

**Reference: Notice of Intention Information Packet
Covington Water District
Proposed Expansion of District Corporate Boundary
The Schneider Annexation
for the Provision of Water Service**

A Notice of Intention is hereby provided to the Washington State Boundary Review Board for King County by Covington Water District regarding the proposed annexation known as The Schneider Annexation. This territory is the area within Covington Water District service area, but outside the Covington Water District boundary. The annexation would expand the District's water retail service area by approximately 0.49 acres.

The proponent's explanation of items required to assist in your consideration of the proposed action follows, along with a \$50 check for processing. The various exhibits are enclosed.

I. BACKGROUND/MAPS

1. A brief description of and reason for seeking the proposed action. Include a statement of the method used to initiate the proposed action (i.e., petition or election method), and the complete RCW designation.

The proposed addition of approximately 0.49 acres to Covington Water District water service was initiated by property owner petition under statutory provisions of RCW 57.24.070. All the area is currently within the District's Comprehensive Water System Plan. The annexation is for voting purposes only. The area is located in Unincorporated King County, outside of the King County's Urban Growth Area (UGA). The proposal is for the provision of water service for future development of one single family home. Please see **Exhibits A** (legal description of the annexation area) and **B** (map of annexation area).

The existing zoning for the parcel 2022069098 is RA5. The existing use of the Parcel is vacant (single family).

The proposed annexation area is bound to the east by the existing Covington Water District service area boundary.

2. A signed copy of the action accepting the proposal as officially approved. Copies of the following resolutions of the Board of Commissioners for Covington Water District are enclosed:

Per RCW 57.24.080 -Resolution No. 4651 Finding Sufficiency of a Petition for Annexation of certain territory, setting a time and place for public hearing and certifying that the signatures on petition proposing the annexation area is **Exhibit "G."**

Per RCW 57.24.090 Resolution No. 4665 Declaring intention to annex a certain territory known as The Schneider Annexation and surrounding area is **Exhibit "H."**

3. Certification of any petitions for municipal annexation, as required by state law **Exhibit "I."**
4. The following environmental document is enclosed:
 - The completed Environmental Checklist is **Exhibit "J."**
 - The Notifications related to Environmental Checklist is **Exhibit "K"**
 - The Determination of Non-Significance is **Exhibit "L."**
5. The legal description of the proposed water expansion area (Proposed Covington Water District The Schneider Annexation), which was previously reviewed and approved by the King County Department of Assessments, is **Exhibit "A."**
6. The following maps:
 - A. Two copies or sets of King County Assessor's maps on which the boundary of the area included in the proposal are clearly indicated as **Exhibit "E."**
 - B. Vicinity map(s), enclosed as **Exhibit "C"** displaying:
 - 1) The Coordinated Water System Plan boundary.
 - 2) The entity corporate limits in relationship to the proposal. **Exhibits "D-1 and D-2"**.
Major physical features such as bodies of water, major streets, and highways. **Exhibits "D-1 and D-2"**,
 - 3) County and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA). **Exhibit "F"**,
 - 4) If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with the appropriate entity noted in each service area. **Does not apply.**
 - 5) Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map. **Does not apply.**
 - C. A map of the boundary of Covington Water District upon which the proposal has been delineated, enclosed as **Exhibit "D-1 and D-2"**.

II. FACTORS THE BOARD MUST CONSIDER

Entities should respond to the following elements regarding this proposal with sufficient information to permit appropriate responses to the Board from staff of either the King County Council or King County Executive.

1. Overview

- A. The estimated current population of the proposed water expansion area is zero (0) people.
- B. The area is approximately 0.49 acres.
- C. The area's population density is approximately 0 persons per acre.
- D. The assessed value of the land and improvements within the area is \$222,000 according to King County Assessor Records. Estimated value after project completion is unknown.

2. Land Use

- A. The existing land use of the territory proposed to be added to the District's water service area consists of one parcel of land. The parcel number is 2022069098 and the current use is vacant (single family).
- B. The proposed immediate use for the site and long-term use for the Parcel is one single family residence. The adjacent properties all contain single family residences except the property to the north which is a community park.

3. Comprehensive Plans/Franchises

- A. Is the proposed action in conformance with the County-wide Planning Policies, adopted by King County in response to the Growth Management Act (GMA)? What specific policies apply to this proposal?

This annexation is in conformance with the County-wide Planning Policies. It

will allow for the provision of water in the rural area.

PF-4 Develop plans for long-term water provision to support growth and to address the potential impacts of climate change on regional water resources.

PF-5 Support efforts to ensure that all consumers have access to safe, reliably maintained, and sustainable drinking water source that meets present and future needs.

PF-6 Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to provide reliable and cost-effective sources of water for all users, including residents, businesses fire district, and aquatic species.

PF-8 Recognize and support agreements with water purveyors in adjacent cities and counties to promote effective conveyance of water supplies and to secure adequate supplies for emergencies.

PF-9 Implement water conservation and efficiency efforts to protect natural resources, reduce environmental impacts, and support a sustainable long-term water supply to serve the growing population.

B. King County Comprehensive Plan/Ordinances

- 1) How does County planning under the Growth Management Act (GMA) relate to this proposal?

The King County Comprehensive Plan 2022 notes the land use as Rural Area 2.5 – 10 ac/du. The Comprehensive Plan's Potential Annexation Areas Map 2022 does not identify the Parcel or area as a potential annexation area. Per Section III. Rural Densities and Development, A. Rural Growth Forecast, growth may be permitted outside of the Urban Growth Area as long as it is not urban in character. The development of one single family dwelling is consistent with that intent.

Our annexation is still within the Covington Water District original service areas. The annexation by petition does not change parcel annexation to a city from a county, but allows the parcel to vote for the utility commissioners in the future. The area is still within the CWD franchise and corporate boundary service area. Note that this is not annexation from county to a city, but annexation for allowance of voting rights with District system service.

- 2) What comprehensive plan policies specifically support this proposal?

The following policies refer to King County's Comprehensive plan, however Covington Water District's Comprehensive Plan supports this proposal as noted on Pages 5-7 Section C of this Notice of Intention.

F-233 In both the Urban Growth Area and Rural Areas of King County, all new construction and all new subdivisions shall be served by an existing Group A public water system except in the circumstance when no Group A public water system can provide service in a timely and reasonable manner per Revised Code of Washington 70.116.060 and 43.20.260 or when no existing system is willing and able to provide safe and reliable potable water with reasonable economy and efficiency per Revised Code of Washington 19.27.097.

F-234 In the Urban Growth Area, individual private wells are not permitted unless application of Policy F-233 to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property. In that case, the well would be allowed only as an interim facility until service by a public water system can be provided. The individual well must meet the criteria of the King County Board of Health Title 13.

F-241 King County shall encourage the adoption of state or local laws and codes to limit the construction of new exempt wells within existing water utility service areas and promote the safe and timely decommissioning of wells no longer in service.

- 3) What is the adopted plan classification/zoning? (Please include number of lots permitted under this classification).
The Parcel's zoning allows for one single family residence.
- 4) Will City regulation(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the City regulations and how they compare to County regulations.

No, the Parcel is located within Unincorporated King County.

C. Proponent's Comprehensive Plan/Franchise

- 1) How does District planning under the Growth Management Act (GMA) relate to this proposal?

2.5.15 The District shall issue a Water Availability Certificate and expect to provide water service if it can meet the "timely" and "reasonable" criteria defined in District Administrative Code (Chapter 1.06). Covington Water District is opposed to the drilling of permit-exempt wells within or directly outside of its service area due to factors and concerns related to aquifer

protection, customer service equity and water quality. King County conditions its approval of private domestic permit-exempt wells located within an approved service area of a Group A water system, upon the future connection to the Group A water system when service from the Group A system becomes available.

- 2) Has your District adopted a Potential Annexation Area (PM) under the Growth Management Act? Have you negotiated PM agreements with neighboring cities?

Does Not Apply.

- 3) Is this proposal in your adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed?

Water service for the proposed annexation area is covered by Covington Water District's current adopted comprehensive water system plan. A new plan will be drafted and submitted to the agencies for review by end of 2026.

- 4) When was your Comprehensive Plan approved?

The Water Comprehensive Plan for Covington Water District was approved by King County Ordinance 18435 on December 13, 2016, approved by Washington State Department of Health on February 10, 2017, and District Resolution 4230 on March 15, 2017.

- 5) Is a franchise required to provide service to this area? If so, is the area included within your current franchise?

Yes, it is required and we have one in place. A temporary franchise is operated under the old franchise still.

- 6) Has this area been the subject of a pre-Annexation

Zoning Agreement? If so, please enclose a signed copy of

the agreement. Does Not Apply.

- 7) What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?

Not applicable no changes are proposed.

4. Planning data

A. Revenues/Expenditures

- 1) Estimate City expenditures.
- 2) Estimate City revenues to be gained.
- 3) Estimate County revenues lost.
- 4) Estimate fire district revenue lost.
- 5) Estimate fire district expenditure reduction.

