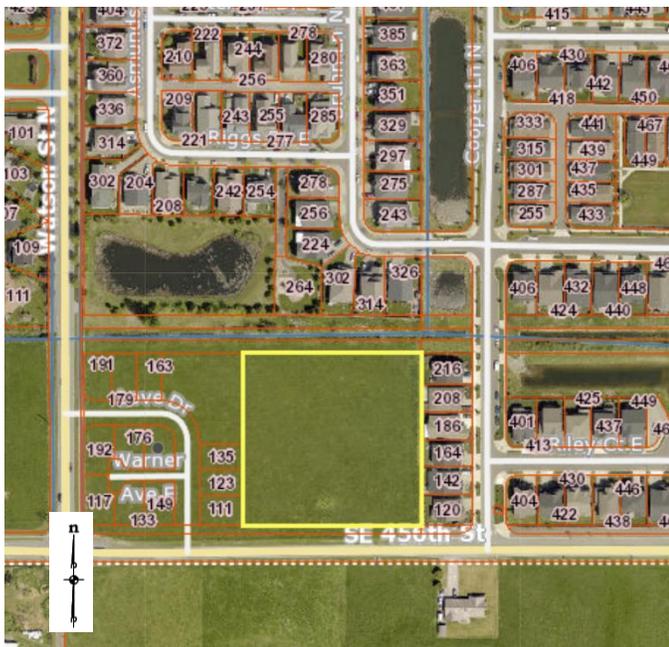
**Public Hearing:** A public hearing is not required for this proposal pursuant to Enumclaw Municipal Code (EMC) Chapter 15.20. Public comment is accepted as described below.

**Public Comment:** The public is invited to comment on this application beginning on **March 30, 2021**, and ending 15 days later at 4:00 p.m. on **April 14, 2021**. All persons are welcome to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. The application will be processed as a Type II permit procedure. No hearing will be required unless an appeal is filed. Information regarding this application, a copy of the subsequent threshold determination, and the appeal process may be requested in writing. Written comments on this application must include the file number and applicant name, and submitted to: Enumclaw Community Development Department, 1309 Myrtle Avenue, Enumclaw, WA 98022, or to [permits@ci.enumclaw.wa.us](mailto:permits@ci.enumclaw.wa.us), no later than 4:00 p.m., April 14, 2021.

**For more information contact:**

Dawn Moser, Senior Planner  
1309 Myrtle Avenue, Enumclaw, WA 98022  
Ph: (253) 263-2989  
Email: [DMoser@ci.enumclaw.wa.us](mailto:DMoser@ci.enumclaw.wa.us)

**VICINITY MAP**



## SEPA ENVIRONMENTAL CHECKLIST

### ***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:***

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:***

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.

## **A. Background** [\[HELP\]](#)

1. Name of proposed project, if applicable:

Elk Meadows Park

2. Name of applicant:

Michelle Larson

3. Address and phone number of applicant and contact person:

1309 Myrtle Ave. Enumclaw, WA 98022 360-615-5619 Michelle Larson

4. Date checklist prepared:

3/19/2021

5. Agency requesting checklist:

City of Enumclaw

6. Proposed timing or schedule (including phasing, if applicable):

Phase 1: Spring 2021 Fitness Court installation-includes 38x38 concrete slab

Phase 2: 2022 Parking lot, perimeter trail, sport court

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, possible park shelter, irrigation

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SEPA Checklist

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

Land disturbing activity permit, site plan approval, building permit for slab.

11. 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 your proposal. You do not need to repeat those answers on this page. Cite the permitted use (as applicable) of the project as listed in the zoning code or shoreline master program, etc. (Lead agencies may modify this form to include additional specific information on project description.)

For 2021, we will be installing an outdoor fitness court which requires a 38'x38' concrete slab for the equipment. Grading of this area will be needed. In 2022, we anticipate development of parking, a sport court for basketball, a perimeter walking path, and a park shelter/picnic area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

PLSS NE - 25 - 20 - 6  
Latitude 47.19262  
Longitude -121.97708  
Parcel number 2309700580

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

Flat

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

There are no steep slopes on the site.

c. 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Su—Sultan silt loam – The site has been vacant for 15+ years.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

For phase 1 of the outdoor fitness court installation, 35 CY of excavation, & 300 CY of fill will be acquired by the grading contractor from local development sites, and 5/8 crushed rock will be applied prior to installation of concrete slab.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

35%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary Erosion Control, compliance with the City's code for stormwater.

IN CIVIL PLANS

## 2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Trucks/Construction equipment

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Adjacent roadway vehicles

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No measures are necessary. All constructions vehicles will meet state and federal requirements for emissions.

## 3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

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

– Yes, there is a type F stream/Drainage ditch along the northern edge of the property. The stream is approx. 540 feet away from the proposed parking lot & proposed fitness court slab.

DRAINAGE  
DITCH LATERAL 'A'

2) 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.

No

3) 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.

No fill or dredge material will be placed or removed from surface water or any wetlands. All fill material will be from a reputable source.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, park is within Zone X – area of minimal flood hazard – FEMA FIRM map number 53033C1530G

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

No

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2) 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.

No waste materials will be discharged into the ground from septic tanks or other sources. No homes will be constructed on this site.

c. Water runoff (including stormwater):

1) 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.

All impervious surfaces will be directed to a stormwater facility in compliance with the city's stormwater requirements and DOE 2014 Stormwater Management Manual .

