

NOTICE OF DECISION

Application Name: Little Soos Creek Park Subdivision & Major Tree Clearing Permit

Application File Number: LU18-0013/0038 & LU18-0014/0038

Primary Contact: Jeff Potter, Integrity Land, LLC
27203 – 216th Avenue SE #5
Maple Valley, WA 98038
425-432-3284
jeff@integritylandllc.com

Date of Decision: December 17, 2018

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

Project Location: The subject property is located north of SE 256th Street between 173rd Avenue SE and 176th Avenue SE and consists of Parcel Nos. 242205 -9108, -9045, -9015, and -9109. The site is situated in the SE Quarter of Section 24, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 21.11 acres into 72 single family residential lots (proposed number of lots modified in the September 11, 2018 resubmittal). The site will extend access from 176th Avenue SE, SE 254th Street, and 173rd Avenue SE (a private easement on Parcel 2422059110 to become a public 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 environmentally critical areas.

SEPA Determination: Determination of Non-Significance (DNS) dated October 26, 2018.

Public Hearing Date: Public Hearing was held on Wednesday, December 12, 2018 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 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. 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.