The proposed annexation and expansion of the District's water service area would not increase or decrease the revenues and expenditures of any city, fire district or King County. The proposal is an expansion of service not currently available within the area, rather than a transfer of territory from one jurisdiction to another, such as would be the case with annexations to cities, new incorporations, or revisions to the common boundaries of adjacent special districts which provide the same services.

Covington Water District recognizes that future water system extensions to serve this area may require different methods of financing, including through Developer Extension Agreements. All water extensions installed via a Developer Extension Agreement are conveyed to Covington Water District at no cost by Bill of Sale for acceptance by the District for ownership. Once the District takes ownership of water mains, hydrants, valves, water services, air-vacs, and blow offs, it is responsible for the operation and maintenance of said water system. Water is metered with radio read capability and customers are billed accordingly.

In some cases, special rates or surcharges may be established for specific areas which require extraordinary capital investments and/or maintenance costs unique to the area and the total costs shall be borne solely by those customers located within the benefitted service area.

B. Services

1) Water

a. Directly or by contract?

The construction of new water mains within the area would be through developer extension agreement, District Contact, and/or by Utility Local Improvement District. Upon the completion and acceptance of the water construction, the system would be owned and operated by Covington Water District and served directly.

b. Storage location(s), capacity?

Per Covington Water District: Tank 3 has a nominal capacity of 2 MG which provides storage for the 600 Pressure Zone. This tank was constructed in 1971 and is located in the northwest corner of the 600 Pressure Zone.

c. Mains to serve the area (diameter, location)

Per our Water Availability Certificate: Connect to the existing 8-inch main in SE 243rd and extend it north in 197th Ave SE to front one full side of the parcel.

d. Pressure station location and measured flow

There is a PRV located at 193rd Ave SE & SE 240th St in the 600 Pressure Zone (70 psi). Flow from the Medical Park supplies flow to this site.

e. Capacity available?

Capacity is available at a specific rate and time since it is related to multiple factors with this generic flow question. CWD is assuming you mean fireflow. Yes, fireflow is available and that includes all domestic flows. More definitive modeling is needed to provide specific flows and pressure information.

f. Water source (wells, Seattle, etc.)

Covington Water District receives approximately 80 percent of its supply from the Green River Regional Water Supply System (RWSS) and the remaining 20 percent from its wells, which are generally used for peak demands. As a result of fluctuating topography and geography within Covington Water District's service area, the District currently has 9 hydraulically distinct pressure zones. Water distribution throughout the water system is accomplished by gravity feed of the RWSS through three interties, well pumps and six online booster pump stations that are

located throughout the District. Currently there are eight reservoirs in the system, strategically located to provide adequate equalizing and fire flow reserves for all pressure zones. Pressure reducing valves are used to supply lower pressure zones from higher pressure zones that contain water storage reservoirs. The District also has four interties with Cedar River Water & Sewer and one emergency intertie with Lake Meridian Water District.

g. Financing of proposed service (LID, ULID, Developer Extension, Etc.)

The District's method of financing, which utilizes developer extension agreements, Utility Local Improvements Districts, bonds, and general facility charges, places the financial burden of improvement costs equitably on those who create the demand for and benefit from the system expansion. This distribution of costs also tends to match the timing of water extensions with the actual need and avoids significant problems with premature excess capacity or deficiencies in capacity. A cost-of-service study is conducted every 3 years to ensure that the full cost of service is equitably allocated amongst the various system user classes.

2) Sewer: The proposed service area expansion would be for water service only.

- a. Directly or by contract?
- b. Gravity or Lift Station required?
- c. Disposal (KCWTD; City or District Treatment Plant)
- d. Capacity available?

The proposal to expand the District's Retail boundary does not apply to the provision of sewer service. Covington Water District provides water only.

3) Fire Service

- a. Directly or by contract?
- b. Nearest Station(s)?
- c. Response time?
- d. Are they fully manned? How many part-time and full-time personnel?
- e. Major equipment at station location (including type and number of emergency vehicles)?
- f. How many fully certified EMT/D-Fib personnel do you have?
- g. What fire rating applies?

h. Source of dispatch?

The proposed water service area expansion would have no effect on fire service until future water facilities are installed. After water service has been expanded into the annexation area, fire service will continue to be directly provided by Puget Sound Regional Fire Authority.

4) General

- a. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement.

Water availability required annexation. We have a current Developer Extension Agreement with the developer. Note: "Development" also means SFH. Proponents of the water service expansion will have to enter into a Developer's Extension Agreement with Covington Water District at such time when a development has been submitted and approved by the City of Maple Valley. The landowners could also request to extend water.

- b. Describe the topography and natural boundaries of the proposal.

The annexation area is characterized as relatively flat with gentle slopes to the north and south. There are no natural area boundaries impacting the area. The East boundaries of the annexation area are adjacent to the current water service area of CWD.

- c. How much growth has been projected for this area during the next ten (10) year period? What source is the basis for this projection?

The CWD service area growth is 0.7% per year. For the 600 zone, annual growth rates are projected between 1.6% and 1.7%. Please refer to the PSRC growth and population counts to obtain more detailed growth information.

- d. Describe any other municipal or community services relevant to this proposal.

The proposed water service area expansion does not, by itself, require or depend on other municipal or community services other than public water service, which would be available through Covington Water District.

However, as part of a previously developed rural residential area, facilities such as power, and telephone, are in place. On site septic and water service, are required and would be provided as governed by the King County regulations.

- e. Describe briefly any delay in implementing service delivery to the area.

No delays in installing water service are anticipated. Water service is also available adjacent to the proposed Annexation area.

- f. Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative source available for such service(s)?

Covington Water District maintains a fee schedule for the implementation of its planned facilities and services which is revised periodically to reflect the current costs of new construction, operations, and maintenance. The schedule is set to provide an equitable distribution of costs among those users who create the demand for facilities and services.

No other public jurisdictions currently can provide water service. It would be illogical for another service provider to operate a system within the area which is adjacent to the Covington Water District service area. It would also be contrary to the District's approved Comprehensive Water System Plan.

III. Objectives

Please evaluate this proposal based upon the objectives listed in RCW 36.93.180. Give your reasons for each of the objectives chosen.

1. Preservation of natural neighborhoods and communities.

The extension of water service to the area would enable the area to be developed consistent with the neighborhood and land jurisdiction zoning.

2. Use of physical boundaries including, but not limited to, bodies of water, highways, and land contours.

Existing tax lot lines and the exiting District service area boundary would be used as the boundaries.

3. Creation and preservation of logical service areas.

The extension of the District corporate boundary conforms to all current land use and utility service policies for the area.

4. Prevention of abnormally irregular boundaries.

The proposed annexation area does not create a more abnormally irregular boundary than what currently exists.

5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas.

Does not apply.

6. Dissolution of inactive special purpose districts.

Does not apply.

7. Adjustment of impractical boundaries.

Does not apply

8. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character.

Does not apply.

9. Protection of agricultural lands.

Does not apply.

10. Provide reasonable assurance that the extension of municipal services and the additional payments to be made by the property owners of the area to be annexed in the form of taxes will remain reasonably equal to the value of the additional municipal services to be received during a period of ten years following the effective date of the proposed annexation. This objective shall apply only to cities with a population of 400,000 or more which initiates a resolution for annexation proceedings.

Does not apply.

Schneider Extension Annexation Application

Attachments:

Check No. **XXXXXX** in the amount of \$50

Exhibit A – Legal Description of Annexation Area

Exhibit B – Map of Annexation Area

Exhibit C – Vicinity Map

Exhibit D1 & D2 – Covington Water District Boundary Maps

Exhibit E – King County Assessor's Map

Exhibit F – Urban Growth Area Map

Exhibit G - Resolution No. 4651 of the Covington Water District Board of Commissioners finding the sufficiency of a Petition for Annexation. Impact Assessment and the Environmental Checklist.

Exhibit H - Resolution No. 4665 of the Covington Water District Board of Commissioners Declaring Intention to Annex a certain territory known as The Schneider Annexation

Exhibit I – Annexation Petition Certification

Exhibit J – SEPA Environmental Checklist

Exhibit K – SEPA Notifications

Exhibit L - Determination of Non-Significance

EXHIBIT "A"

