



# **City of Covington Development Activity Report**

**As of:  
June 2013**

**Prepared by the  
Community Development Department**

**If you have any questions please contact:**

**Kelly Thompson, Permit Center Coordinator  
City of Covington  
16720 SE 271<sup>st</sup> St., Ste 100  
Covington, WA 98042  
253-480-2447  
kthompson@covingtonwa.gov**

**Salina Lyons, Principal Planner  
City of Covington  
16720 SE 271<sup>st</sup> St., Ste 100  
Covington, WA 98042  
253-480-2442  
slyons@covingtonwa.gov**

## COMMERCIAL PROJECT LIST

### **COVINGTON PROFESSIONAL ARTS BUILDING – DENTAL OFFICE BUILDING**

<b>City File No.:</b>	LU11-0013/2129
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Mark Sandler Benchmark Development 5020 141 <sup>st</sup> Avenue S.E. Bellevue, WA 98006 425-747-8055
<b>Location &amp; Zoning:</b>	27007 169 <sup>th</sup> Place S.E. (Parcel No. 076600-0040) and 27015 169 <sup>th</sup> Place S.E. (Parcel No. 076600-0030). The proposal is vested to the Downtown Mixed Commercial (MC) zone.
<b>Description:</b>	Construction of an 8,000 sq. ft. two story dental building and associated site improvement on a .45 acre site.
<b>Status:</b>	Application: 09/01/2011. SEPA: MDNS issued 12/23/2011. Commercial Site Plan Status: Approved 01/26/2012. Notice to Proceed: Issued 09/06/2012 Building permit: Issued 09/13/2012 (B12-0023)

### **KENTWOOD PLAZA – MEDICAL/RETAIL BUILDING**

<b>City File No.:</b>	LU09-0011/2117 & LU09-0016/2117
<b>Application:</b>	Commercial Site Development Permit & Binding Site Plan
<b>Applicant/Contact:</b>	Joe Palmquist Freiheit and Ho Architects, Inc. P.S. 10230 NE Points Drive, Suite 300 Kirkland, WA 98033 425-827-2100
<b>Location &amp; Zoning:</b>	The subject property is located at the northwest corner of 164 <sup>th</sup> Ave SE and SE 256 <sup>th</sup> St. and consists of Parcel No. 232205-9022. The proposal is vested to the Neighborhood Commercial (NC) zone.
<b>Description:</b>	Construction of a 4,550 sq. ft of office/professional space and a second building with 5,000 sq. ft of retail space on .95 acres. Underground and surface parking will be provided. Binding Site Plan is reviewed concurrently.
<b>Status:</b>	Application: 08/21/2009. SEPA: MDNS issued 01/15/2010. Commercial Site Plan Status: Approved 03/12/2010. Notice to Proceed: Issued 10/29/2012. Building permit: Issued 10/09/2012 (File Nos. B10-0067, 0068)

## PUGET SOUND ENERGY – JENKINS CREEK SUBSTATION

<b>City File No.:</b>	LU09-0015/2119
<b>Application:</b>	Building Permit & Site Improvements
<b>Applicant/Contact:</b>	Brad Strauch Puget Sound Energy PO Box 97037, PSE-09N Bellevue, WA 98033 425-456-2556
<b>Location &amp; Zoning:</b>	The subject property is located at 26044 180 <sup>th</sup> Ave SE and consists of Parcel No. 302206-9044. The proposal is vested to the High Density Residential (R-8) zone.
<b>Description:</b>	20,800 sq. ft. regional substation to provide electric growth capacity to the area. Includes two dead-end towers and 115kV transformer; with associated site improvements The site contains critical areas.
<b>Status:</b>	Application: 08/21/2009. SEPA: DNS issued 02/05/2010. Application Status: Approved 02/23/2011. <i>(Expires 2014)</i> Notice to Proceed: Not issued. Building permit: No application submitted.

## SOLID ROCK COMMUNITY CHURCH

<b>City File No.:</b>	LU10-0001/2087
<b>Application:</b>	Conditional Use Permit & Site Improvements
<b>Applicant/Contact:</b>	Barghausen Engineering Consultants, Inc. Ivana Halvorsen 18215 72 <sup>nd</sup> Ave S. Kent, WA 98032 425-251-6222
<b>Location &amp; Zoning:</b>	The subject property is located at 24808 180 <sup>th</sup> Ave SE and consists of Parcel No. 192206-9010. The proposal is vested to the Low Density Residential (R-4) zone.
<b>Description:</b>	Construction of 20,315 sq. ft. sanctuary building and associated site improvements on 4.74 acres.
<b>Status:</b>	Application: 01/12/2010. SEPA: MDNS issued 05/21/2010. Conditional Use Permit Status: Approved 06/21/2010. Notice to Proceed: Issued 09/15/2011. Building permit: Under Review (File No. B10-0066).

