



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

Application Name: Covington Way Center Commercial Site Development & Major Tree Clearing

Application File Number: LU15-0009/0015 & LU15-0011/0015

Primary Contact: Ed Babbitt  
Covington Commercial III, LLC  
1461 130<sup>th</sup> Ave NE  
Bellevue, WA 98005  
425-462-8684

Date of Issuance: August 28, 2015

Project Location: The subject property is located at 27339 Covington Way SE (previously 27280 162<sup>nd</sup> Pl SE), Parcel No 3522059109, and is situated in the NE Quarter of Section 35, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to construct two buildings with a total of 69,991 sq. ft. of commercial retail space and associated site improvements on 8.72 acres in the General Commercial (GC) zone. The site will be accessed from Covington Way SE. A portion of Bonneville Power Administration (BPA) power lines cross through the western portion of the site. The site contains a portion of a wetland associated with Soos Creek. 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 (Barghausen, revised 08/03/2015), Traffic Concurrency Analysis Report (City of Covington, Issued December 2014), Critical Area Study and Conceptual Mitigation Plan (Talasaea Consultants, revised 06/30/2015), Geotechnical Addendum (Earth Solutions, revised 07/23/2015), SEPA Environmental Checklist (revised 08/03/2015), 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 September 11, 2015. 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 September 25, 2015 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.