



SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

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, Suite120
Redmond, WA 98052
425-285-2390

Date of Issuance: August 21, 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.

Environmental Documents: Preliminary Plat (CPH Consultants, revised 07/17/2015), Traffic Concurrency Analysis Report (City of Covington, Issued February 2015), Drainage Report (CPH Consultants, dated 02/05/2015), Wetland and Stream Delineation Report (Wetland Resources, dated 02/05/2015), Evaluation of Area of Concern (Wetland Resources, dated 05/28/2015), SEPA Environmental Checklist (received 03/02/2015), and other information on file with the lead agency.

Responsible Official/ Lead Agency: Richard Hart, Community Development Director
City of Covington SEPA Official
16720 SE 271st Street, Suite 100
Covington, Washington 98042
253-480-2400

This MDNS is issued under WAC 197-11-350. The comment period is 14 calendar days and ends September 4, 2015. Comments and appeals on this MDNS may be submitted by first class mail or delivered to the responsible official at the above lead agency address.

Appeals Notice: Any notice of appeals must be filed in writing, with the required filing fee paid in cash or check and received within 14 calendar days of the end of the comment period at Covington City Hall Offices by September 18, 2015 at 5 PM. You must make specific factual objections, identify error, harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal. Contact the Community Development Department at Covington City Hall to ask about the procedures for SEPA appeals.