

NOTICE OF APPLICATION

Application Name: Woodbridge Preliminary Plat - Major Revision

Application File Number: LU11-0012/2106

Primary Contact: Brent Rollins
Tritec Homes
PO Box 951
Sumner, WA 98390

Application Submitted: August 15, 2011

Date of Complete Application: August 29, 2011

Notice of Application: September 9, 2011

Project Location: The subject property is located in the Prestige Park Div. I, 15416 SE 256th Street, Covington WA. The site lies within the SE ¼ Section 23, Township 22N, Range 5E, and consists of King County Tax Parcel No. 2322059071.

Project Description: The Developer is proposing to revise the preliminary plat of Woodbridge (City File No. LU06-0080/2106) and has withdrawn the preliminary approval of Woodbridge II (City File No. LU09-0014/2106) and the associated Memorandum of Understanding between Tritec Homes and the City of Covington, King County Recording No. 20081002001034. The Major Revision consists of modifying the original Preliminary Plat (Hearing Examiner approval dated 04/25/2007) from 8 lots with a new local access road that will extend west from 155th Ave SE to a 6 lot subdivision whereby all lots will take access from 155th Ave SE. Water service will be provided by King County Water District #111 and sewer service will be provided by Soos Creek Water and Sewer District. Emergency Services are provided by the City of Covington and Kent Fire Department Regional Fire Authority.

Comp Plan/Zoning Designation: Medium Density Residential (R-6)

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 17- Preliminary Plat Major Revisions, Title 18-Zoning, Title 12-Design and Construction Standards, Title 16-SEPA Environmental Review, and Title 13-Surface Water regulations.

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Final Preliminary Plat Major Revision approval, individual Building Permits (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: September 9, 2011 – September 30, 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 September 30, 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.