



## NOTICE OF PUBLIC HEARING

Application Name: Shadow Creek Subdivision & Minor Tree Removal Permit

Application File Number: LU16-0010/0024 & LU16-0011/0024

Primary Contact: Tom Redding  
Encompass Engineering & Surveying  
165 NE Juniper St., Suite 201  
425-392-0250

Public Hearing Date: Monday, February 6, 2017, at 1:30 p.m.

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 is 25020 – 180th Ave SE and consists of Parcel Nos. 192206-9105 and 192206-9113. The site is situated in the SW Quarter of Section 19, Township 22N and Range 6E in the City of Covington, King County, WA.

**Project Description:** The developer is proposing to subdivide 1.97 acres into 8 single family residential lots. The site will be accessed from 180th Ave SE. 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 Kent Fire Department, Regional Fire Authority. A minor tree removal permit will be reviewed concurrently with the development application. The site contains critical areas.

**SEPA Determination:** The project is categorically exempt from a SEPA determination.

**Public Hearing:** City staff recommends that the Hearing Examiner APPROVE WITH CONDITIONS the proposed Shadow Creek Subdivision. A copy of the proposed conditions will be available from the Community Development Department at Covington City Hall no later than one (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 conditional use permit. 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.