



## NOTICE OF PUBLIC HEARING

**Application Name** Raymond Valley Estates Subdivision, LU18-0016/0039  
**& File Numbers:** Major Tree Clearing Permit, LU18-0017/0039

**Primary Contact:** Phillip Kitzes  
PK Enterprises  
23035 SE 263<sup>rd</sup> Street  
Maple Valley, WA 98038  
206-227-7445  
Pkenterprises.mv@gmail.com

**Public Hearing Date & Time:** ***Wednesday, September 25, 2019 at 1:30 pm***

**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 at 20808 SE 262<sup>nd</sup> Street and consists of Parcel Number 2922069004. The site is situated in the NE 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 3.44 acres into 10 single family residential lots. The existing home and associated out-buildings on the property will be removed. The site will be accessed via an extension of 208<sup>th</sup> Avenue SE from the Maple Hills subdivision. 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:** MDNS issued May 3, 2019.

**Public Hearing:** City staff recommends that the Hearing Examiner APPROVE WITH CONDITIONS the proposed Raymond Valley Estates Subdivision. A copy of the proposed conditions will be available from the Community Development Department at Covington City Hall no later than 14 days prior to the public hearing. This notice constitutes the Notice of Public Hearing in accordance with CMC 14.40.020. Reference project documents online: [permits.covingtonwa.gov/citizen](http://permits.covingtonwa.gov/citizen) (Search permit #LU18-0016).

*Per CMC Chapter 14.30, the Hearing Examiner will make a decision approving, approving with conditions, or denying the proposed preliminary plat. The Hearing Examiner's decision will be available approximately ten 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 [publiccomment@covingtonwa.gov](mailto:publiccomment@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 253-480-2400 or via email at [permitservices@covingtonwa.gov](mailto:permitservices@covingtonwa.gov) if you have any questions regarding the hearing process.*