WATER ANNEXATION AREA LEGAL DESCRIPTION

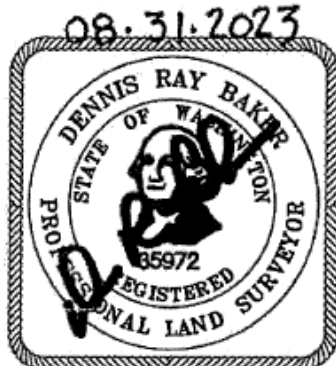
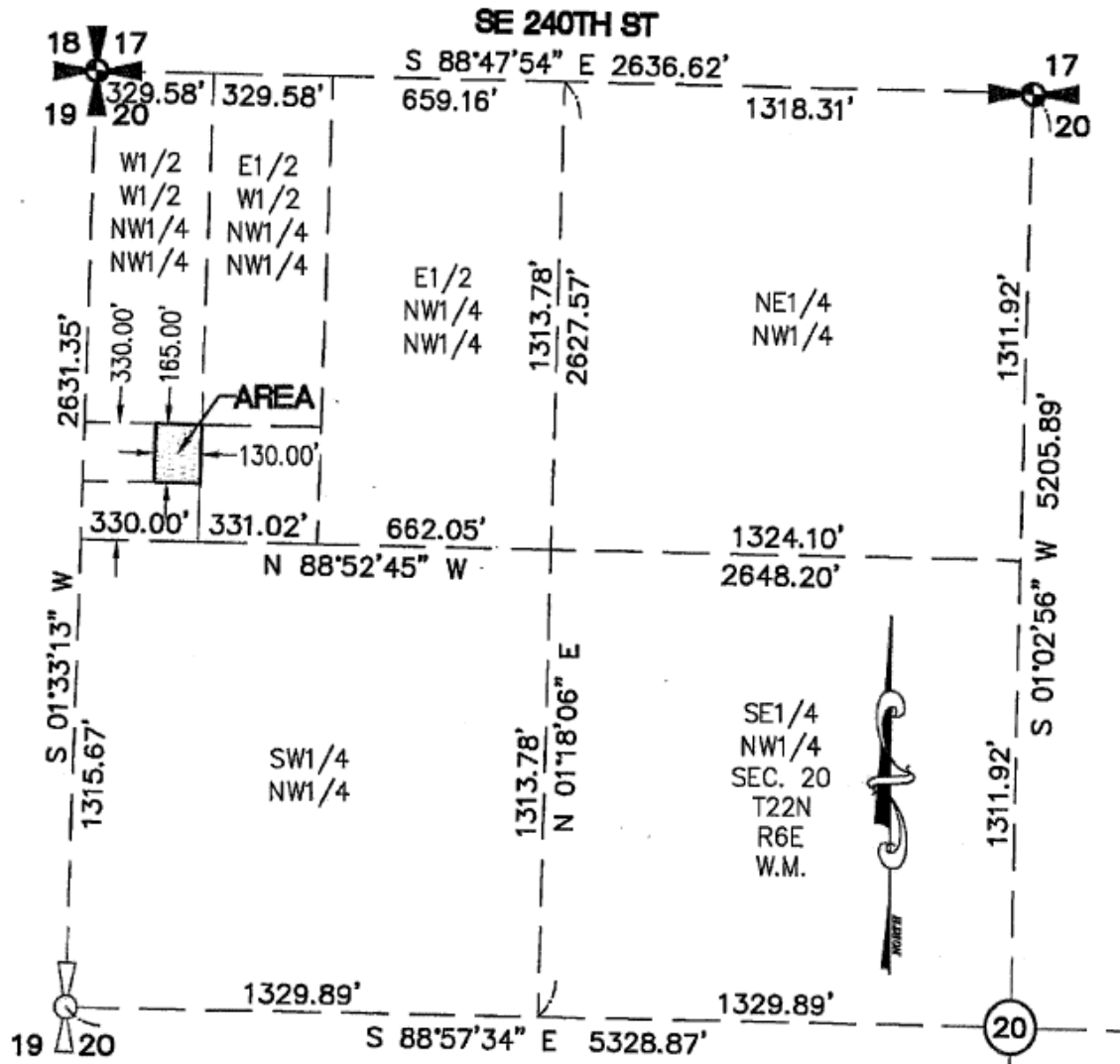
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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

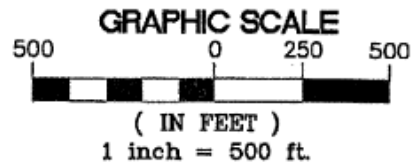


EXHIBIT "B"

WATER ANNEXATION AREA GRAPHIC DEPICTION



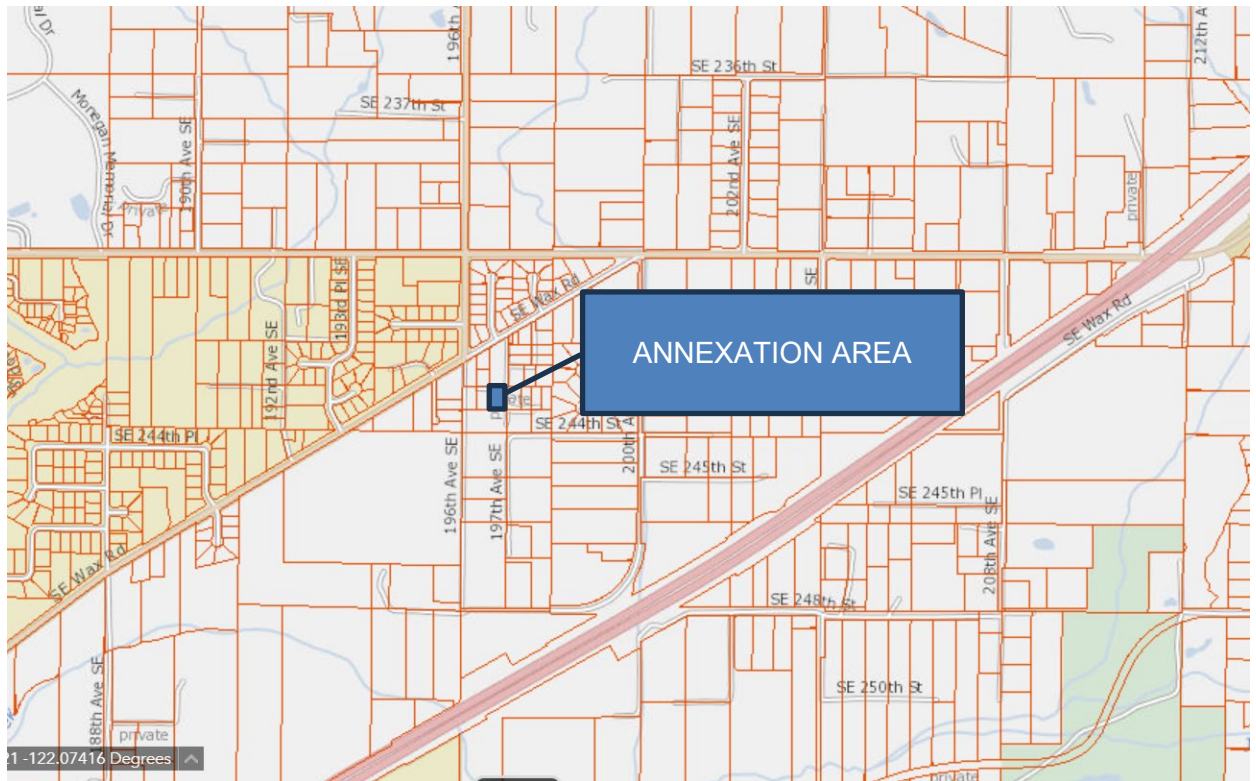
WATER ANNEXATION AREA



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Exhibit C – VACINITY MAP – iMAP PARCELS