## SOOS CREEK BUSINESS CENTER - PARCEL A

<b>City File No.:</b>	LU08-0004/2113
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	John Sinclair ATTU, Inc 414 Twisp-Carlton Rd Carlton WA 98814 206-979-0236
<b>Location &amp; Zoning:</b>	The subject property consists of Parcel No. 352205-9004. The proposal is vested to the Downtown Commercial 3 (DN-3) zone.
<b>Description:</b>	Develop a 100,602 square foot two story retail/office building and associated improvements on 7.65 acres. Soos Creek Business Center Parcel B is associated with this development.
<b>Status:</b>	Application: 04/04/2008. SEPA: MDNS issued 05/01/2009. Commercial Site Plan Status: Approved 07/09/2009. <i>(Expires 2014)</i> Notice to Proceed: Not issued. Building permit: No applications submitted.

## SOOS CREEK BUSINESS CENTER - PARCEL B

<b>City File No.:</b>	LU08-0006/2113
<b>Application:</b>	Commercial Site Development Permit
<b>Applicant/Contact:</b>	Covington 18 Partners LLC 4503 144TH ST SE Snohomish, WA 98296
<b>Location &amp; Zoning:</b>	The subject property consists of Parcel No. 352205-9215. The proposal is vested to the Downtown Commercial 3 (DN-3) zone.
<b>Description:</b>	Develop three buildings totaling 362,925 square feet into manufacturing/office/warehouse uses and associated improvements on 20.47 acres. Soos Creek Business Center Parcel A is associated with this development.
<b>Status:</b>	Application: 04/04/2008. SEPA: MDNS issued 05/01/2009. Commercial Site Plan Status: Approved 08/14/2009. <i>(Expires 2014)</i> Notice to Proceed: Not issued. Building permit: No applications submitted.

**RESIDENTIAL PROJECT LIST**  
**(Listed by Preliminary and Final Approvals)**

RCW 58.17.140 (2013 SHB 1074) Approval Timelines:  
 On or before December 31, 2007 – 10 year approval  
 On or before December 31, 2014 – 7 year approval  
 After January 1, 2015 – 5 year approval

**Under Review/Preliminary Approval**

<b>BURLEA PARTNERS (4 LOT SHORT PLAT)</b>	
<b>City File No.:</b>	LU08-0010/2116
<b>Application:</b>	Short Plat
<b>Applicant/Contact:</b>	Cramer NW Inc. 945 N. Central #104 Kent, WA 98032 253-852-4880
<b>Location &amp; Zoning:</b>	The subject property is located at 20310 SE 262 <sup>nd</sup> Street, and consists of Parcel No. 292206-9165. Low Density Residential (R-4).
<b>Description:</b>	Four single family lots on 1.07 acres.
<b>Status:</b>	Application: 08/22/2008. SEPA: N/A. Preliminary Short Plat: Approved 04/26/2010 ( <i>Expires 2017</i> ) Notice to Proceed: Not issued. Building permit: No applications submitted.

<b>HAY-LEE GLEN (12 LOT SUBDIVISION)</b>	
<b>City File No.:</b>	LU06-0066/2105
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Hans Korve DMP, Inc. 726 Auburn Way N. Auburn, WA 98002 253-333-2200
<b>Location &amp; Zoning:</b>	The subject property is located at 25501 153 <sup>rd</sup> Ave S.E. and consists of Parcel No. 232205-9062. Medium Density Residential (R-6).
<b>Description:</b>	12 single family lots on 2.30 acres.
<b>Status:</b>	Application: 08/22/2006 SEPA: MDNS issued 06/13/2007. Preliminary Plat Approved: 08/13/2007. ( <i>Expires 2017</i> ) Notice to Proceed: Not issued. Building permit: No applications submitted.

