

NOTICE OF PUBLIC HEARING

Application Name: Valley Medical Center - Conditional Use Permit, Commercial Site Development Application and Major Tree Clearing Permit

Application File Number: LU11-0006/2125 & LU11-0007/2125

Primary Contact: Jim Hobbs
NBBJ
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Seattle, WA 98109
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Public Hearing Wednesday September 7, 2011 at 1:30pm

Date and Location: City of Covington - City Hall
Council Chambers
16720 SE 271st Street, Suite 100
Covington, WA 98042
253-638-1110

Project Location: The subject property is located along 168th Place SE between SE 272nd Street and Covington Way, Parcel No. 366059186, and is situated in the SW Quarter of Section 36, Township 22N and Range 5E in the City of Covington, King County, WA

Project Description: The Developer is proposing to construct a 34,300 sq. ft. medical emergency department and associated site improvements in the Downtown Town Center (TC) zone. The total site ownership is 10 acres, and in accordance with CMC 18.31.080 the development proposal is limited to 4 acres. The developer provided a conceptual drawing for the remaining 6 areas pursuant to the Town Center Decision Criteria. The conceptual drawing has no vesting rights. 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. The site contains no environmentally critical areas.

SEPA Determination: Mitigated Determination of Non-Significance (MDNS) dated July 29, 2011

Public Hearing: City staff recommends that the Hearing Examiner APPROVE WITH CONDITIONS the proposed Conditional Use Permit, Commercial Site Development Application and Major Tree Clearing Permit for Valley Medical Center. 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 253-638-1110, or via email at should you have any questions regarding the hearing process.