Subject Property

Legend

- Streets
- Water Body
- Urban Growth Area Boundaries
- CWSP

CITY

- Auburn
- Black Diamond
- Covington
- Kent
- King County
- Maple Valley

Retail Water Service Area

- Existing
- Future

Figure 2.3
Urban Growth Area Map
 Water System Plan
 Covington Water District

0 3,500 7,000 Feet

Carolina Engineering & Construction

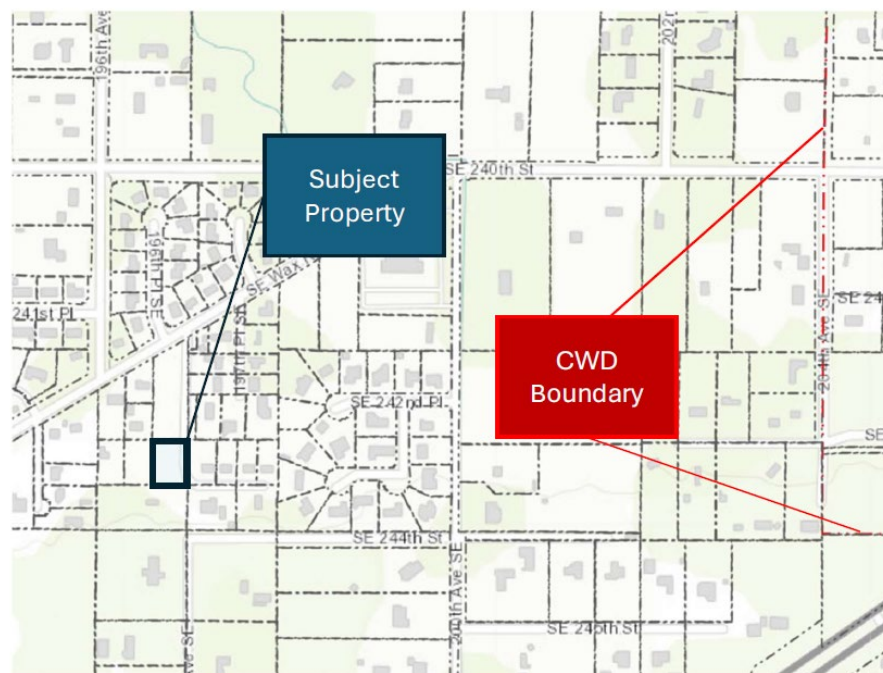


Exhibit E

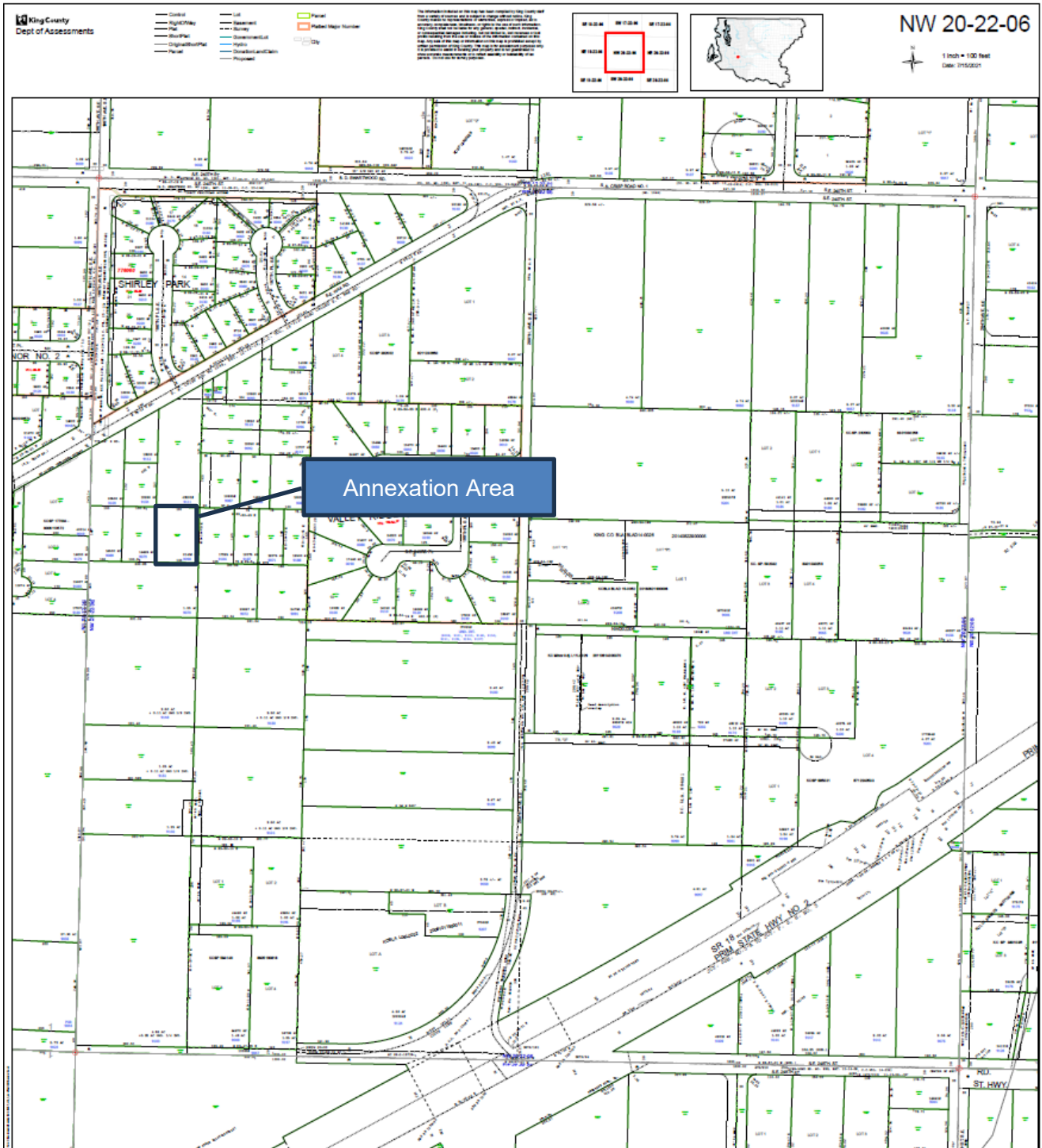


Exhibit F - Urban Growth Area Map

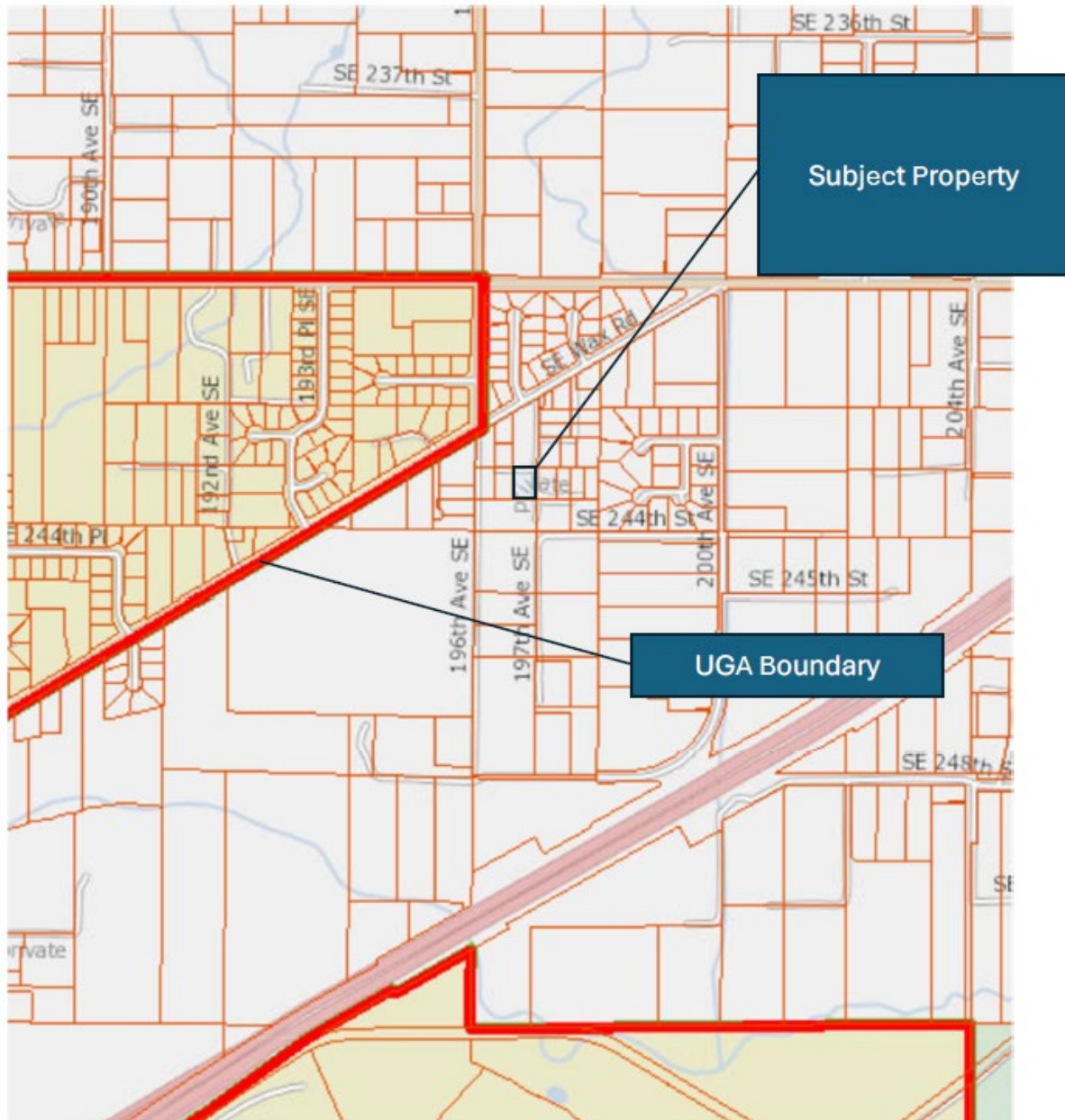


EXHIBIT G

COVINGTON WATER DISTRICT
KING COUNTY, WASHINGTON
RESOLUTION NO. 4651

A RESOLUTION finding the sufficiency of a Petition for Annexation of certain territory to the District known as: Schneider Extension and setting a time and place for public hearing.

WHEREAS, a Petition for Annexation of the following property to the Covington Water District has been filed with the Board of Commissioners: Parcel Number 202206-9098

WHEREAS, according to the records of the King County Assessor, the Petition is signed by the owners of not less than 60% of the area of land for which annexation is petitioned (excluding County and State right-of-ways, parks, tidelands, lakes, retention ponds, and stream and water courses); and

WHEREAS, in accordance with RCW 57.24.080, a time and place for a public hearing before the Board of Commissioners is to be set and published; and

WHEREAS, notice is to be posted in at least three locations within the area to be annexed; now therefore,

BE IT RESOLVED by the Board of Commissioners of the Covington Water District as follows:

1. The above Petition or Petitions comply with the requirements of law and have been proved, to the satisfaction of the Board of Commissioners, to be sufficient in all respects.
2. The time and place of public hearing will be on January 9, 2024, at 4:30 p.m. at the District Administrative Office. Notice will be published in a newspaper of local circulation once a week for 2 weeks prior to the hearing and certification of publication is to be placed in the file.
3. Notice of the foregoing, will be posted in at least 3 locations within the area to be annexed and certification placed in the file.

