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NOTICE OF PUBLIC HEARING

Application Name: Maple Hills Division IV Subdivision & Major Tree Clearing Permit

Application File Number: LU14-0003/0013 & LU15-0008/0013

Primary Contact: Matt Hough, PE
CPH Consultants
11431 Willows Road NE, Suite 120
Redmond, WA 98052
425-285-2390

Public Hearing: Monday, October 19, 2015 at 2:30pm

Date and Location: City of Covington - City Hall
Council Chambers
16720 SE 271st Street, Suite 100
Covington, WA 98042
253-480-2400

Project Location: The subject property is located at 20714 SE 260th St (Parcel No 2922069134), 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 to subdivide 3.53 acres into 14 single family residential lots. Main access to the property will be via Maple Hills Division I. Emergency fire access will be provided via a controlled access gate at SE 260th St. Transportation Concurrency was granted pursuant to the Settlement Agreement and Settlement Agreement RE: Traffic Concurrency signed December 14, 2010 and amended January 14, 2015. 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 major tree clearing permit will be reviewed concurrently with the development application. The site contains critical areas.

SEPA Determination: Mitigated Determination of Non-Significance (MDNS) dated 08/21/2015.

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