



## **NOTICE OF PUBLIC HEARING**

**Application Name:** Little Soos Creek Park Subdivision & Major Tree Clearing Permit

**Application File Number:** LU18-0013/0038 & LU18-0014/0038

**Primary Contact:** Jeff Potter, Integrity Land, LLC  
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**Public Hearing:** ***Wednesday, December 12, 2018 at 1:30 PM.***

**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 north of SE 256th Street between 173rd Avenue SE and 176th Avenue SE and consists of Parcel Nos. 242205 -9108, -9045, -9015, and -9109. The site is situated in the SE Quarter of Section 24, Township 22N and Range 5E in the City of Covington, King County, WA.

**Project Description:** The developer is proposing to subdivide 21.11 acres into 72 single family residential lots (proposed number of lots modified in the September 11, 2018 resubmittal). The site will extend access from 176<sup>th</sup> Avenue SE, SE 254<sup>th</sup> Street, and 173<sup>rd</sup> Avenue SE (a private easement on Parcel 2422059110 to become a public 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 environmentally critical areas.

**SEPA Determination:** DNS issued October 26, 2018.

**Public Hearing:** City staff recommends that the Hearing Examiner APPROVE WITH CONDITIONS the proposed Little Soos Creek Park 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. Reference project documents online: [permits.covingtonwa.gov/citizen](http://permits.covingtonwa.gov/citizen) (Search permit #LU18-0013).

*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](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.*