ADOPTED at a meeting of the Board of Commissioners held this 12th of December, 2023.

Covington Water District
Board of Commissioners

Tal Weberg
Tal Weberg, President

David Roselle
David B. Roselle, Secretary

Alan Eades
Alan Eades

Kevin Fuhrer
Kevin Fuhrer

Brad Lake
Brad Lake

EXHIBIT G

COVINGTON WATER DISTRICT ANNEXATION PETITION AND AGREEMENT

The undersigned owners (according to the records of the King County Department of Records and Elections) of at least 60% of the area of land described herein (the "annexation area") petition for annexation to the Covington Water District (the "District"), and agree to the following:

1. **Eligibility.** The annexation area is: (a) Within the District's approved service area, (b) Is not presently served with public water or is not served with public water by anyone other than the District, and (c) Is contiguous or within close proximity (as defined by statute) to the District's corporate boundaries.
2. **Approvals Required.** Annexations must be approved by the King County Boundary Review Board and the King County Council, as well as the District's Board of Water Commissioners (the "Board").
3. **Hearing.** The Board will conduct a public hearing prior to annexation, in accordance with state law.
4. **Annexation Boundaries.** A plat or map showing the annexation area boundaries is attached. The legal description is: ☒ Attached ☐ As follows: _____.

It is understood that the boundaries of a proposed annexation are within the sole discretion of the District, and the Board may reduce the boundaries at the above hearing.

5. **Cost of Annexation.** In view of the present high cost of annexation and the fact that annexation benefits only accrue to the annexed area, rather than the District as a whole, the District will charge the cost of annexation to the undersigned owners, unless this Petition for Annexation was initiated by the District. The petition ☐ was ☒ was not initiated by the District.

The cost of annexation includes, but is not limited to, time incurred by District employees, engineers and attorneys in drafting the above legal description and map; documents and maps required by the King County Council, King County Boundary Review Board and other governmental bodies; appearances at County hearings; meetings with County and other government officials; and filing fees and costs charged by governmental bodies.

6. **Cost of Water Service.** The District is legally required to charge the cost of extending its water system (pipelines and general facilities) to the properties to be served thereby. The District's Administrative Code sets forth the methods by which this cost is paid.

The District has made no representations that service will be provided other than at the cost of the property to be served, or concerning when water service will be extended to the annexation area.

EXHIBIT G

7. **Deposit.** The District acknowledges receipt of \$835.00 as a deposit against the above cost of annexation. In the event that the District refunds all or any part of this deposit, it will be paid to the contact person shown below.

8. **Contact Person.** The District is authorized to deal with the following named agent for the undersigned on all matters concerning this Petition and the proposed Annexation:

Name: Evan Schneider
Address: 24237 197th Ave SE
Phone: (H) 206.512.9908 (W) _____

The District's obligations herein are subject to judicial, legislative and regulatory restrictions beyond the District's control (including, but not limited to, Endangered Species Act (ESA) and Initiative 695 (I-695)). The applicant releases the District from any and all direct or indirect liability or damages related to actions beyond the District's control and agrees to indemnify and hold the District harmless from any such action undertaken by any third person or agency based in whole or in part on the system improvements or service provided for herein. This application is conditioned upon and subject to applicant obtaining all required permits, and complying with all applicable laws and regulations, whether federal, state or local.

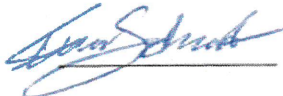
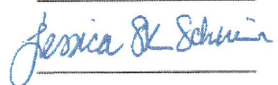
Signature (Husband & Wife)	Name (Print or Type)	Mailing Address	Property Description
	<u>Evan Schneider</u>	<u>24237 197th Ave SE</u> <u>Maple Valley WA</u> <u>98038</u>	<u>Home</u>
	<u>Jessica Schneider</u>	<u>"</u>	<u>"</u>
_____	_____	_____	_____
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EXHIBIT "A"

WATER ANNEXATION AREA LEGAL DESCRIPTION

THE EAST 130 FEET OF THE NORTH 165 FEET OF THE SOUTH
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QUARTER OF NORTHWEST QUARTER OF SECTION 20,
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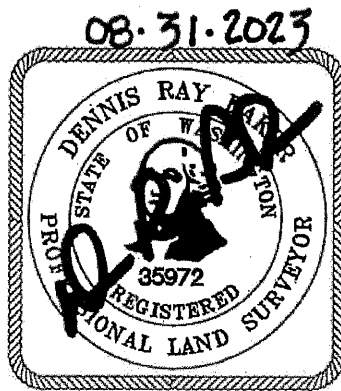
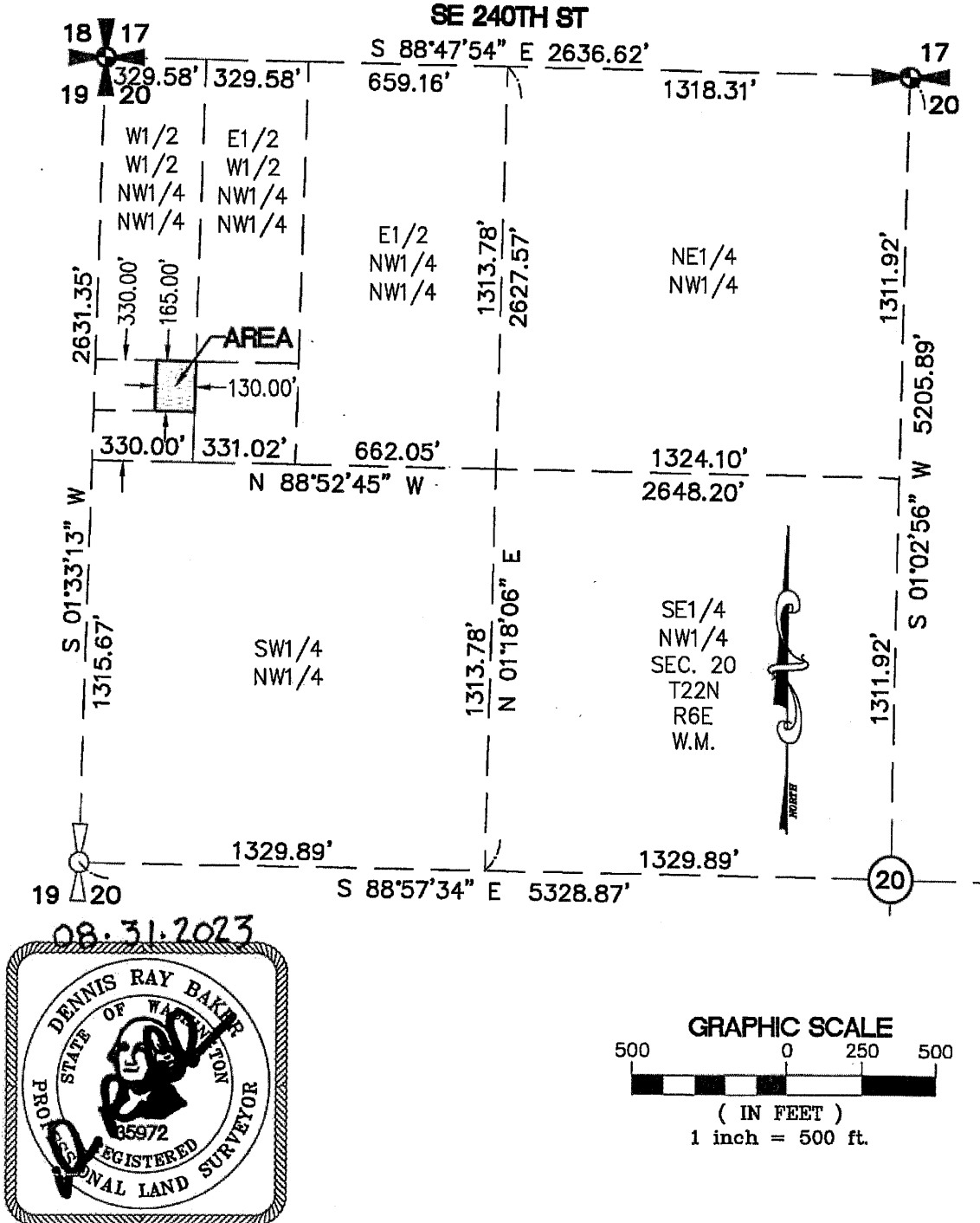


EXHIBIT G

EXHIBIT "B"