## MAPLE HILLS (149 LOT SUBDIVISION)

<b>City File No.:</b>	PP99-004/1025
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Yarrow Bay Group 825 Fifth Ave. Suite 202 Kirkland, WA 98033 425-202-3602
<b>Location &amp; Zoning:</b>	The subject property is located at 204 <sup>th</sup> and 209 <sup>th</sup> Avenues SE and between SE 256 <sup>th</sup> and SE 260 <sup>th</sup> St. and consists of Parcel NO 292206-9001. Vested to King County RS-9600 zoning.
<b>Description:</b>	149 single family lots on approximately 48 acres.
<b>Status:</b>	Application: 04/14/1983. SEPA: Revised DNS issued 05/01/1986. Preliminary Plat Approved: 09/21/2006. ( <i>Expires 2016</i> ) Notice to Proceed: Not issued. Building permit: No applications submitted.

## MOUNTAIN MEADOWS ESTATES SUBDIVISION (29 LOT SUBDIVISION)

<b>City File No.:</b>	LU13-0009/PRJ13-0004
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Eagle Creek Land Development Inc. Randy Goodwin 15215 SE 272 <sup>nd</sup> St, Ste 201 Kent, WA 98042 206-730-9145
<b>Location &amp; Zoning:</b>	The subject property is located at 25204 156 <sup>th</sup> Ave SE, Parcel No. 232205-9019. Medium Density Residential (R-6).
<b>Description:</b>	29 single family lots on 5.75 acres.
<b>Status:</b>	Application: 04/17/2013 ( <i>under review</i> ) SEPA: Preliminary Plat Approved: Notice to Proceed: Building permit:

## NOP PLAT (9 LOT SUBDIVISION)

<b>City File No.:</b>	LU07-0044/2111
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Mazen Haidar Pacific Land Engineering P.O. Box 50524 Bellevue, WA 98015 425-641-4535
<b>Location &amp; Zoning:</b>	The subject property is located at 17015 SE 256 <sup>th</sup> Street and consists of Parcel No. 252205-9201. Medium Density Residential (R-6).
<b>Description:</b>	9 single family lots on 2.84 acres. The site contains critical areas.
<b>Status:</b>	Application: 09/17/2007.
<i>Original applicant</i>	SEPA: MDNS issued 08/20/2008.
<i>foreclosed on property.</i>	Preliminary Plat Approved: 11/04/2008. (Expires 2016)
<i>Sold as a SFR. In city</i>	Notice to Proceed: Not issued.
<i>inventory until</i>	Building permit: No applications submitted.
<i>developed or expired.</i>	

## PARKE MEADOWS II/SOUTH (14 LOT SUBDIVISION)

<b>City File No.:</b>	LU05-0010/2081
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Navdeep Gill 24003 94 <sup>th</sup> Ave S Kent, WA 98031
<b>Location &amp; Zoning:</b>	The subject property consists of Parcel No. 192206-9170. Low Density Residential (R-4).
<b>Description:</b>	14 single family lots on 3.48 acres. The site contains critical areas.
<b>Status:</b>	Application: 03/18/2005.
<i>Original applicant</i>	SEPA: MDNS issued 05/01/2006.
<i>foreclosed on property.</i>	Preliminary Plat Approved: 11/16/2006. (Expires 2016)
<i>Sold as a SFR. In city</i>	Notice to Proceed: Not issued.
<i>inventory until</i>	Building permit: No applications submitted.
<i>developed or expired.</i>	

## PLATT (4 LOT SHORT PLAT)

<b>City File No.:</b>	LU05-0056/2012
<b>Application:</b>	Short Plat
<b>Applicant/Contact:</b>	Dale Platt PO Box 157 Palmer Lake, CO 80133
<b>Location &amp; Zoning:</b>	The subject property is located at 24262 183 <sup>rd</sup> Avenue S.E. and consists of Parcel No. 192206-9195. Low Density Residential (R-4).
<b>Description:</b>	Four single family lots on 1.02 acres.
<b>Status:</b>	Application: 11/09/2005. SEPA: N/A Preliminary Plat Approved: 07/24/2006. <i>(Expires 2016)</i> Notice to Proceed: Not issued. Building permit: No applications submitted.

## SOOS CREEK WATER & SEWER DISTRICT LIFT STATION NO. 11B

<b>City File No.:</b>	LU11-0009/2128 (B11-0029, B11-0031 & PW11-030)
<b>Application:</b>	Clearing and Grading and Associated Improvements
<b>Applicant/Contact:</b>	Soos Creek Water and Sewer District 14616 SE 192 <sup>nd</sup> Street Renton, WA 9805 253-630-9900
<b>Location &amp; Zoning:</b>	The subject property is located at NE corner of SE 262nd Place and 184th Avenue SE, Parcel No. 179635-1140. High Density Residential (R-8)
<b>Description:</b>	Installation of a new sewer lift station and decommissioning of an existing sewer station located on Parcel No. 8651443620
<b>Status:</b>	Application: 06/06/2013. SEPA: MDNS issued by SCWSD Preliminary Plat Approved: N/A Notice to Proceed: 08/22/2011 Building permit: Issued 10/26/2012 (B11-0028).

