

SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Name: City of Covington 2012 Comprehensive Plan and Text
(Development) Regulations Amendments

Application File Number: SEPA12-03

Applicant/Contact: Ann Mueller, Senior Planner
City of Covington
16720 SE 271st St.
Covington, WA 98042
253-480-2444

Date of Issuance: May 25, 2012

Project Location: The non-project action to amend the Comprehensive Plan Downtown Element and associated development regulation (CMC 18.31) will be applicable to the city's Town Center (TC) zoning district of the downtown zone. The non-project action to amend the Comprehensive Plan Introduction and Land Use Element will affect land currently outside of the city limits, but within the Urban Growth Area (UGA), and future annexation requests.

Project Description: The 2012 Comprehensive Plan and Text (Development) Regulations Amendments consist of the following: Amendments to the Downtown Element of the Comprehensive Plan, DTP Policy 2.4, requiring ground floor retail, restaurant, and/or personal services as part of any new multi-story, multi-family residential development in the Town Center (TC) zone (CPA2012-01); Amendment to the City's Zoning Code (CMC Chapter 18.31), implementing the policy language in CPA 2012-01, which requires ground floor retail, restaurant, and/or personal service uses in any multi-story, multi-family residential developments in the Town Center zone (DRA2012-01); and, Amendments to the Comprehensive Plan's Chapter 1- Introduction and a new Appendix T-3 relating to criteria for annexing unincorporated areas within the city's UGA. Also included are changes and additions to the existing annexation policies in Chapter 2, the Land Use Element, Section 2.8.2 Urban Growth Area and Potential Annexation Areas to guide any future annexations (CPA2012-02).

Documents Reviewed: Environmental Checklist (City of Covington, 05/15/2012), City of Covington Comprehensive Plan (Adopted 12/16/03 and as amended), Covington Downtown Plan and Zoning Study (09/30/09), 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 271st Street,
Covington, Washington 98042
253-480-2441

X This DNS is issued under WAC 197-11-340. Notice is hereby provided for the SEPA action for a non-project GMA Action. The comment period is 14 calendar days and ends June 8, 2012 at 5:00 p.m.

Comments and Notice of Appeals

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 July 22, 2012. 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.