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SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Application Name: Cedar Creek Parke Subdivision & Major Tree Clearing Permit

Application File Number: LU16-0001/0020 & LU16-0002/0020

Primary Contact: Brian Hansen, PE
Triad Associates
20300 Woodinville-Snohomish Rd NE
Woodinville, WA 98072
425-415-2094

Date of Issuance: November 18, 2016

Project Location: The subject property is located south of SE 262nd St. and west of 204th Ave SE and consists of Parcel Nos. 292206-9008, 9137, and 9182. The site is situated in the SW/NW Quarter of Section 29, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 20.53 acres into 82 single family residential lots. The site will be accessed from SE 262nd St and 204th Ave SE. The development will also connect to 203rd Ave SE (existing street) along the southern portion of the site. Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water and Sewer District. Emergency services will be provided by the City of Covington and the Kent Fire Department, Regional Fire Authority. A major tree clearing permit will be reviewed concurrently with the development application. The site contains critical areas.

Environmental Documents: Preliminary Plat (Triad, Revised 10/05/2016), Traffic Concurrency Analysis Report (City of Covington, December 2015), Drainage Report (Triad, Revised 10/04/2016), SEPA Environmental Checklist (received 06/16/2016), Arborist Report (dated 10/10/2016) and other information on file with the lead agency.

Responsible Official/ Lead Agency: Richard Hart, Community Development Director
City of Covington SEPA Official
16720 SE 271st Street, Suite 100
Covington, Washington 98042
253-480-2400

This MDNS is issued under WAC 197-11-350. The comment period is 14 calendar days and ends December 5, 2016 (Extended due to Holiday). Comments and appeals on this MDNS may be submitted by first class mail or delivered to the responsible official at the above lead agency address.

Appeals Notice: Any notice of appeals must be filed in writing, with the required filing fee paid in cash or check and received within 14 calendar days of the end of the comment period at Covington City Hall Offices by December 19, 2016 at 5 PM. You must make specific factual objections, identify error, harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal. Contact the Community Development Department at Covington City Hall to ask about the procedures for SEPA appeals.