### SOOS CREEK WATER & SEWER DISTRICT LIFT STATION NO. 46 (2 LOT SHORT PLAT)

<b>City File No.:</b>	LU13-0014/PRJ13-0002 <i>(Associated with various land use permits)</i>
<b>Application:</b>	Short Plat/ Clearing and Grading Permit and Associated Improvements
<b>Applicant/Contact:</b>	Soos Creek Water and Sewer District 14616 SE 192 <sup>nd</sup> Street Renton, WA 9805 253-630-9900
<b>Location &amp; Zoning:</b>	The subject property is located at 27110 160 <sup>th</sup> Ave SE, Parcel No. 252205-9016. Urban Separator (US)
<b>Description:</b>	2 lot short plat on 22.75 acres. The short plat is associated with the purchase and sale of a portion (.97 ac) of the site to Soos Creek Water and Sewer District (SCWSD) for the purpose of constructing Sewer Lift Station No. 46. Construction will include off-site improvements and construction of new sewer main within the downtown zoning districts.
<b>Status:</b>	Application: 06/06/2013. SEPA: MDNS issued by SCWSD 03/06/2013. Preliminary Plat Approved: Under Review Notice to Proceed: Under Review Building permit: Under Review

### VICTORIAN MEADOWS (31 LOT SUBDIVISION)

<b>City File No.:</b>	LU05-0047/2100
<b>Application:</b>	Subdivision-Preliminary Plat
<b>Applicant/Contact:</b>	Village Construction & Development LLC P O Box 7843 Covington WA 98042
<b>Location &amp; Zoning:</b>	The subject property is located at 17728 SE 266 <sup>th</sup> Street and consists of Parcel No. 252205-9030. High Density Residential (R-8).
<b>Description:</b>	31 single family lots on 5.26 acres.
<b>Status:</b>	Application: 09/19/2005. SEPA: MDNS issued 12/11/2006. Preliminary Plat Approved: 04/25/2007. <i>(Expires 2017)</i> Notice to Proceed: Expired Building permit: No applications submitted.
<i>Original applicant foreclosed on property. Sold as a SFR. In city inventory until developed or expired.</i>	

**RESIDENTIAL PROJECT LIST**  
**(Listed by Preliminary and Final Approvals)**

**Final Approval/Building Permits Issued**

<b>LEVANDOVSKY (4 LOT SHORT PLAT)</b>	
<b>City File No.:</b>	SP98-003/1023
<b>Application:</b>	Short Plat
<b>Applicant/Contact:</b>	Ruslan Levandovsky 26441 204 <sup>th</sup> Ave. S.E. Covington, WA 98042
<b>Location &amp; Zoning:</b>	20320 S.E. 265 <sup>th</sup> Place. Low Density Residential (R-4).
<b>Description:</b>	Four single family lots on 3.83 acres.
<b>Status:</b>	Application: 12/19/1998. SEPA: N/A Final short plat approved: 04/22/2004. Building permit: 2 of 4 permits issued.

<b>RAINIER VISTA (145 LOT SUBDIVISION)</b>	
<b>City File No.:</b>	PP02-006/1038
<b>Application:</b>	Subdivision
<b>Applicant/Contact:</b>	Mike Chaffeur Eagle Creek Development 15215 SE 272 <sup>nd</sup> Street, Suite 201 Kent, WA 98042 206-406-3076
<b>Location &amp; Zoning:</b>	South of 240 <sup>th</sup> near 184 <sup>th</sup> . Low Density Residential (R-4).
<b>Description:</b>	145 single family lots on 55.3 acres. The site contains critical areas.
<b>Status:</b>	Application: 11/13/2002. SEPA: MDNS issued 05/01/2003. Final Plat Approved: 07/13/2006. Building permit: 137 of 145 permits issued.

