



## NOTICE OF APPLICATION

Application Name: Shadow Creek Subdivision & Minor Tree Removal Permit

Application File Number: LU16-0010/0024 & LU16-0011/0024

Primary Contact: Tom Redding  
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425-392-0250

Application Submitted: May 9, 2016

Date of Complete Application: May 23, 2016

Notice of Application: June 3, 2016

Project Location: The subject property is 25020 – 180th Ave SE and consists of Parcel Nos. 192206-9105, and 9113. The site is situated in the SW Quarter of Section 19, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 1.97 acres into 8 single family residential lots. The site will be accessed from 180th Ave SE. 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 minor tree removal permit will be reviewed concurrently with the development application. The site contains critical areas.

Comp Plan/Zoning Designation: The zoning designation is Low Density Residential, R-4

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 12-Design and Construction Standards, Title 13-Surface Water regulations, and applicable design requirements. The project is exempt from SEPA review.

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Single Family Residential Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate

jurisdictions (i.e. CenturyLink, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: June 3, 2016 – June 24, 2016

This is a Type 3 Application in accordance with CMC 14.30.040 whereby a Public Hearing before the City of Covington's Hearing Examiner is required. Notification of the public hearing will occur at least 14 days prior to the scheduled hearing. The Hearing Examiner will issue the final decision that is appealable to King County Superior Court. The Community Development Director is the SEPA Official for the project. To make written comments, please mail, email, or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than June 24, 2016. Please contact Permit Services at 253-480-2400, or via email at [permitservices@covingtonwa.gov](mailto:permitservices@covingtonwa.gov) should you have any questions or comments pertaining to this proposal.