

SEPA DETERMINATION OF NON-SIGNIFICANCE

Application Name: Woodbridge Subdivision – Major Revision

Application File Number: LU11-0012/2106

Primary Contact: Andrew Goble
Tritec Homes
PO Box 951
Sumner, WA 98390
206-383-3705

Date of Issuance: October 21, 2011

Project Location: The proposal includes one property located at 15416 SE 256th Street in the City of Covington. The site lies within the SE ¼ Section 23, Township 22N, Range 5E, and consists of Parcel No. 2322059071 City of Covington, King County, WA.

Project Description: The Developer is proposing to revise the preliminary plat of Woodbridge (City File No. LU06-0080/2106) and has withdrawn the preliminary approval of Woodbridge II (City File No. LU09-0014/2106) and the associated Memorandum of Understanding between Tritec Homes and the City of Covington, King County Recording No. 20081002001034. The Major Revision consists of modifying the original Preliminary Plat (Hearing Examiner approval dated 04/25/2007) from 8 lots with a new local access road that will extend west from 155th Ave SE to a 6 lot subdivision, whereby all lots will take access from 155th Ave SE. Water service will be provided by King County Water District #111 and sewer service will be provided by Soos Creek Water and Sewer District. Emergency Services provided by the City of Covington and Kent Fire Department Regional Fire Authority

Environmental Documents: Site Plan (Offe Engineers, received by the City 08/12/2011), Transportation Impact Analysis (Jake Traffic Engineering, Inc 08/05/2011), SEPA Environmental Checklist (signed 08/01/2011), 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 DNS is issued under WAC 197-11-340. The comment period is 14 calendar days and ends November 4, 2011.

Comments and Appeals Notice

Comments and appeals on this DNS may be submitted by first class mail or delivered to the responsible official at the above lead agency address. 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 18, 2011 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.