

NOTICE OF APPLICATION

Application Names & File No: Soos Creek Water and Sewer District (SCWSD) Short Plat,
LU13-0014/0002
SCWSD LS 46 Major Tree Removal Permit. LU13-00011/0002

Primary Contact: Rebecca Saur
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Application Submitted: June 6, 2013

Date of Complete Application: June 20, 2013

Notice of Application: July 12, 2013

Project Location: The subject property is located at 27110 160th Ave SE, Parcel No. 262205-9016, and is situated in the SE Quarter of Section 26, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The property owner, King County, is proposing a 2 lot short plat on 22.75 acres. The short plat is associated with the purchase and sale of a portion (.97 ac) of the site to SCWSD for the purpose of constructing Sewer Lift Station No. 46. On-site construction will include a new single story control building and associated underground pumps and vaults. The site contains critical areas that will be mitigated in accordance with the city's critical area ordinance. Off-site improvements will include the removal of trees to accommodate construction equipment and easements and construction of new sewer main to service the downtown zoning districts. SCWSD has applied for various permits associated with the construction of the on-site facility and off-site improvements, Project 13-0002. A SEPA MDNS was issued on March 6, 2013. SCWSD acted the SEPA Official.

Comp Plan/Zoning Designation: The short plat is located within the Urban Separator (US) R- 1 zone. The overall conveyance system will be located within public right-of-way and private easements throughout the Downtown (DT) zoning districts.

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, Commercial Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); applicable Right-of-Way Permits from the 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: *July 12, 2013 – August 2, 2013*

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 applications, which is appealable to the Hearing Examiner. 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 August 2, 2013. Please contact Permit Services at 253-480-2400, or via email at permitservices@covingtonwa.gov should you have any questions or comments pertaining to this proposal