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NOTICE OF APPLICATION

Application Name: Gobel Subdivision & Major Tree Clearing Permit

Application File Number: LU17-0019/0032 & LU17-0020/0032

Primary Contact: Harbour Homes, LLC
C/O Jamie Waltier
400 N. 34th Street, Suite 300
Seattle, WA 98103

Application Submitted: September 6, 2017

Date of Complete Application: September 27, 2017

Notice of Application: October 6, 2017

Project Location: The subject property is located north of SE 256th Street and consists of Parcel No. 2322059042. The site is situated in the SE Quarter of Section 23, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 3.37 acres into 20 single family residential lots. The existing home and associated out-buildings on the property will be removed. The site will be accessed from SE 256th 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 will be reviewed concurrently with the development application. The site contains no environmentally critical areas.

Comp Plan/Zoning Designation: The zoning designation is 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-Subdivision, Title 18-Zoning, Title 12-Design and Construction Standards, Title 14-SEPA Environmental Review, Title 13-Surface Water regulations, and applicable design requirements.

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Single Family Residential Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate jurisdictions (i.e. CenturyLink, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: October 6, 2017 – October 27, 2017

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 October 27, 2017. Please contact Permit Services at 253-480-2400, or via email at permitservices@covingtonwa.gov should you have any questions or comments pertaining to this proposal. Reference project documents online: permits.covingtonwa.gov/citizen (Search permit # LU17-0019).