



# **City of Covington Development Activity Report**

**As of:  
June 2014**

**Prepared by the  
Community Development Department**

**If you have any questions please contact:**

**Kelly Thompson, Permit Center Coordinator  
City of Covington  
16720 SE 271<sup>st</sup> St., Ste 100  
Covington, WA 98042  
253-480-2447  
kthompson@covingtonwa.gov**

**Salina Lyons, Principal Planner  
City of Covington  
16720 SE 271<sup>st</sup> St., Ste 100  
Covington, WA 98042  
253-480-2442  
slyons@covingtonwa.gov**

## COMMERCIAL PROJECT LIST

<b>CEDAR SPRINGS APARTMENTS</b>	
<b>City File No.:</b>	LU13-0018/0006
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Brett Jacobsen Where's Walter LLC 2711 West Valley Highway N. #200 Auburn, WA 98001 253-333-7007
<b>Location &amp; Zoning:</b>	The subject property is located at 18205 SE 272 <sup>nd</sup> St, Parcel Nos. 3122069018, 9020 and 9021. The proposal is vested to the Downtown Mixed Commercial (MC) zone.
<b>Description:</b>	172 unit residential apartments, with associated parking, carports, garages and office/lounge on 15.8 acres. The site contains critical areas.
<b>Status:</b>	Application: 10/28/2013. SEPA: Under Review. Commercial Site Plan Status: Under Review. Notice to Proceed: Not Issued. Building permit: No applications submitted.

<b>COVINGTON MIXED USE DEVELOPMENT (TOWN CENTER)</b>	
<b>City File No.:</b>	LU14-0006/0010
<b>&amp; Associated Permits:</b>	Commercial Binding Site Plan, LU14-0009/0010, Major Tree Removal Permit, LU14-0010/0010, Multifamily Tax Exemption (Affinity- Sr. Housing), LU14-0008/0010, Multifamily Tax Exemption (Polaris – Multifamily), LU14-0007/0010
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Alan Springer Project Development Manager Gemstar Properties LLC 1620 North Mamer Road, Bldg B Spokane Valley, WA 99216 509-321-3205
<b>Location &amp; Zoning:</b>	The subject property is located east of the SE 276 <sup>th</sup> St. extension, Parcel No. 3622059187. The proposal is vested to the Downtown Town Center (TC) zone.
<b>Description:</b>	Construction of a mixed use development. Buildings A & B are six-story mixed-use with 200 units of affordable family apartments & ground level commercial space and parking. Building C is a six-story senior living building with 154 dwelling units and amenity space. Building D is a pool and recreation area for Building C. The site is 7.03 acres. Binding Site Plan is reviewed concurrently.
<b>Status:</b>	Application: 04/17/2014. SEPA: Under Review. Commercial Site Plan Status: Under Review. Notice to Proceed: Not Issued. Building permit: No applications submitted.

## MULTICARE HOSPITAL EXPANSION

<b>City File No.:</b>	LU14-0011/0011
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Jim Wood PO Box 5299 Mail Stop 911-1CONS Tacoma, WA 98415 206.730.2965
<b>Location &amp; Zoning:</b>	17700 SE 272 <sup>nd</sup> St., Parcel Nos. 32522059131, 9262, 9263, 9264, 9265, 9266, 9267 and 1796310110. The proposal is vested to the Downtown Mixed Commercial (MC) zone
<b>Description:</b>	Construction of a 74,400 sq. ft. three-story hospital addition to the existing Multicare medical facility and emergency department. The addition will be comprised of two building footprints that are centrally located on the site. The first footprint will be a 57,400 sq. ft. three story structure designed to accommodate 48 hospital patient beds, with only 24 beds built in the first phase of construction. The site is 17.7 acres and contains critical areas.
<b>Status:</b>	Application: 04/28/2014. SEPA: Under Review. Commercial Site Plan Status: Under Review. Notice to Proceed: Not Issued. Building permit: No applications submitted.

