

NOTICE OF PUBLIC HEARING

Application Name: Woodbridge Preliminary Plat - Major Revision
Application File Number: LU11-0012/2106
Primary Contact: Brent Rollins
Tritec Homes
PO Box 951
Sumner, WA 98390

Public Hearing: Thursday, December 15, 2011 at 1:30 pm
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 adjacent to the Prestige Park Div. I a residential plat at 15416 SE 256th Street, Covington WA. The site lies within the SE ¼ Section 23, Township 22N, Range 5E, and consists of King County Tax Parcel No. 2322059071.

Project Description: The Developer is proposing to revise the preliminary plat of Woodbridge (City File No. LU06-0080/2106) and has withdrawn the preliminary approval of Woodbridge II (City File No. LU09-0014/2106) and the associated Memorandum of Understanding between Tritec Homes and the City of Covington, King County Recording No. 20081002001034. The Major Revision consists of modifying the original Preliminary Plat (Hearing Examiner approval dated 04/25/2007) from 8 lots with a new local access road that would have extended west from 155th Ave SE to a 6 lot subdivision whereby all lots will take access from 155th Ave SE. Water service will be provided by King County Water District #111 and sewer service will be provided by Soos Creek Water and Sewer District. Emergency Services are provided by the City of Covington and Kent Fire Department Regional Fire Authority.

SEPA Determination: Mitigated Determination of Non-Significance (MDNS) dated October 21, 2011

Public Hearing: City staff recommends that the Hearing Examiner APPROVE WITH CONDITIONS the proposed Major Revision to the Woodbridge Plat. 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.