



SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Application Name: Wax Road Assisted Living and Memory Care (“Wax Road Assisted Living”)
Commercial Site Development & Major Tree Clearing

Application File Number: LU16-0016/0025 & LU16-0019/0025

Primary Contact: Jason Higbee
Two Union Square
601 Union St, 42nd Floor
Seattle, WA 98101
503-754-0160

Date of Issuance: December 23, 2016

Project Location: The subject property is located at 17006 SE Wax Road, Parcel No. 3622059039, and is situated in the NW Quarter of Section 36, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to construct two buildings 1) a three story 60,636 sq. ft. assisted living building with 66 units and 2) a single story 25,474 sq. ft. memory care facility with 32 units and associated site improvements on 3.02 acres in the Town Center (TC) zone. 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.

Environmental Documents: Preliminary Site Plan (AHBL, submitted 09/01/2016), Traffic Concurrency Analysis Report (City of Covington, Issued July 2016), Phase I Environmental Site Assessment (Property Condition Services LLC, 03/23/2015), Preliminary Stormwater Site Plan (AHBL August 2016), Geotechnical Report (Robinson Noble, 07/29/2015), SEPA Environmental Checklist (08/31/2016), 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 January 9, 2017 (extended due to holidays and city hall closures). 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 January 23, 2017 (based on extended comment period) 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.