



NOTICE OF DECISION

Application Name: Goraya Mixed-Use Development Commercial Site Development Permit

Application File Number: LU17-0026/0034

Primary Contact: Simon Simon
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Date of Decision: August 15, 2018

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

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 a 31,045 square foot residential apartment, retail, and office building with associated site improvements on 2.87 acres in the Mixed Housing/Office (MHO) zone. The four-story building consists of 30 single-bedroom apartment units and 4,000 square feet of retail/medical office space. 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.

SEPA Determination: SEPA MDNS Issued July 13, 2018.

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 may be reviewed online via Citizens Connect at <https://permits.covingtonwa.gov/citizen>. Search by permit number LU17-0026. Any person may arrange to review the application file or request a copy of the decision by calling 253-480-2400 or emailing permitservices@covingtonwa.gov.