



NOTICE OF SEPA DETERMINATION (DNS) AND PUBLIC HEARING

Proposal: Amending Title 17 of the Covington Municipal Code (CMC) by increasing the number of lots allowed to be created as part of a short subdivision from four lots to nine lots, increasing the number of lots allowed to be created as part of a subdivision from five lots to ten lots or more, changing the final subdivision approval authority from the City Council to the City Manager or his or her designee as outlined in CMC 14.30.040 and again in Title 17 CMC, adding a reference to Chapter 18.20 CMC into Chapter 17.10 CMC, and cleaning up the distinction between a subdivision and a plat.

Application File Numbers: SEPA19-07; LA19-0009

Applicant/Contact: Ryan Harriman, EMPA, AICP
Covington Community Development Department
16720 SE 271st Street, Suite 100
Covington, WA 98042

Date of Issuance: August 16, 2019

Project Location: This is a non-project action and contains proposed policies and regulations that are applied citywide.

Public Hearing: On Thursday, September 19, 2019, 6:30pm at City Hall located at 16720 SE 271st Street, Covington, WA 98042, the Planning Commission will hold a public hearing to receive public comment on the proposed amendments described above. Written comments may be accepted until 4:30pm, Thursday, September 19, 2019 or in person at the hearing. Email comments to publiccomment@covingtonwa.gov or by mail to the contact below. Please reference file no. LA19-0009.

Responsible Official/Lead Agency: City of Covington
Gina Estep, Community Development Director
16720 SE 271st Street, Suite 100
Covington, WA 98042

SEPA Threshold Determination:

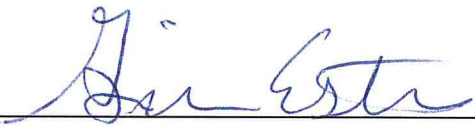
The City of Covington (lead agency for this proposal) has determined that this proposal does not have a probable significant adverse impact on the environment that cannot be mitigated through compliance with the conditions of the Covington Municipal Code and other applicable regulations. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist on file with the lead agency. This information is available to the public online via the Citizens Connect permit system (permits.covingtonwa.gov/citizen) or by email request to permitservices@covingtonwa.gov.

This SEPA Determination of Non-Significance (DNS) is issued under WAC 197-11-340. Notice is hereby provided for the SEPA action for a non-project GMA Action. The lead agency will not act on this proposal for 14 days from the date of publication of the notice of DNS, allowing time for public comment. The issuance of this DNS should not be interpreted as acceptance or approval of this proposal as presented.

The City of Covington reserves the right to approve or deny said proposal subject to conditions if it is determined to be in the best interest of the City and/or necessary for the general health, safety, and welfare of the public.

There is no administrative appeal of a DNS associated with a legislative decision per CMC 16.10.210.

Email written comments for the SEPA DNS to publiccomment@covingtonwa.gov or mail comments to 16720 SE 271st Street, Suite 100, Covington, WA 98042. Please reference file no. SEPA19-07.

Signature of Responsible Official:  Date: 8/8/19