## PUGET SOUND ENERGY – JENKINS CREEK SUBSTATION

<b>City File No.:</b>	LU09-0015/2119
<b>Application:</b>	Building Permit & Site Improvements
<b>Applicant/Contact:</b>	Brad Strauch Puget Sound Energy PO Box 97037, PSE-09N Bellevue, WA 98033 425-456-2556
<b>Location &amp; Zoning:</b>	The subject property is located at 26044 180 <sup>th</sup> Ave SE and consists of Parcel No. 3022069044. The proposal is vested to the High Density Residential (R-8) zone.
<b>Description:</b>	20,800 sq. ft. regional substation to provide electric growth capacity to the area. Includes two dead-end towers and 115kV transformer; with associated site improvements The site contains critical areas.
<b>Status:</b>	Application: 08/21/2009. SEPA: DNS issued 02/05/2010. Application Status: Approved 02/23/2011. ( <i>Expires 2015</i> ) Notice to Proceed: Not issued. Building permit: No application submitted.

## RAINIER WOOD RECYCLERS

<b>City File No.:</b>	LU14-0005/0009
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	John Sinclair ATTU, LLC 414 Twisp-Carlton Road Carlton, WA 98814 206-979-0236
<b>Location &amp; Zoning:</b>	The subject property is located near the corner of Covington Way SE and 165 <sup>th</sup> Place SE, Parcel No. 3522059019. The proposal is vested to the Industrial (I) zone.
<b>Description:</b>	Develop a vacant parcel into a wood recycling facility with associated retail sales of landscaping materials on 11.60 acre. The project will be constructed in three (3) phases including the construction of a stormwater facility, access roads, and extension of public utilities for two future structures (a maintenance shop and office).
<b>Status:</b>	Application: 03/26/2014. SEPA: Under Review. Commercial Site Plan Status: Under Review. Notice to Proceed: Not Issued. Building permit: No applications submitted.

## RED CANOE CREDIT UNION

<b>City File No.:</b>	LU13-0015/0005
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Patrick Kirby Momentum 1520 4th Ave, Suite 300 Seattle, WA 98101 206-787-8078
<b>Location &amp; Zoning:</b>	The subject property is located at the corner of SE 270 <sup>th</sup> St and SE Wax Rd, Parcel No. 3780400010. The proposal is vested to the Downtown Mixed Commercial (MC) zone.
<b>Description:</b>	Develop a 3,000 sq. ft. bank with drive through facilities and associated site improvements on 0.53 acres.
<b>Status:</b>	Application: 05/27/2013. SEPA: Categorically Exempt. Commercial Site Plan Status: Approved 10/31/2013. <i>(Expires 2016)</i> Notice to Proceed: Not issued. Building permit: No applications submitted.

## SOLID ROCK COMMUNITY CHURCH

<b>City File No.:</b>	LU10-0001/2087
<b>Application:</b>	Conditional Use Permit & Site Improvements
<b>Applicant/Contact:</b>	Barghausen Engineering Consultants, Inc. Ivana Halvorsen 18215 72 <sup>nd</sup> Ave S. Kent, WA 98032 425-251-6222
<b>Location &amp; Zoning:</b>	The subject property is located at 24808 180 <sup>th</sup> Ave SE and consists of Parcel No. 1922069010. The proposal is vested to the Low Density Residential (R-4) zone.
<b>Description:</b>	Construction of 20,315 sq. ft. sanctuary building and associated site improvements on 4.74 acres.
<b>Status:</b>	Application: 01/12/2010. SEPA: MDNS issued 05/21/2010. Conditional Use Permit Status: Approved 06/21/2010. Notice to Proceed: Issued 09/15/2011 ( <i>Site Development Only</i> ). Building permit: No applications submitted.

## SOOS CREEK BUSINESS CENTER - PARCEL A

<b>City File No.:</b>	LU08-0004/2113
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	John Sinclair ATTU, Inc 414 Twisp-Carlton Rd Carlton WA 98814 206-979-0236
<b>Location &amp; Zoning:</b>	The subject property consists of Parcel No. 3522059004. The proposal is vested to the Downtown Commercial 3 (DN-3) zone.
<b>Description:</b>	Develop a 100,602 square foot two story retail/office building and associated improvements on 7.65 acres. Soos Creek Business Center Parcel B is associated with this development.
<b>Status:</b>	Application: 04/04/2008. SEPA: MDNS issued 05/01/2009. Commercial Site Plan Status: Approved 07/09/2009. ( <i>Expires 2014</i> ) Notice to Proceed: Not issued. Building permit: No applications submitted.

