

NOTICE OF DECISION

Application Name: Alpine Glen Subdivision & Major Tree Clearing Permit

Application File Number: LU18-0020/0040 and LU18-0022/0040

Primary Contact: Brian Nguyen
Lennar Northwest, Inc.
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Date of Decision: June 25, 2019

Decision: Preliminary Plat **approved** with conditions.

Project Location: The subject property is located at 19840 SE 272nd Street and consists of Parcel No. 2922069084. The site is situated in the SE Quarter of Section 29, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 5.84 acres into 28 single family residential lots. The site will have access from SE 272nd Street and extend access from SE 270th Street. 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 Puget Sound Regional Fire Authority. A major tree clearing permit has been reviewed concurrently with the development application. The site does not contain environmentally critical areas.

SEPA Determination: Determination of Significance (DNS) dated February 15, 2019.

Public Hearing Date: Public Hearing was held on Monday, June 24, 2019 at 1:30 pm at Covington City Hall.

Notice of Appeal Rights: Pursuant to Covington Municipal Code Section 14.30, a Type 3 decision by the Hearing Examiner is final unless appealed to the King County Superior Court. Appeals shall be filed and served within 21 days of the Notice of Final Decision in accordance with RCW 36.70 and CMC 14.45.040. There is no administrative appeal provided for this decision. Contact the Community Development Department at Covington City Hall to read or to ask about the procedures for appeals.

The Hearing Examiner decision, staff report, and exhibits may be reviewed 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 review via Citizens Connect, the City's online permitting system, at permits.covingtonwa.gov/citizen (search permit LU18-0020). Any person may arrange to review the application file or request a copy of the decision by calling 253-480-2400 or contacting Permit Services via email at permitservices@covingtonwa.gov.