



## NOTICE OF PUBLIC HEARING

Application Name: Cedar Creek Parke Subdivision & Major Tree Clearing Permit

Application File Number: LU16-0001/0020 & LU16-0002/0020

Primary Contact: Brian Hansen, PE  
Triad Associates  
20300 Woodinville-Snohomish Rd NE  
Woodinville, WA 98072  
425-415-2094

Public Hearing: Monday, February 6, 2017 at 10:00am

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

Project Location: The subject property is located south of SE 262<sup>nd</sup> St. and west of 204<sup>th</sup> Ave SE and consists of Parcel Nos. 292206-9008, 9137, and 9182. The site is situated in the SW/NW Quarter of Section 29, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 20.53 acres into 82 single family residential lots. The site will be accessed from SE 262<sup>nd</sup> St and 204<sup>th</sup> Ave SE. The development will also connect to 203<sup>rd</sup> Ave SE (existing street) along the southern portion of the site. 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 Puget Sound Regional Fire Authority. A major tree clearing permit will be reviewed concurrently with the development application. The site contains critical areas.

SEPA Determination: Mitigated Determination of Non-Significance (MDNS) dated November 18, 2016.  
Public Hearing: City staff recommends that the Hearing Examiner APPROVE WITH CONDITIONS the proposed Cedar Creek Parke 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 subdivision. 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](mailto: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 253-480-2440, or via email at should you have any questions regarding the hearing process.