



NOTICE OF PUBLIC HEARING

Application Name: Gobel Subdivision, LU17-0019/0032
Major Tree Clearing Permit, LU17-0020/0032

Primary Contact: Harbour Homes, LLC
C/O Jamie Waltier
400 N. 34th Street, Suite 300
Seattle, WA 98103
206-315-8130

Public Hearing: ***Thursday, April 12, 2018 at 10:00am***

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 north of SE 256th Street and consists of Parcel No. 2322059042. The site is situated in the SE Quarter of Section 23, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 3.37 acres into 20 single family residential lots. The existing home and associated out-buildings on the property will be removed. The site will be accessed in two locations from SE 254th Place and SE 255th Street. 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 no environmentally critical areas.

SEPA Determination: Mitigated Determination of Non-Significance (MDNS) dated February 23, 2018.

Public Hearing: City staff recommends that the Hearing Examiner APPROVE WITH CONDITIONS the proposed Gobel 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, 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. Hearing documents may be accessed online 1 week prior to the public hearing at: permits.covingtonwa.gov/citizen (Search permit # LU17-0019).