



NOTICE OF APPLICATION

Application Name: Stack Heated Storage Commercial Site Development Application

Application File Number: LU17-0003/0029

Primary Contact: Jeff Potter
Integrity Land, LLC
27203 – 216th Ave SE #5
Maple Valley, WA 98038
425-432-3284

Application Submitted: January 30, 2017

Date of Complete Application: February 13, 2017

Notice of Application: February 17, 2017

Project Location: The subject property is located at King County Parcel No. 179631-0080, and is situated in the SW Quarter of Section 30, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to construct four self-storage buildings and one office/rental building on 3.78 acres in the MC zone. The site will be accessed from 185th Avenue SE. 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. The site does not contain environmentally critical areas.

Comp Plan/Zoning Designation: The zoning designation is Downtown Mixed Commercial (MC)

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: February 17, 2017 to March 10, 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 March 10, 2017. Please contact Permit Services at 253-480-2400 or via email at permitservices@covingtonwa.gov should you have any questions.