## SOOS CREEK BUSINESS CENTER - PARCEL B

<b>City File No.:</b>	LU08-0006/2113
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Covington 18 Partners LLC 4503 144TH ST SE Snohomish, WA 98296
<b>Location &amp; Zoning:</b>	The subject property consists of Parcel No. 3522059215. The proposal is vested to the Downtown Commercial 3 (DN-3) zone.
<b>Description:</b>	Develop three buildings totaling 362,925 square feet into manufacturing/office/warehouse uses and associated improvements on 20.47 acres. Soos Creek Business Center Parcel A is associated with this development.
<b>Status:</b>	Application: 04/04/2008. SEPA: MDNS issued 05/01/2009. Commercial Site Plan Status: Approved 08/14/2009. <i>(Expires 2014)</i> Notice to Proceed: Not issued. Building permit: No applications submitted.

## SOOS CREEK WATER & SEWER DISTRICT LIFT STATION NO. 11B

<b>City File No.:</b>	LU11-0009/2128 (B11-0029, B11-0031 & PW11-030)
<b>Application:</b>	Clearing and Grading and Associated Improvements
<b>Applicant/Contact:</b>	Soos Creek Water and Sewer District 14616 SE 192 <sup>nd</sup> Street Renton, WA 9805 253-630-9900
<b>Location &amp; Zoning:</b>	The subject property is located at NE corner of SE 262nd Place and 184th Avenue SE, Parcel No. 1796351140. High Density Residential (R-8)
<b>Description:</b>	Installation of a new sewer lift station and decommissioning of an existing sewer station located on Parcel No. 8651443620
<b>Status:</b>	Application: 06/06/2013. SEPA: MDNS issued by SCWSD. Preliminary Plat Approved: N/A. Notice to Proceed: 08/22/2011. Building permit: Issued 10/26/2012 (B11-0028).

## SOOS CREEK WATER & SEWER DISTRICT LIFT STATION NO. 46 (2 LOT SHORT PLAT)

<b>City File No.:</b>	LU13-0014/PRJ13-0002 <i>(Associated with various land use permits)</i>
<b>Application:</b>	Short Plat/ Clearing and Grading Permit and Associated Improvements
<b>Applicant/Contact:</b>	Soos Creek Water and Sewer District 14616 SE 192 <sup>nd</sup> Street Renton, WA 9805 253-630-9900
<b>Location &amp; Zoning:</b>	The subject property is located at 27110 160 <sup>th</sup> Ave SE, Parcel No. 2522059016. Urban Separator (US)
<b>Description:</b>	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 Soos Creek Water and Sewer District (SCWSD) for the purpose of constructing Sewer Lift Station No. 46. Construction will include off-site improvements and construction of new sewer main within the downtown zoning districts.
<b>Status:</b>	Application: 06/06/2013. SEPA: MDNS issued by SCWSD 03/06/2013. Preliminary Plat 12/29/2013. Notice to Proceed: Under Review. Building permit: Under Review.

## WENDY'S RESTURANT

<b>City File No.:</b>	LU14-0001/0008
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Howard Kimura H.G. Kimura Architects PLLC PO Box 59415 Renton, WA 98058 425-271-1875
<b>Location &amp; Zoning:</b>	The subject is located at a 16703 SE 272nd St., Parcel No. 3622059070. The proposal is vested to the Downtown Mixed Commercial (MC) zone
<b>Description:</b>	Develop a 3,227 sq. ft. restaurant with drive-through facilities and associated site improvements on .73 acres.
<b>Status:</b>	Application: 02/03/2014. SEPA: Categorically Exempt. Commercial Site Plan Status: Approved 05/06/2014. <i>(Expires 2017)</i> Notice to Proceed: Not issued. Building permit: Submitted.