## WINGFIELD NORTH (45 LOT SUBDIVISION)

**City File No.:** LU05-0048/2096

**Application:** Subdivision

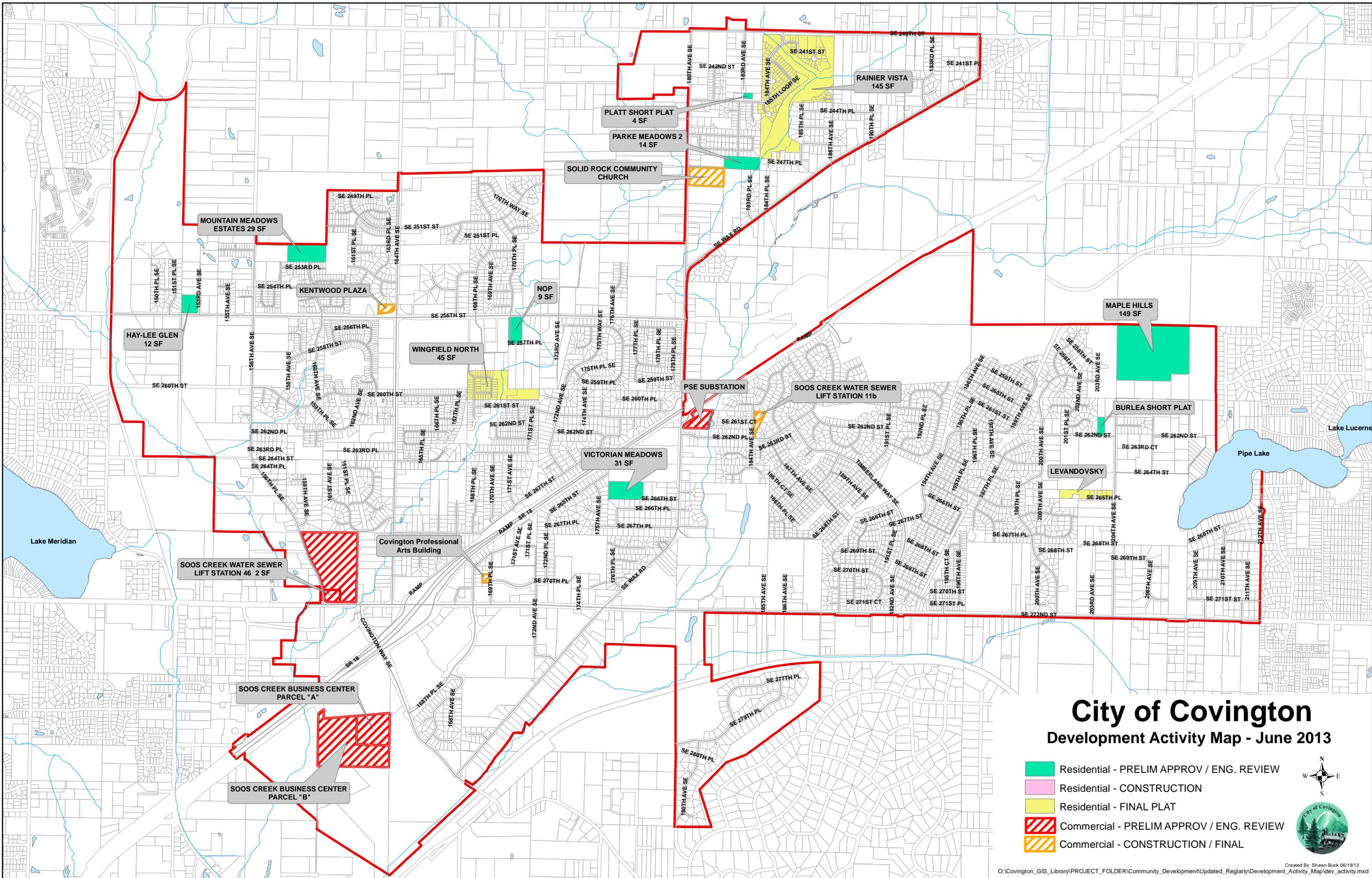
**Applicant/Contact:** Washington Federal Savings Bank  
425 Pike Street  
Seattle, WA 98101  
206-624-7930

**Location & Zoning:** The subject property is located at 25838 168<sup>th</sup> Ave SE. Medium Density Residential (R-6).

**Description:** 45 single family lots on 11.66 acres. The site contains critical areas.

**Status:** Application: 10/04/2005.  
SEPA: MDNS issued 01/08/2007.  
Final Plat Approved: 04/13/2010.  
Building permit: 44 of 45 permits issued.

**END**



# City of Covington

## Development Activity Map - June 2013

- Residential - PRELIM APPROV / ENG. REVIEW
- Residential - CONSTRUCTION
- Residential - FINAL PLAT
- Commercial - PRELIM APPROV / ENG. REVIEW
- Commercial - CONSTRUCTION / FINAL

