



## NOTICE OF MODIFIED SUBDIVISION APPLICATION

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

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

Primary Contact: Matt Hough, PE  
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Original Application Submitted: August 7, 2014

Original Notice of Application: September 19, 2014

Hearing Examiner Decision: Issued June 3, 2016. RETURN preliminary subdivision for modification or correction; DENY Major Tree Clearing Permit WITHOUT PREJUDICE

Modified Application Submitted: August 1, 2016

Modified Notice of Application: September 2, 2016

Project Location: The subject property is located at the corner of 204th Ave SE and SE 259th St. (Parcel Nos. 5095001070 and 5095010570), 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's original application to subdivide 15.07 acres into 80 single family residential lots was returned by the Hearing Examiner for modification or correction of the proposed development.

The developer is proposing to modify the subdivision application to account for the parcels and lot area created through the final plat of Maple Hills, City File No. PP99-004/1025. The modified layout is to subdivide 14.92 acres into 79 single family lots. The project includes an extension of 204th Ave SE to the north property boundary and construction of a local access street extending from SE 259th St to serve 19 of the 79 lots. (Attachments 1 & 2 and on file with the city)

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. The modified major tree clearing permit will be reviewed concurrently with the development application. The site contains no environmentally critical areas. Transportation and stormwater design will be subject to the conditions outlined in the SEPA MDNS determination issued March 11, 2016. A new public hearing for the modified application will be scheduled for the project.

Comp Plan/Zoning Designation: Site has two zoning designations: Low Density Residential, R-4 (2.75 acres) & Medium Density Residential, R-6 (12.17 acres)

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 12-Design and Construction Standards, Title 14-SEPA Environmental Review, Title 13-Surface Water regulations,

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Single Family Residential Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate jurisdictions, and any other permits as deemed necessary.

Comment Period: September 2, 2016 – September 23, 2016

This is a Type 3 Application in accordance with CMC 14.30.040 whereby a Public Hearing before the City of Covington's Hearing Examiner is required. Notification of the public hearing will occur at least 14 days prior to the scheduled hearing. The Hearing Examiner will issue the final decision that is appealable to King County Superior Court. The Community Development Director is the SEPA Official for the project. To make written comments, please mail, email, or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than September 23, 2016. Please contact Permit Services at 253-480-2400, or via email at [permitservices@covingtonwa.gov](mailto:permitservices@covingtonwa.gov) should you have any questions or comments pertaining to this proposal.