

## NOTICE OF APPLICATION

Application Name: Fred Meyer Fueling Facility Commercial Site Development

Application File Number: LU10-0017/2123

Primary Contact: Joel Howitt  
Barghausen Consulting Engineers, Inc.  
18215 72nd Ave S.  
Kent, WA 98032

Application Submitted: December 8, 2010

Date of Complete Application: December 27, 2010

Notice of Application: January 14, 2011

Project Location: The subject property is located at 16736 SE 272<sup>nd</sup> Street, Parcel No. 362205-9007 and is situated in the NW Section 36, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The Developer is proposing to construct a retail gas station located at the southern portion of the 14.5 commercial site. The facility will include a 5,418 sq. ft. canopy, 14 fueling stations (7 dispensers), and a 112 sq. ft. cashier's kiosk. The facility will include the installation of two underground gasoline storage tanks, and associate site improvements. Water service will be provided by Covington Water District 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.

Comp Plan/Zoning Designation: Mixed Commercial (MC)

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; 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 Permit (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right of Way Permits from City; issuance of other permits required by separate jurisdictions (i.e. Qwest, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: January 14, 2011 – February 11, 2011

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 and 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 February 11, 2011. Please contact Permit Services at 253-638-1110, or via email at [permitservices@ci.covington.wa.us](mailto:permitservices@ci.covington.wa.us) should you have any questions.