

NOTICE OF APPLICATION

Application Name: Valley Medical Center - Conditional Use Permit, Commercial Site Development Application and Major Tree Clearing Permit

Application File Number: LU11-0006/2125 & LU11-0007/2125

Primary Contact: Jim Hobbs
NBBJ
223 Yale Avenue North
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206-223-5188

Application Submitted: March 24, 2011

Date of Complete Application: April 7, 2011

Notice of Application: April 15, 2011

Project Location: The subject property is located along 168th Place SE between SE 272nd Street and Covington Way, Parcel No. 366059186, and is situated in the SW 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 a 34,300 sq. ft. medical emergency department and associated site improvements in the Downtown Town Center (TC) zone. The site area is 7 acres and the medical emergency department will be limited to 4 acres. 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 is required and will be reviewed concurrently with the development applications. The site contains no environmentally critical areas.

Comp Plan/Zoning Designation: Downtown Zone 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 13-Surface Water regulations, Title 14-SEPA Environmental Review, 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 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: April 15, 2011 – May 13, 2011

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 May 13, 2011. Please contact Permit Services at 253-638-1110, or via email at permitservices@covingtonwa.gov should you have any questions or comments pertaining to this proposal.