**RESIDENTIAL PROJECT LIST**  
**(Listed by Preliminary and Final Approvals)**

RCW 58.17.140 (2013 SHB 1074) Approval Timelines:  
 On or before December 31, 2007 – 10 year approval  
 On or before December 31, 2014 – 7 year approval  
 After January 1, 2015 – 5 year approval

**Under Review/Preliminary Approval**

<b>BURLEA PARTNERS (4 LOT SHORT PLAT)</b>	
<b>City File No.:</b>	LU08-0010/2116
<b>Application:</b>	Short Plat
<b>Applicant/Contact:</b>	Cramer NW Inc. 945 N. Central #104 Kent, WA 98032 253-852-4880
<b>Location &amp; Zoning:</b>	The subject property is located at 20310 SE 262 <sup>nd</sup> Street, and consists of Parcel No. 2922069165. Low Density Residential (R-4).
<b>Description:</b>	Four single family lots on 1.07 acres.
<b>Status:</b>	Application: 08/22/2008. SEPA: N/A. Preliminary Short Plat: Approved 04/26/2010 ( <i>Expires 2017</i> ) Notice to Proceed: Not issued. Building permit: No applications submitted.

<b>HAY-LEE GLEN (12 LOT SUBDIVISION)</b>	
<b>City File No.:</b>	LU06-0066/2105
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Hans Korve DMP, Inc. 726 Auburn Way N. Auburn, WA 98002 253-333-2200
<b>Location &amp; Zoning:</b>	The subject property is located at 25501 153 <sup>rd</sup> Ave S.E. and consists of Parcel No. 2322059062. Medium Density Residential (R-6).
<b>Description:</b>	12 single family lots on 2.30 acres.
<b>Status:</b>	Application: 08/22/2006 SEPA: MDNS issued 06/13/2007. Preliminary Plat Approved: 08/13/2007. ( <i>Expires 2017</i> ) Notice to Proceed: Not issued. Building permit: No applications submitted.

## MAPLE HILLS (149 LOT SUBDIVISION)

<b>City File No.:</b>	PP99-004/1025
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Yarrow Bay Group 825 Fifth Ave. Suite 202 Kirkland, WA 98033 425-202-3602
<b>Location &amp; Zoning:</b>	The subject property is located at 204 <sup>th</sup> and 209 <sup>th</sup> Avenues SE and between SE 256 <sup>th</sup> and SE 260 <sup>th</sup> St. and consists of Parcel Nos. 2922069001 and -9002. Vested to King County RS-9600 zoning.
<b>Description:</b>	149 single family lots on approximately 48 acres. Development in two phases. Phase 1 – 93 SFR. Phase 2 – 56 SFR
<b>Status:</b>	Application: 04/14/1983. SEPA: Revised DNS issued 05/01/1986. Preliminary Plat Approved: 09/21/2006. ( <i>Expires 2016</i> ) Notice to Proceed: Off Site Improvements: 11/07/2013. On Site Phase 1 Improvements (C & G):03/03/2014. Building permit: No applications submitted.

## MOUNTAIN MEADOWS ESTATES SUBDIVISION (29 LOT SUBDIVISION)

<b>City File No.:</b>	LU13-0009/0004
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Cara Visintainer CES NW Inc 310 29th St. NE, Suite 101 Puyallup, WA 98372
<b>Location &amp; Zoning:</b>	The subject property is located at 25204 156 <sup>th</sup> Ave SE, Parcel No. 2322059019. Medium Density Residential (R-6).
<b>Description:</b>	29 single family lots on 5.75 acres.
<b>Status:</b>	Application: 04/17/2013. SEPA: MDNS Issued 10/04/2013.. Preliminary Plat Approved: 11/18/2014 Notice to Proceed: Not Issued. Building permit: No applications submitted.

## NOP PLAT (9 LOT SUBDIVISION)

<b>City File No.:</b>	LU07-0044/2111
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Mazen Haidar Pacific Land Engineering P.O. Box 50524 Bellevue, WA 98015 425-641-4535
<b>Location &amp; Zoning:</b>	The subject property is located at 17015 SE 256 <sup>th</sup> Street and consists of Parcel No. 2522059201. Medium Density Residential (R-6).
<b>Description:</b>	9 single family lots on 2.84 acres. The site contains critical areas.
<b>Status:</b>	Application: 09/17/2007. SEPA: MDNS issued 08/20/2008. Preliminary Plat Approved: 11/04/2008. ( <i>Expires 2015</i> ) Notice to Proceed: Not issued. Building permit: No applications submitted.

