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**covington**  
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## NOTICE OF APPLICATION

Application Name: Wax Road Assisted Living and Memory Care (“Wax Road Assisted Living”)  
Commercial Site Development & Major Tree Clearing

Application File Number: LU16-0016/0025 & LU16-0019/0025

Primary Contact: Jason Higbee  
Two Union Square  
601 Union St, 42nd Floor  
Seattle, WA 98101  
503-754-0160

Application Submitted: September 1, 2016

Date of Incomplete Application: September 14, 2016

Date of Complete Application: September 27, 2016

Notice of Application: October 14, 2016

Project Location: The subject property is located at 17006 SE Wax Road, Parcel No. 3622059039, and is situated in the NW Quarter of Section 36, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to construct two buildings 1) a three story 60,636 sq. ft. assisted living building with 66 units and 2) a single story 25,474 sq. ft. memory care facility with 32 units and associated site improvements on 3.02 acres in the Town Center (TC) zone. 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 major tree clearing permit will be reviewed concurrently with the development application.

Comp Plan/Zoning Designation: The zoning designation is Downtown Town Center (TC).

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 14-SEPA Environmental Review, Title 13-Surface Water regulations, and applicable design requirements.

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, 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: October 14, 2016 – November 4, 2016

This is a Type 2 Application in accordance with CMC 14.30.040 whereas the City of Covington Community Development Director issues the final decision for the Commercial Site Development application. The Kent School District is the SEPA official for the project. To make written comments, please mail or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than November 4, 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.