

**SEPA MITIGATED DETERMINATION OF
NON-SIGNIFICANCE**

Application Name: Covington Professional Arts Building Commercial Site
Development Application

Application File Number: LU11-0013/2129

Primary Contact: Mark Sandler
Benchmark Development
500 141st Ave SE
Bellevue, WA 98006
425-747-8055

Date of Issuance: December 23, 2011

Project Location: The subject property is located at 27105 and 27007 169th Place SE, Parcel Nos. 0766000030 and 0766000040 and is situated in the SE ¼, SW ¼ Section 25, Township 22N, Range 5E, WM, in the City of Covington, King County, WA.

Project Description: The Developer is proposing to construct an 8,000 sq. ft. 2-story dental building and associated site improvements on a .45 acre site in the Mixed Commercial (MC) 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 are provided by the City of Covington and Kent Fire Department Regional Fire Authority. The site contains no environmentally critical areas.

Environmental Documents: Site Plan (Will Harris Architects, received by the City 11/08/2011), Transportation Impact Report (Jake Traffic Engineering, INC 07/21/2011), SEPA Environmental Checklist (signed 09/01/2011), and other information on file with the lead agency.

Responsible Official/ Lead Agency: Richard Hart, Community Development Director
City of Covington SEPA Official
16720 S.E. 271st Street,
Covington, Washington 98042
253-638-1110

X This MDNS is issued under WAC 197-11-350. The comment period is 14 calendar days and ends January 5, 2012. *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 19, 2012 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.