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Surface, ground and runoff water will be discharged to drainage ditch/lateral "A" stream after being treated pursuant to the stormwater requirements in the Enumclaw Municipal Code.

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

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: \_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered?

Just general grading of the site removing existing pasture surface for installation of parking lot and exercise pad.

c. List threatened and endangered species known to be on or near the site.

Salmon have been known to occur in drainage ditch/lateral "A" stream.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No landscaping is proposed with construction of the fitness pad.

Future parking lot landscaping as required in EMC 19.08 and 19.14 is proposed and native plants suited to the site/location will be installed.

- e. List all noxious weeds and invasive species known to be on or near the site.

Reed Canary Grass

## 5. **Animals** [\[help\]](#)

- 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. : Mammals such as small rodents and birds including songbirds may occur on or near the site. Songbirds, hawks and bald eagles may fly over and near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

There are no known threatened and endangered species known to be on or near the site after researching Washington Fish and Wildlife mapping tool.

- c. Is the site part of a migration route? If so, explain.

Yes, the site is within the range of the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

Passive measures to preserve or enhance wildlife include retaining a grass landscape around the pad, future landscaping with native plants.

- e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species known to be on or near the site.

## 6. **Energy and Natural Resources** [\[help\]](#)

- 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.

Proposed additional street lights.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- 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:

No energy conservation measures are included as part of the project or measures are being proposed to reduce energy impacts. When lighting is installed, LED lighting will be considered.

## **7. Environmental Health** [\[help\]](#)

- 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.

No

- 1) Describe any known or possible contamination at the site from present or past uses.

There is no known or possible contamination at the site from present or past uses.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no hazardous chemical/conditions that would affect project development and design.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals will be stored, used, or produced during the project's development or any time during the operation.

- 4) Describe special emergency services that might be required.

No special emergency services are required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

There are no environmental health hazards.

### **b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There may be noise from traffic and construction equipment during development.

2) 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 the site.

Construction during regular business hours. Noise from children playing at the park.

3) Proposed measures to reduce or control noise impacts, if any:

Operating during daytime hours and construction hours.

## **8. Land and Shoreline Use** [\[help\]](#)

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.

Currently the site is undeveloped. The adjacent properties are housing. It will not affect current land uses on nearby properties.

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?

No

1) 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.

None

d. Will any structures be demolished? If so, what?

There are currently no structures on the site.

e. What is the current zoning classification of the site?

Public

f. What is the current comprehensive plan designation of the site?

Public/Institutional

g. If applicable, what is the current shoreline master program designation of the site?

The site is not located within the Shoreline Jurisdiction

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No, there is a type F stream along the northern edge of the property.

DRAINAGE  
DITCH LATERAL 'A'

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

The site is a public park and will not displace anyone.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None are needed.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no impacts to agricultural and forest lands.

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

There will be no homes developed on the site.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

There are no homes on the site.

- c. Proposed measures to reduce or control housing impacts, if any:

There are no housing impacts for this project.

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

10 ft.

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None are needed.

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

There are no off-site sources of light or glare.

- d. Proposed measures to reduce or control light and glare impacts, if any:

There are no sources of light and glare.

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Pedestrian trail/sidewalk

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Recreational opportunities are being added. None are needed.

### **13. Historic and cultural preservation** [\[help\]](#)

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 ? If so, specifically describe.

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.

Muckleshoot Indian Tribe archaeologist Laura Murphy was contacted to solicit any comment, information. No professional studies were conducted on this site but cultural resource assessments prepared by Northwest Archaeological Associates were prepared for the adjacent Suntop Farms development.

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.

I reached out to Muckleshoot Indian Tribe, Laura Murphy, to solicit any comments. The site has been an undeveloped field for decades. Current King County aerial base maps show little change from the 1936 base map.

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.

It is anticipated that the proposed work would not disturb resources, but in the event that items of possible cultural or historic significance are encountered during site construction activities, work shall be halted, and area perimeter around the items will be established, and the contractor will immediately contact the City, DAHP, and the Muckleshoot Indian Tribe

#### 14. **Transportation** [\[help\]](#)

- 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.

Warner Avenue-paving project in 2021 will enhance access and will include existing street parking, and access to a future parking lot.

- 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?

No. Approximately 1/4 mile

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

22 new stalls. There are currently no parking spaces available.

- 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).

No new improvements to existing roads needed.

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

No

- 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?

The proposed project will generate less than 10 Pm peak trips using the most recent ITE manual estimates for the proposed use at the site.

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.

No

h. Proposed measures to reduce or control transportation impacts, if any:

This area has minimal traffic and will not have transportation impacts. It is anticipated that the public will also access the fitness pad by using the adjacent pedestrian trail and by bicycle.

**15. Public Services** [\[help\]](#)

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.

No, the need for public services at the park is anticipated to be low, similar to other parks in the City.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The project provides a public service (park), none are needed. Mitigation measures are not proposed.

**16. Utilities** [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other water

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.

Water, Stormwater

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

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: Michelle Larson Digitally signed by Michelle Larson  
DN: cn=Michelle Larson, o=City of Enumclaw,  
ou=Parks & Recreation,  
email=mlarson@ci.enumclaw.wa.us, c=US  
Date: 2021.03.19 08:37:30 -0700

Name of signee Michelle Larson

Position and Agency/Organization Parks Director, City of Enumclaw

Date Submitted: 3.19.2021