

NOTICE OF PUBLIC HEARING

Application Name: Mountain Meadows Estates Subdivision

Application File Number: LU13-0009/0004 (PRJ 13)

Primary Contact: Tom Redding
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165 NE Juniper St., Suite 210
Issaquah, WA 98027
425-392-0250

Public Hearing Thursday, November 14, 2013 at 10:30 am

Date and Location: City of Covington - City Hall
Council Chambers
16720 SE 271st Street, Suite 100
Covington, WA 98042
253-480-2400

Project Location: The subject property is located at 25204 156th Ave SE, Parcel No. 232205-9019, and is situated in the SE Quarter of Section 23, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 5.75 acres into 29 single family residential lots. The existing house on site is proposed to remain and the site contains no critical areas. Stormwater will be collected and discharged into the existing regional storm system at The Reserve. The developer entered into a Drainage Agreement of Reimbursement for the Reserve Regional Detention Pond and maintenance Access Road, King County Recording No. 20130109002159, for the use of The Reserve stormwater facility. 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 Kent Fire Department, Regional Fire Authority.

SEPA Determination: Mitigated Determination of Non-Significance (MDNS) dated October 4, 2013

Public Hearing: City staff recommends that the Hearing Examiner APPROVE WITH CONDITIONS the proposed Mountain Meadows Estates Subdivision. A copy of the proposed conditions will be available from the Community Development Department at Covington City Hall no later than 1 week prior to the public hearing. This notice constitutes the Notice of Public Hearing in accordance with CMC Section 14.40.020.

Per CMC Chapter 14.30, the Hearing Examiner will make a decision approving, approving with conditions, or denying the proposed conditional use permit. The Hearing Examiner's decision will be available approximately 10 working days after the close of the public hearing.

Written comments on the proposal may be submitted prior to, or at the public hearing. To submit written comments prior to the public hearing, please mail, email via

permitservices@covingtonwa.gov, or deliver the comments to the Community Development Department at Covington City Hall, prior to the hearing date. Please contact Permit Services at 253-480-2400, or via email at should you have any questions regarding the hearing process.