



NOTICE OF DECISION-

Amended CSD Application

Application & File No: Wax Road Assisted Living & Memory Care Amended Commercial Site Development permit, file no. LU16-0016/0025
Binding Site Plan, file no. LU18-0004/0025

Primary Contact:

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Date of Decision: July 12, 2018

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

Project Location: The subject property is located at 17006 SE Wax Road, Parcel No. 3622059039, and is situated in the NW Quarter of Section 36, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer submitted an amendment to the commercial site development application approved on March 13, 2017, to modify the proposal to construct a four-story, 79,325 sq. ft. assisted living building with 89 units (previously three story 60,636 sq. ft. building with 66 units), and four one-story memory care facility building with nine units (previously a single story 25,474 sq. ft. building with 32 units) totaling 17,141 sq. ft., and associated site improvements on 3.05 acres in the Town Center (TC) zone. 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 binding site plan was reviewed concurrently with the development application.

SEPA Determination: Mitigated Determination of Non-Significance (MDNS) dated December 23, 2016.

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 or access the city's Municipal Code online, to learn about the procedures for appeals.

The file may be reviewed at the City Hall Office located at 16720 SE 271st Street, Suite 100 between the hours of 8:00 AM and 5:00 PM, Monday through Friday or downloaded from PermitTrax on the city's website. Search by the LU and six-digit project number (LU16-0016). Copies of the decision may be obtained from Permit Services or PermitTrax. 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.