



NOTICE OF PUBLIC HEARING

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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Public Hearing: Thursday, April 6, 2017 at 10:30 am

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 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'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.

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 Puget Sound Regional Fire Authority. The modified major tree clearing permit will be reviewed concurrently with the development application. The 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 Modified Maple Hills Division III. A copy of the proposed staff report will be available 1 week prior to the public hearing and can viewed at Covington City Hall or downloaded from PermitTrax on the city's website. Search by the LU and six-digit project number (LU14-0018). 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 approve, approve with conditions, or deny the proposed application. The Hearing Examiner's decision will be available on the city's website, via PermitTrax, 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 253-480-2400, or via email at should you have any questions regarding the hearing process.