

Notice of Application

Application Name: WDL Land Commercial Site Development Application

Application File Number: LU18-0007/0036

Primary Contact: Covington Land, LLC
C/O Paul Kemp
24828 Enumclaw Black Diamond Road SE
Black Diamond, WA 98010
206-396-0271

Application Submitted: March 29, 2018

Date of Complete Application: April 18, 2018

Notice of Application: April 27, 2018

Project Location: The subject property is located at King County Parcel Nos. 3522059004 and is situated in the SE Quarter of Section 35, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to construct a 30,480 square foot commercial building consisting of five office and storage tenant spaces, along with 24 on-site parking stalls for daily tenant and customer/visitor use, on 7.65 acres in the General Commercial (GC) zone. In addition, the developer is proposing to construct 167 recreational vehicle and boat storage stalls, a 45,738 square foot contractor storage yard, and associated site improvements. The site will be accessed via a private road extension from the Covington Way SE and 165th Place SE intersection. 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 does not contain environmentally critical areas.

Comp Plan/Zoning Designation: The zoning designation is General Commercial (GC).

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: April 27, 2018 – May 18, 2018

*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 **May 18, 2018**. 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 # LU18-0007).*