



NOTICE OF PUBLIC HEARING

Application Name: Hansen Code Variance- Adequacy of Sewage Disposal

Application File Number: LU18-0019

Primary Contact: James Hansen
11812 SE 310th Street
Auburn, WA 98092

Public Hearing: *Thursday October 4, 2018 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 24229 SE 183rd Ave, and consists of Parcel No. 7785400070 in Covington, Washington. The site is situated in the NW Quarter of Section 19, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The applicant is requesting a code variance from the requirement to connect to public sewer. Pursuant to CMC 18.75.030 Adequacy of Sewage Disposal and CMC 13.10.040(2)(b) Development proposals – Sewer connections required, the property is required to connect to the public sewer system because the location of the land use proposal (single family building permit) is within 300 ft. of the public sewer connection. In lieu of connecting to the public sewer, the applicant is requesting the variance to utilize a private septic system for the new single-family home. The site contains no environmentally critical areas.

SEPA Determination: The variance is exempt from SEPA.

Public Hearing: City staff recommends that the Hearing Examiner APPROVE WITH CONDITIONS the proposed Hansen Code Variance. 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. Reference project documents online: permits.covingtonwa.gov/citizen (Search permit #LU18-0019).

Per CMC Chapter 14.30, the Hearing Examiner will make a decision approving, approving with conditions, or denying the proposed variance. 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 if you should have any questions regarding the hearing process.