

NOTICE OF APPLICATION

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
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Application Submitted: March 2, 2014

Date of Complete Application: March 25, 2015

Notice of Application: April 10, 2015

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 the Maple Hills Development to the north. 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.

Comp Plan/Zoning Designation: The zoning designation is Low Density Residential, R-4

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, and applicable design requirements.

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 (i.e. Qwest, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: April 10, 2015 – May 1, 2015

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 May 1, 2015. Please contact Permit Services at 253-480-2400, or via email at permitservices@covingtonwa.gov should you have any questions or comments pertaining to this proposal.