



SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Application Name: Cedar Springs Apartments Commercial Site Development Application & Major Tree Removal

File Nos: LU13-0018/0006 & LU14-0009/0006

Primary Contact: Brett Jacobsen
Where's Walter LLC
2711 West Valley Highway N. #200
Auburn, WA 98001
253-333-7007

Date of Issuance: October 3, 2014

Project Location: The subject property is located at 18205 SE 272nd St and is situated in the SE Quarter of Section 24, Township 22N and Range 5E in the City of Covington, King County, WA. The development includes King County Parcel Nos. 312206-9018, 9020 and 9021.

Project Description: The developer is proposing to construct multiple residential apartment buildings with 170 units, associated parking, carports, garages, office/lounge recreation center, and associated site improvements on 15.8 acres in the Downtown Mixed Commercial (MC) zone. A major tree clearing permit is reviewed concurrently with the development application. 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 contains environmentally critical areas.

Environmental Documents: Site Plans (08/11/2014), Architectural Plans (10/28/2013)Traffic Concurrency Analysis Report (October 2012), Geotechnical Report (10/25/2014), Wetland Buffer Mitigation Plan (08/11/2014), Critical Areas Report (11/21/2007), SEPA Environmental Checklist (10/29/2014), and other information on file with the lead agency.

Responsible Official/ Richard Hart, AICP
Lead Agency: City of Covington Community Development Director & 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 October 17, 2014. 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 October 31, 2014 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.