

Notice of Application

Application Name: Goraya Mixed-Use Commercial Site Development Application

Application File Number: LU17-0026/0034

Primary Contact: Ay-Chiung Lu
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Application Submitted: November 2, 2017

Date of Complete Application: November 13, 2017

Notice of Application: November 24, 2017

Project Location: The subject property is located at 17421 SE Wax Road, consisting of King County Parcel Nos. 3622059100 & 3622059156, and is situated in the NE Quarter of Section 36, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to construct a mixed-use building consisting of 26,880 sq. ft. of multi-family residential units and 4,000 sq. ft. of commercial (office/retail) on 3 acres in the Mixed Housing/Office (MHO) zone. The site will be accessed from SE Wax Road. 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 contains environmentally critical areas.

Comp Plan/Zoning Designation: The zoning designation is Mixed Housing/Office (MHO).

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including 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, SEPA review, 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. Qwest, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: November 24, 2017 – December 15, 2017

*This is a Type 2 Application in accordance with CMC 14.30.040, whereas the City of Covington Community Development Director issues the final decision for the Commercial Site Development application and is the SEPA official for the project. To make written comments, please mail or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than **December 15, 2017**. Please contact Permit Services at 253-480-2400 or permitservices@covingtonwa.gov should you have any questions. Reference project documents online: permits.covingtonwa.gov/citizen (Permit # LU17-0026).*