

## NOTICE OF APPEAL HEARINGS

**Application Name:** WDL Land Commercial Site Development, LU18-0007/0036

**Public Hearing Date & Time:** *Tuesday, October 22, 2019 at 10:00 am*

**Location:** City of Covington - City Hall  
Council Chambers  
16720 SE 271<sup>st</sup> Street, Suite 100  
Covington, WA 98042  
253-480-2400

### **Appeal of SEPA Threshold Determination for Commercial Site Development Permit Application:**

**Appellant:**  
Attu, LLC  
C/O John Sinclair, Managing Member  
414 Twisp-Carlton Road  
Carlton, WA 98814  
jsinclair452@gmail.com

**Appellee:**  
City of Covington  
Gina Estep, Responsible Official  
C/O Kim Adams Pratt  
Kenyon Disend, PLLC  
11 Front Street South  
Issaquah, WA 98027  
kim@kenyondisend.com

### **Appeal of Type II Commercial Site Development Permit Decision**

**Appellant/Applicant:**  
Covington Land, LLC  
C/O Mark E. Bardwil  
615 Commerce Street, Suite 102  
Tacoma, WA 98402  
meb@markbardwil.com

**Appellee:**  
City of Covington  
Gina Estep, Community Development Director  
C/O Kim Adams Pratt  
Kenyon Disend, PLLC  
11 Front Street South  
Issaquah, WA 98027  
kim@kenyondisend.com

**Project Location:** The subject property is located at King County Parcel No. 3522059004 with a property address of 27552 Covington Way SE 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 daily parking stalls located on site and on a private street. 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 Threshold Determination:** SEPA MDNS issued March 8, 2019. Appeal filed pursuant to CMC 16.10.210 on April 5, 2019.

**Commercial Site Development Approval:** Notice of Decision issued August 19, 2019. Appeal filed pursuant to CMC 14.30.050 on September 3, 2019.

**Appeal Hearings:** A copy of the appeal exhibits will be available from the Community Development Department at Covington City Hall no later than 14 days prior to the appeal hearings. This notice constitutes the Notice of Appeal Hearing in accordance with sections 14.45.030(4) and 14.40.020 CMC. Project documents may be found online: [permits.covingtonwa.gov/citizen](http://permits.covingtonwa.gov/citizen) (Search permit #LU18-0007).

*Per Chapter 14.45 CMC, the Hearing Examiner will make a decision based upon testimony presented by the parties, evidence admitted, information of which judicial notice is taken, and written and oral argument by the parties. The Hearing Examiner may affirm the decision, reverse the decision, affirm the decision with modification, or remand the decision to the decisionmaker for further consideration. The Hearing Examiner's decision will be available approximately ten working days after the close of the appeal hearings.*

*Please contact Permit Services at 253-480-2400 or via email at [permitservices@covingtonwa.gov](mailto:permitservices@covingtonwa.gov) if you have any questions regarding the hearing process.*