

## SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) AND NOTICE OF PUBLIC HEARING

The Planning Commission's 2019 work plan included an evaluation of the City's permitted uses found in *Chapter 18.25* of the Covington Municipal Code (CMC). The following CMC Chapters include proposed amendments; *CMC 18.25.030 Residential land uses*, *CMC 18.25.040 Recreational/cultural land uses*, and *CMC 18.20 Technical Terms and Land Use Definitions*.

City staff and Planning Commission conducted a thorough review of *CMC 18.25.030 Residential Land Uses*, along with *CMC 18.25.040 Recreational/Cultural Land Uses* and compared it for consistency with Chapter 18.31.080 Permitted lands uses related to the Downtown zoning districts. In addition, staff compared said sections to neighboring cities, Renton, Sammamish, Maple Valley, Kent and Newcastle among others. Based on the analysis, amendments to *CMC 18.25.030 Residential Land Uses*, *CMC 18.25.040 Recreational/Cultural Land Uses* and *CMC 18.20 Technical Terms and Land Use Definitions* are proposed and shown in Attachment A, B and C of the Staff Report.

**Application File Numbers:** LA19-0012 & SEPA19-09

**Applicant/Contact:** Gina Estep  
Community Development Director  
16720 SE 271st Street, Suite 100  
Covington, WA 98042

**Date of Issuance:** October 18, 2019

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

**Public Hearing:** On Thursday, November 7, 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, November 7, 2019 or in person at the hearing. Email comments to [publiccomment@covingtonwa.gov](mailto:publiccomment@covingtonwa.gov) or by mail to the contact below. Please reference file no. LA19-0012 & SEPA19-09

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

### SEPA Threshold Determination:

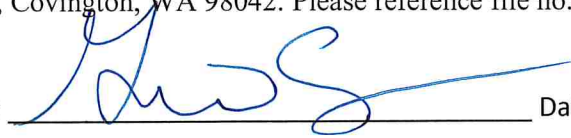
The City of Covington (lead agency for this proposal) has determined that this proposal does not have a probable significant adverse impact on the environment that cannot be mitigated through compliance with the conditions of the Covington Municipal Code and other applicable regulations. An environmental 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](http://permits.covingtonwa.gov/citizen)) or by email request to [permitservices@covingtonwa.gov](mailto: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](mailto:publiccomment@covingtonwa.gov) or mail comments to 16720 SE 271st Street, Suite 100, Covington, WA 98042. Please reference file no. SEPA19-09.

Signature of Responsible Official:



Date:

10/18/19