WATER ANNEXATION AREA GRAPHIC DEPICTION



WATER ANNEXATION AREA

PAGE ___ OF ___

22170Exhibit
AUGUST 31, 2023

EXHIBIT G

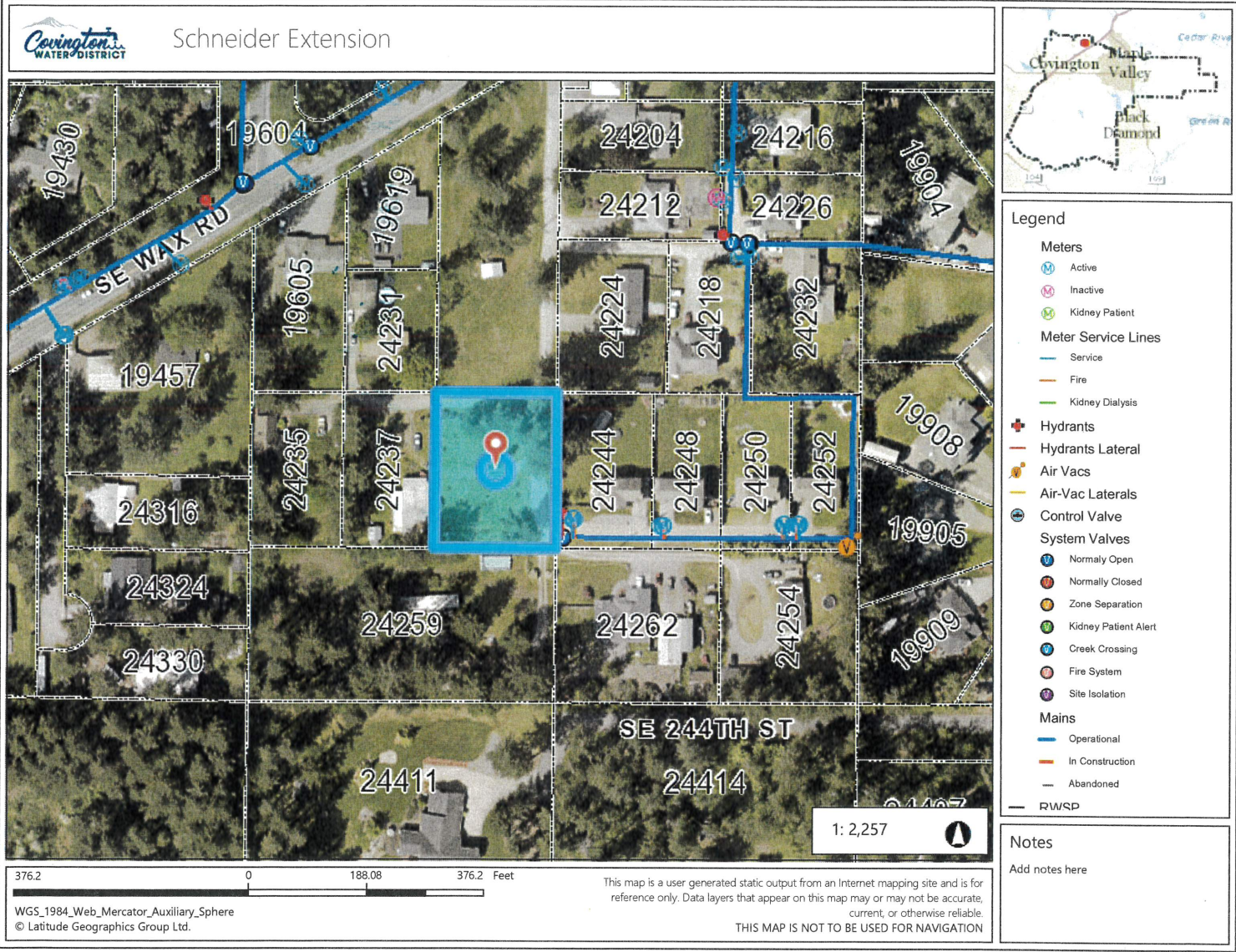


EXHIBIT G

COMMISSIONERS:

Alan Eades
Kevin Fuhrer
Brad Lake
David B. Roselle
Tal Weberg

GENERAL MANAGER:

Thomas Keown, P.E.



December 12, 2023

Attention: Board of Commissioners
Covington Water District
18631 SE 300th Pl
Covington WA 98042

Dear Commissioners,

Reference: Schneider Extension Annexation

The petition has been checked for the above annexation. The area consists of approximately 0.49 acres. The area to be annexed is within the District's Coordinated Water System Plan Boundary, but outside of the District's Retail Service Area.

In my role as Engineering Manager, I hereby certify that the signatures on the petition represent the owners of not less than 60% of the assessable land area described in the petition. The actual area on this petition by the property owner(s) is 100%. A copy of the legal description for this annexation and a map representing the location of the proposed annexation are attached.

Evan Schneider will transmit any exhibits necessary to be forwarded to the King County Review Board concerning this annexation once the District has completed the Public Hearing and Notice of Intent Processes.

Sincerely,
COVINGTON WATER DISTRICT

Steve Lee, PE
Engineering Manager
253-867-0940
Steve.lee@covingtonwater.com





King County

Department of Assessments

Accounting Division

201 S. Jackson Street KSC-AS-0708
Seattle, WA 98104

(206) 263-2308 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

John Wilson
Assessor

ANNEXATION PETITION CERTIFICATION

THIS IS TO CERTIFY that the petition submitted November 14, 2023, to the King County Department of Assessments by Leslie Boren, Project Coordinator with Covington Water District, supporting annexation of the property described in the Covington Water District Annexation of Petition Agreement has been examined, the property taxpayers, tax parcel numbers, and assessed values of each property listed thereon carefully compared with the King County tax roll records, and as a result of such examination, found to be sufficient under the provisions of the Revised Code of Washington, Section 35A.01.040.

The Department of Assessments has not verified that the signatures on the petition are valid through comparison with any record of actual signatures, nor that the signatures were obtained or submitted in an appropriated timeframe and this document does not certify such to be the case.

Dated this 27th day of November 2023

John Wilson

John Wilson (Nov 27, 2023 11:49 PST)

John Wilson, King County Assessor

EXHIBIT G

State of Washington, King County

Covington Water District
Notice of Public Hearing

**Covington Water District Notice of Public Hearing
on Annexation of Certain Territories to the District**

Water Service Area Notice is Hereby Given that the Board of Commissioners of Covington Water District (CWD) will conduct a public hearing held at the District on the 9th day of January, 2024 at the hour of 4:30 p.m.

The Purpose of the hearing will be to consider public comment on petitions received for annexation of lands currently within CWD's service area, but outside the District's boundary:

- 1) The Schneider Extension located at SE 243rd & 197th Ave SE Parcel #202206-9098

All Interested Persons are invited to attend the January 9th Board meeting in person or call into the public access phone number that will be available on Community: <https://covingtonwater.diligent.community/portal/> by clicking on the January 9, 2024 Board of Commissioner's Meeting and viewing the agenda, to voice their concurrence or concern of the District's Annexation of the above described land.

Dated the 12th of December 2023.

David B. Roselle, Secretary
Board of Commissioners

EXHIBIT H

COVINGTON WATER DISTRICT
KING COUNTY, WASHINGTON
RESOLUTION NO. 4665

A RESOLUTION declaring the Board of Commissioners of Covington Water District ("District") intent to annex a certain area known as: Schneider Extension.

WHEREAS, on December 12, 2023 the District found sufficiency and set a time and place of a public hearing; and

WHEREAS, the District published notice of the public hearing once a week for 2 weeks preceding the hearing, and posted notice of hearing in at least 3 locations within the annexation area; and

WHEREAS, the District held said public hearing and no reason under RCW 57.24 has been found to stop the annexation; now, therefore

BE IT RESOLVED by the Board of Commissioners of Covington Water District that:

1. A Resolution stating the District's intent to annex be adopted.
2. The intent Resolution be given to the King County Boundary Review Board for action per RCW 36.93.
3. The intent Resolution be given to the King County Council for action by Ordinance.
4. No further action will be taken by the District until or unless approval is received from the King County Boundary Review Board and the King County Council.

ADOPTED at a meeting of the Board of Commissioners held this 27th day of February, 2024.

