



## NOTICE OF PUBLIC HEARING

Application Name: Maple Hills Division III Subdivision & Major Tree Clearing

Application File Number: LU14-0018/0012 & LU14-0020/0012

Primary Contact: Matt Hough, PE  
CPH Consultants  
11431 Willows Road NE, Suite120  
Redmond, WA 98052  
425-285-2390

Public Hearing: Wednesday, May 25, 2016 at 10:30 am

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 at the corner of 204th Ave SE and SE 259th St. (Parcel Nos. 7760401070 and 2922069002), and 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 subdivide 15.07 acres into 79 single family residential lots. Site has two zoning designations: Low Density Residential, R-4 (2.77 acres), & Medium Density Residential, R-6 (12.30 acres). The project includes an extension of 204th Ave SE to the property boundary, as conditioned in the SEPA determination. 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. Transportation Concurrence was granted pursuant to the Settlement Agreement and Settlement Agreement RE: Traffic Concurrence signed December 14, 2010. A major tree clearing permit was reviewed concurrently with the development application. The development site contains no environmentally critical areas

SEPA Determination: Mitigated Determination of Non-Significance (MDNS) dated March 11, 2016.

Public Hearing: City staff recommends that the Hearing Examiner APPROVE WITH CONDITIONS the proposed Maple Hills Division III. 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 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.