

## SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Application Name: Mountain Meadows Estates Subdivision

Application File Number: LU13-0009/0004 (PRJ 13)

Primary Contact: Tom Redding  
Encompass Engineering and Surveying  
165 NE Juniper St., Suite 210  
Issaquah, WA 98027  
425-392-0250

Date of Issuance: October 4, 2013

Project Location: The subject property is located at 25204 156<sup>th</sup> Ave SE, Parcel No. 232205-9019, and is situated in the SE Quarter of Section 23, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 5.75 acres into 29 single family residential lots. The existing house on site is proposed to remain and the site contains no critical areas. Stormwater will be collected and discharged into the existing regional storm system at The Reserve. The developer entered into a Drainage Agreement of Reimbursement for the Reserve Regional Detention Pond and maintenance Access Road, King County Recording No. 20130109002159, for the use of The Reserve stormwater facility. 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.

Environmental Documents: Site Plan (Encompass Engineering & Surveying, received by the City 08/20/2013), Traffic Concurrency Analysis Report (City of Covington Issued March 2013), Drainage Report (Encompass Engineering & Surveying, 04/16/2013) SEPA Environmental Checklist (received 04/17/2013), 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 271<sup>st</sup> 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 October 18, 2013. 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 November 1, 2013 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.