## PARKE MEADOWS II/SOUTH (14 LOT SUBDIVISION)

<b>City File No.:</b>	LU05-0010/2081
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Navdeep Gill 24003 94 <sup>th</sup> Ave S Kent, WA 98031
<b>Location &amp; Zoning:</b>	The subject property consists of Parcel No. 1922069170. Low Density Residential (R-4).
<b>Description:</b>	14 single family lots on 3.48 acres. The site contains critical areas.
<b>Status:</b>	Application: 03/18/2005. SEPA: MDNS issued 05/01/2006. Preliminary Plat Approved: 11/16/2006. ( <i>Expires 2016</i> ) Notice to Proceed: Not issued. Building permit: No applications submitted.

## PLATT (4 LOT SHORT PLAT)

**City File No.:** LU05-0056/2012

**Application:** Short Plat

**Applicant/Contact:** Dale Platt  
PO Box 157  
Palmer Lake, CO 80133

**Location & Zoning:** The subject property is located at 24262 183<sup>rd</sup> Avenue S.E. and consists of Parcel No. 192206-9195. Low Density Residential (R-4).

**Description:** Four single family lots on 1.02 acres.

**Status:** Application: 11/09/2005.  
SEPA: N/A.  
Preliminary Plat Approved: 07/24/2006. *(Expires 2016)*  
Notice to Proceed: Not issued.  
Building permit: No applications submitted.

## VICTORIAN MEADOWS (31 LOT SUBDIVISION)

**City File No.:** LU05-0047/2100

**Application:** Subdivision-Preliminary Plat

**Applicant/Contact:** Village Construction & Development LLC  
P O Box 7843  
Covington WA 98042

**Location & Zoning:** The subject property is located at 17728 SE 266<sup>th</sup> Street and consists of Parcel No. 2522059030. High Density Residential (R-8).

**Description:** 31 single family lots on 5.26 acres.

**Status:** Application: 09/19/2005.  
SEPA: MDNS issued 12/11/2006.  
Preliminary Plat Approved: 04/25/2007. *(Expires 2017)*  
Notice to Proceed: Not Issued.  
Building permit: No applications submitted.