Covington Water District
Board of Commissioners

David Roselle
David B. Roselle, President

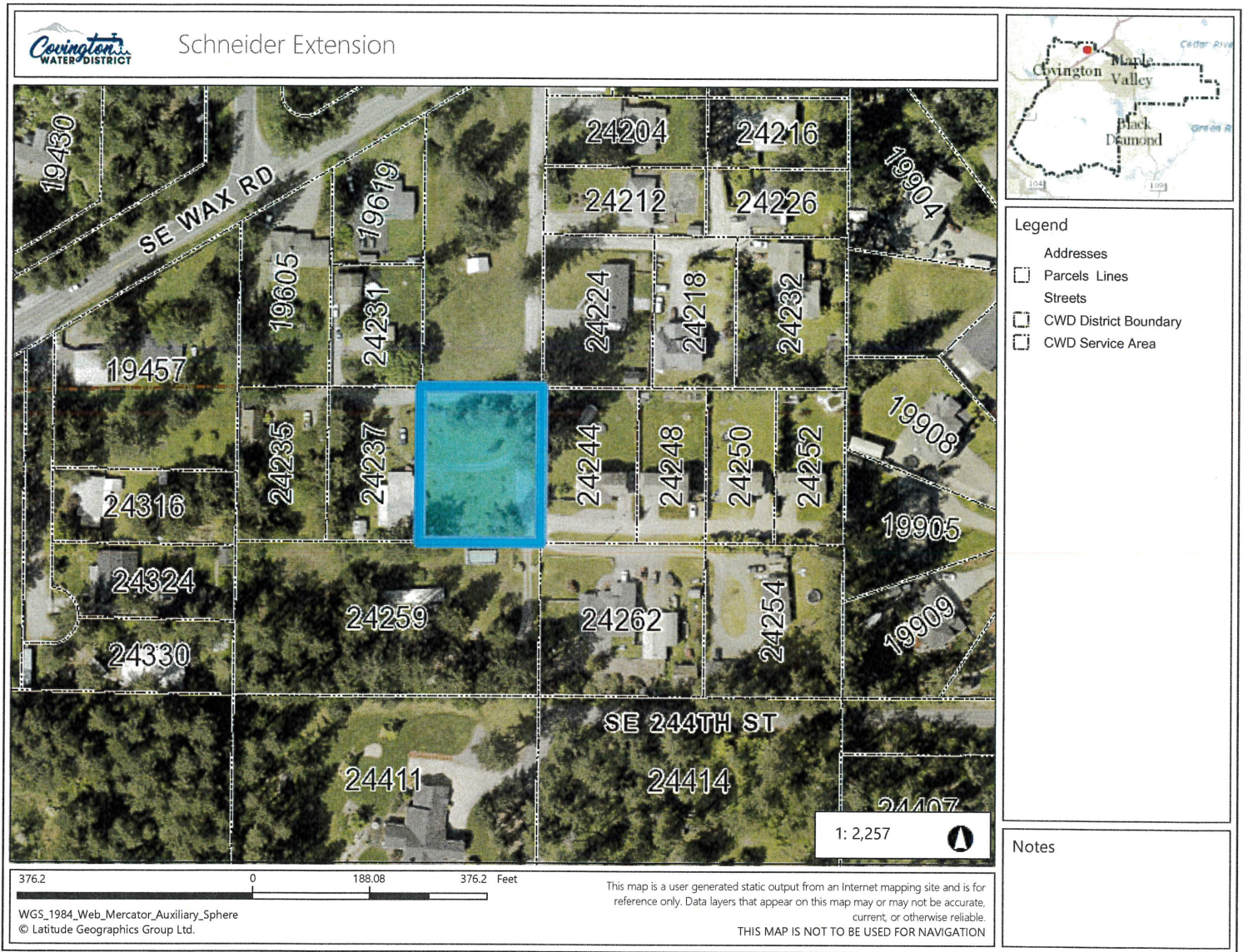
Alan Eades
Alan Eades, Secretary

Kevin Fuhrer
Kevin Fuhrer

Brad Lake
Brad Lake

Tal Weberg
Tal Weberg

EXHIBIT H





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John Wilson (Nov 27, 2023 11:49 PST)

John Wilson, King County Assessor

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)²

1. Name of proposed project, if applicable:

Schneider Residence Water Main Extension

2. Name of applicant:

Evan and Jessica Schneider

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

24237 197th Ave SE, Maple Valley WA

4. Date checklist prepared:

1/6/2023

5. Agency requesting checklist:

Covington Water District

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

Water main extension in March

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

No

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

Category II Critical Aquifer Recharge Area (21A.24.311 to 21A.24.316)

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 pending applications

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

Annexation to Covington Water District, permit to construct water main extension if needed

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. (Lead agencies may modify this form to include additional specific information on project description.)

Project consists of the extension of an 8 inch water main approximately 160'. The new water main will be located within the current gravel road.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 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.

See Exhibit A and Exhibit B

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

- a. General description of the site:**

Circle or highlight one: **Flat**, **rolling**, hilly, steep slopes, mountainous, other:

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

5-7%

- 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.**

Soil conditions are described as brown sandy loam, light brown sandy loam and extremely gravely course sand. Soil is informally described as pit run.

- 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.**

Excavation approximately 48" deep by approximately 160 feet in length. All fill will conform with Covington Water District standards.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

EXHIBIT J

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

The project area is all within a gravel road, road will be repaired to current condition after water main is installed.

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

None, all work will conform with local regulations.

2. Air

[Find help answering air questions](#)⁴

- 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.**

None

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

Only travel of people and equipment to project area.

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

None, project will meet all local and state regulations

3. Water

[Find help answering water questions](#)⁵

- a. Surface:**

[Find help answering surface water questions](#)⁶

- 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.**

No

- 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

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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.

Not applicable

4. Will the proposal require surface water withdrawals or diversions? Give a 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

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:

[Find help answering ground water questions](#)⁷

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 a 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 (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.

Not applicable

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.

Run off sources would include storm water only. The project includes the extension of the water main only and does not include any alterations to surface conditions. Currently stormwater infiltrates on either side of the gravel road. No change to the current infiltration is proposed. Water will not flow into other waters.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

Not applicable, no waste produced

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:

All work will meet local and state regulations.

4. Plants

[Find help answering plants questions](#)

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?

No vegetation will be removed. Some tree roots may need to be removed of adjacent Douglas fir trees.

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

None

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

None

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

Himalayan black berry (We are working on removing)

5. Animals

[Find help answering animal questions](#)⁸

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Robins, songbirds, rabbits, crows,

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.

None known

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

None known

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

None, proposed. Project area is contained within a gravel road.

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

None known

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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.

Not applicable

- 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.

None

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No

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

None known

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.**

None known

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.**

None known, besides diesel or gas in machinery

4. **Describe special emergency services that might be required.**

None

5. **Proposed measures to reduce or control environmental health hazards, if any.**

None, all project work will conform with local and state regulations

b. Noise

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

Project area is a private gravel road that serves 8 residences, existing noise is limited to traffic

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 noise would be present as excavators dig trench for water main. Other noise may occur as the water main parts are assembled.

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

None, all work will conform with local and state regulations including noise ordinances.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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.**

Current use of the site is a gravel road. Adjacent properties include residential single family homes. The proposal will not affect current land uses on any 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 because 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/None.

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?**

No

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

R-5

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

Rural Area 2.5-10 ac/du

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

Not applicable

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

Category II Critical Aquifer Recharge Area (21A.24.311 to 21A.24.316)

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

Not applicable

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

None

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

None

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

None

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

Not applicable

9. Housing

[Find help answering housing questions](#)¹²

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

None

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

None

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

None

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

Not applicable

- 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

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- 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?

None

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

None

12. Recreation

[Find help answering recreation questions](#)

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

None

- 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:

None

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

No

- 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.**

None

- 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.**

None

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

No changes to access are proposed. Site is accessed by SE Wax Road (public) and 197th Ave SE (private).

- 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

- c. **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

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

No

- e. **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?**

Not applicable (none)

- f. **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

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

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

None

15. Public services

[Find help answering public service questions¹⁷](#)

- 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

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

None

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity

- 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 main

C. Signature

[Find help about who should sign¹⁹](#)

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.

X 

Type name of signee: Evan Schneider

Position and agency/organization: Property Owner

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Date submitted:

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

- Proposed measures to avoid or reduce such increases are:

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:

- 3. How would the proposal be likely to deplete energy or natural resources?**

- Proposed measures to protect or conserve energy and natural resources are:

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

- Proposed measures to protect such resources or to avoid or reduce impacts are:

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

EXHIBIT J

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

EXHIBIT "A"

