

## NOTICE OF DECISION

**Application Name:** WDL Land Commercial Site Development

**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

**Date of Decision:** August 19, 2019

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

**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 29,176 square foot building with five tenant spaces, 127 outdoor RV/boat storage spaces with membrane cover structures, a 38,768 square foot contractor storage yard, and 43 on-site and on private street daily parking stalls. Associated site improvements will be completed as part of this commercial site development.

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.

**SEPA Determination:** SEPA MDNS issued March 8, 2019.

**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 is available for review at Covington City Hall located at 16720 SE 271st Street, Suite 100 between the hours of 8:00 AM and 5:00 PM, Monday through Friday. Also available for reference via the City's online permit portal, Citizens Connect, at [permits.covingtonwa.gov/citizen](http://permits.covingtonwa.gov/citizen). (Search by permit number LU18-0007). Copies of the decision may be obtained online via Citizens Connect or via Permit Services: Call 253-480-2400 or email [permitservices@covingtonwa.gov](mailto:permitservices@covingtonwa.gov).*