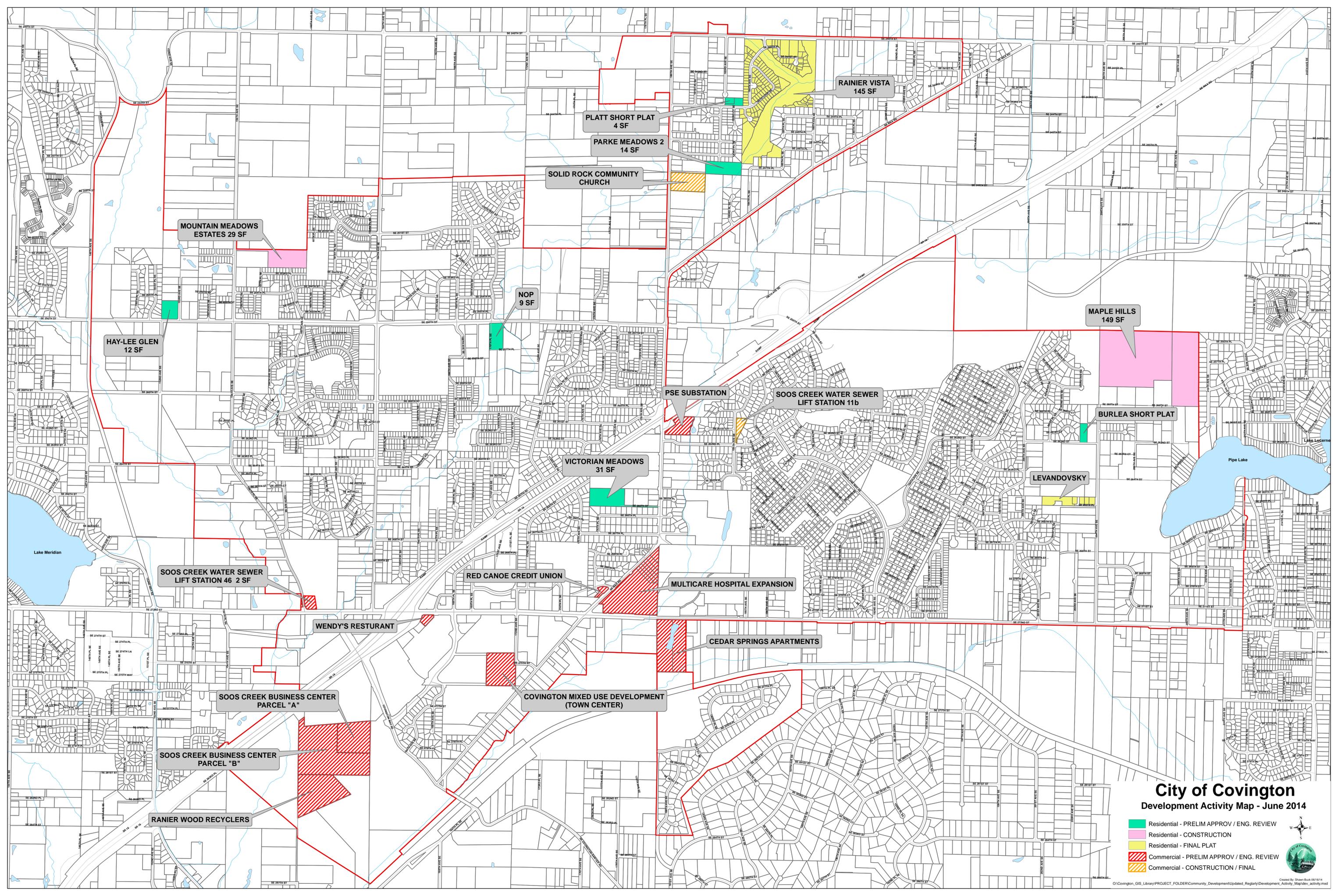
**RESIDENTIAL PROJECT LIST**  
**(Listed by Preliminary and Final Approvals)**

**Final Approval/Building Permits Issued**

<b>LEVANDOVSKY (4 LOT SHORT PLAT)</b>	
<b>City File No.:</b>	SP98-003/1023
<b>Application:</b>	Short Plat
<b>Applicant/Contact:</b>	Ruslan Levandovsky 26441 204 <sup>th</sup> Ave. S.E. Covington, WA 98042
<b>Location &amp; Zoning:</b>	20320 S.E. 265 <sup>th</sup> Place. Low Density Residential (R-4).
<b>Description:</b>	Four single family lots on 3.83 acres.
<b>Status:</b>	Application: 12/19/1998. SEPA: N/A Final short plat approved: 04/22/2004. Building permit: 2 of 4 permits issued.

<b>RAINIER VISTA (145 LOT SUBDIVISION)</b>	
<b>City File No.:</b>	PP02-006/1038
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Mike Chaffeur Eagle Creek Development 15215 SE 272 <sup>nd</sup> Street, Suite 201 Kent, WA 98042 206-406-3076
<b>Location &amp; Zoning:</b>	South of 240 <sup>th</sup> near 184 <sup>th</sup> . Low Density Residential (R-4).
<b>Description:</b>	145 single family lots on 55.3 acres. The site contains critical areas.
<b>Status:</b>	Application: 11/13/2002. SEPA: MDNS issued 05/01/2003. Final Plat Approved: 07/13/2006. Building permit: 137 of 145 permits issued.

**END**



**City of Covington**  
Development Activity Map - June 2014

- Residential - PRELIM APPROV / ENG. REVIEW
- Residential - CONSTRUCTION
- Residential - FINAL PLAT
- Commercial - PRELIM APPROV / ENG. REVIEW
- Commercial - CONSTRUCTION / FINAL

