



SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Application Name: Chick-fil-A Commercial Site Development Application

Application File Number: LU15-0010/0016

Primary Contact: Chris Jensen
Barghausen Engineers, Inc.
18215 72nd Ave S
Kent, WA 98032
425-251-6222

Date of Issuance: January 29, 2016

Project Location: The subject property is located at 17440 SE 272nd St, consist of Parcel No. 2522059055, and is situated in the SE Quarter of Section 25, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to demolish an existing 3,345 sq. ft. drive-through restaurant (under separate permit) and construct a new 4,200 sq. ft. drive-through restaurant and associated site improvements on .98 acres. The site will be accessed from SE 272nd St and SE 270th St. The project includes various deviations from the Downtown Design Standard that relate to the location of the drive-through windows and parking lot screening. 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. The site does not contain environmentally critical areas.

Environmental Documents: Preliminary Site Plan (CRHO & Barghausen, revised 08/12/2015), Traffic Concurrency Analysis Report (City of Covington, Issued February 2014), SEPA Environmental Checklist (revised 04/21/2015), and other information on file with the lead agency.

Responsible Official: Richard Hart, Community Development Director

Lead Agency: 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 February 12, 2016. 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 February 26, 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.