

NOTICE OF DECISION

Application Name: Tahoma Crest Subdivision, LU17-0001/0026
Major Tree Clearing Permit, LU17-0002/0026

Primary Contact: Lakeridge Development I, LLC
C/O Wayne Jones
PO Box 146
Renton, WA 98057
425-228-9750

Date of Decision: April 17, 2018

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

Project Location: The subject property is located south of SE 240th Street and consists of Parcel No. 1922069121. The site is situated in the NW Quarter of Section 19, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to remove an existing home and associated out-buildings on the property and subdivide the 4.73 acres into 24 single family residential lots. The site will be accessed through a street extension of 181st Place 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. A major tree clearing permit will be reviewed concurrently with the development application. The site contains no environmentally critical areas.

SEPA Determination: SEPA MDNS was issued April 7, 2017.

Public Hearing Date: Public Hearing was held on Thursday, April 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 viewed on Citizen's Connect at permits.covingtonwa.gov/citizen. Search by permit number: LU17-0001. Copies of the decision may be obtained from Permit Services or Citizen's Connect. 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.