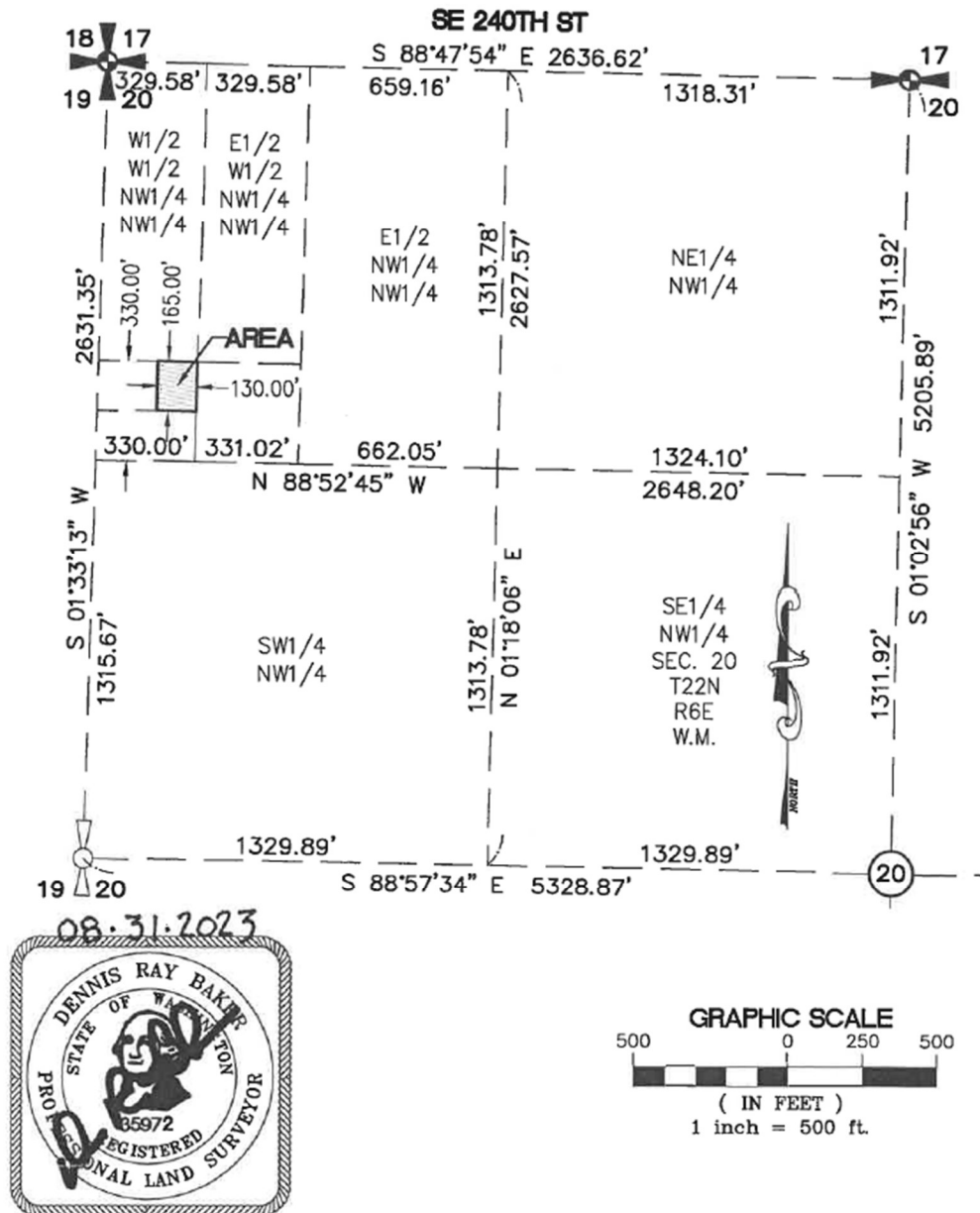
WATER ANNEXATION AREA LEGAL DESCRIPTION

THE EAST 130 FEET OF THE NORTH 165 FEET OF THE SOUTH
330 FEET OF WEST HALF OF WEST HALF OF NORTHWEST
QUARTER OF NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



EXHIBIT "B" WATER ANNEXATION AREA GRAPHIC DEPICTION



Leslie Boren

From: Leslie Boren
Sent: Tuesday, January 23, 2024 12:45 PM
To: ty.peterson@kingcounty.gov
Subject: DNS/SEPA CWD Annexation for the Schneider Extension
Attachments: DNS-SEPA CWD Annexation - Schneider Extension.pdf

Hi Ty,

You are the latest contact I have for DNS/SEPA notifications for King County. If I need to be submitting this to someone else, please let me know.

Covington Water District as lead agency has issued a DNS for the Schneider Extension. The project is at SE 243rd & 197th Ave SE in Unincorporated King County – Parcel 202206-9098.

The DNS determination will be posted in the Covington/Maple Valley Reporter on February 2, 2024, and February 9, 2024. The comment period for the DNS determination is open through February 16, 2024.

Attached for your review is the DNS determination and SEPA checklist.

If you would like to comment on the DNS determination, please submit your comments by written notice to Alan Eades (Secretary of the Board) at the District office no later than February 16, 2024.

Thank you.

Leslie Boren
Project Coordinator



18631 SE 300th Pl
Covington, WA 98042
Direct 253.867.0925
Main 253.631.0565
Fax 253.867-0926

Leslie Boren

From: Leslie Boren
Sent: Tuesday, January 23, 2024 12:50 PM
To: development@sooscreek.com
Subject: DNS/SEPA CWD Annexation for the Schneider Extension
Attachments: DNS-SEPA CWD Annexation - Schneider Extension.pdf

Hi,

Covington Water District as lead agency has issued a DNS for the Schneider Extension. The project is at SE 243rd & 197th Ave SE in Unincorporated King County – Parcel 202206-9098.

The DNS determination will be posted in the Covington/Maple Valley Reporter on February 2, 2024, and February 9, 2024. The comment period for the DNS determination is open through February 16, 2024.

Attached for your review is the DNS determination and SEPA checklist.

If you would like to comment on the DNS determination, please submit your comments by written notice to Alan Eades (Secretary of the Board) at the District office no later than February 16, 2024.

Thank you,

Leslie Boren
Project Coordinator



18631 SE 300th Pl
Covington, WA 98042
Direct 253.867.0925
Main 253.631.0565
Fax 253.867-0926

Leslie Boren

From: Leslie Boren
Sent: Tuesday, January 23, 2024 1:45 PM
To: Salina Lyons
Subject: DNS SEPA CWD Annexation for the Schneider Extension
Attachments: DNS-SEPA CWD Annexation - Schneider Extension.pdf

Hi Salina,

You are the latest contact I have for DNS/SEPA notifications for the City of Covington. If I need to be submitting this to someone else, please let me know.

Covington Water District as lead agency has issued a DNS for the Schneider Extension. The project is at SE 243rd & 197th Ave SE in Unincorporated King County – Parcel 202206-9098.

The DNS determination will be posted in the Covington/Maple Valley Reporter on February 2, 2024, and February 9, 2024. The comment period for the DNS determination is open through February 16, 2024.

Attached for your review is the DNS determination and SEPA checklist.

If you would like to comment on the DNS determination, please submit your comments by written notice to Alan Eades (Secretary of the Board) at the District office no later than February 16, 2024.

Thank you.

Leslie Boren
Project Coordinator



18631 SE 300th PI
Covington, WA 98042
Direct 253.867.0925
Main 253.631.0565
Fax 253.867-0926

EXHIBIT K

Leslie Boren

From: Leslie Boren
Sent: Tuesday, January 23, 2024 12:49 PM
To: matt.torpey@maplevalleywa.gov
Subject: DNS/SEPA CWD Annexation for the Schneider Extension
Attachments: DNS-SEPA CWD Annexation - Schneider Extension.pdf

Hi Matt,

You are the latest contact I have for DNS/SEPA notifications for the City of Maple Valley. If I need to be submitting this to someone else, please let me know.

Covington Water District as lead agency has issued a DNS for the Schneider Extension. The project is at SE 243rd & 197th Ave SE in Unincorporated King County – Parcel 202206-9098.

The DNS determination will be posted in the Covington/Maple Valley Reporter on February 2, 2024, and February 9, 2024. The comment period for the DNS determination is open through February 16, 2024.

Attached for your review is the DNS determination and SEPA checklist.

If you would like to comment on the DNS determination, please submit your comments by written notice to Alan Eades (Secretary of the Board) at the District office no later than February 16, 2024.

Thank you.

Leslie Boren
Project Coordinator



18631 SE 300th Pl
Covington, WA 98042
Direct 253.867.0925
Main 253.631.0565
Fax 253.867-0926

EXHIBIT K

Leslie Boren

From: Leslie Boren
Sent: Tuesday, January 23, 2024 12:47 PM
To: glen.stamant@muckleshoot.nsn.us; laura.murphy@muckleshoot.nsn.us
Subject: DNS/SEPA CWD Annexation for the Schneider Extension
Attachments: DNS-SEPA CWD Annexation - Schneider Extension.pdf

Hi Glen & Laura,

You are the latest contacts I have for DNS/SEPA notifications for Muckleshoot. If I need to be submitting this to someone else, please let me know.

Covington Water District as lead agency has issued a DNS for the Schneider Extension. The project is at SE 243rd & 197th Ave SE in Unincorporated King County – Parcel 202206-9098.

The DNS determination will be posted in the Covington/Maple Valley Reporter on February 2, 2024, and February 9, 2024. The comment period for the DNS determination is open through February 16, 2024.

Attached for your review is the DNS determination and SEPA checklist.

If you would like to comment on the DNS determination, please submit your comments by written notice to Alan Eades (Secretary of the Board) at the District office no later than February 16, 2024.

Thank you,

Leslie Boren
Project Coordinator



18631 SE 300th Pl
Covington, WA 98042
Direct 253.867.0925
Main 253.631.0565
Fax 253.867-0926



WAC 197-11-970 Determination of Nonsignificance (DNS)

Description of Proposal: The project involves the annexation of approximately 0.49 acres of land into the Covington Water District Boundary.

Proponent: Schneider Developer Extension

The property is located generally at SE 243rd and 197th Ave SE, Parcel 2022069098. It is in the Quarter NW, Section 20, Township 22, Range 6, in King County, Washington.

Lead Agency: Covington Water District

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by February 16, 2024.

Responsible Official: Tom Keown
Position/Title: General Manager
Phone: 253-867-0901
Address: 18631 SE 300th Place
Kent, WA 98042
Date: January 26, 2024

You may appeal this determination to Alan Eades (Secretary of the Board) at the District office no later than February 16, 2024 by written notice.

You should be prepared to make specific factual objections. Contact Tom Keown to read or ask about the procedures for SEPA appeals.

Published in the Covington/Maple Valley Reporter February 2, 2024 and February 9, 2024.


General Manager