

NOTICE OF DECISION

Application Name: 168th Place Retail Building Commercial Site Development

Application File Number: LU18-0027/0063

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Date of Decision: July 10, 2019

Decision: Commercial Site Development Permit **approved** with Conditions.

Project Location: The subject property is located at King County Parcel Nos. 076600-0110, -0100, and -0020, and is situated in the SW Quarter of Section 25, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to construct a 3,920 square foot single-story commercial building which will consist of two tenant spaces for restaurant and retail uses along with associated site improvements on 0.63 acres in the Mixed Commercial (MC) zone. The site will be accessed via private driveways from 168th Place SE and 169th Place SE. Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water & Sewer District. Emergency services will be provided by City of Covington and Puget Sound Regional Fire Authority. The site does not contain environmentally critical areas.

SEPA Determination: Categorically exempt.

Public Hearing Date: This is a Type II land use decision not subject to public hearings.

Notice of Appeal Rights: Pursuant to Covington Municipal Code Section 14.30 the Type II Administrative decision by the Community Development Director is final unless appealed to the Hearing Examiner. Appeals shall be filed and served within 14 days of the Notice of Final Decision in accordance with RCW 36.70 and CMC 14.45.040. Contact the Community Development Department at Covington City Hall to read or ask about the procedures for appeals.

The file is available for review at Covington City Hall located at 16720 SE 271st Street, Suite 100 between the hours of 8:00 AM and 5:00 PM, Monday through Friday. Also available for reference via the City's online permit portal, Citizens Connect, at permits.covingtonwa.gov/citizen. (Search by permit number LU18-0027). Copies of the decision may be obtained online via Citizens Connect or via Permit Services: Call 253-480-2400 or email permitservices@covingtonwa.gov.