



NOTICE OF DECISION

Application Name Raymond Valley Estates Subdivision, LU18-0016/0039
& File Numbers: Major Tree Clearing Permit, LU18-0017/0039

Primary Contact: Phillip Kitzes
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Date of Decision: October 7, 2019

Decision: Preliminary Plat and Major Tree Clearing Permit **approved** with conditions.

Project Location: The subject property is located at 20808 SE 262nd Street and consists of Parcel Number 2922069004. The site 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 3.44 acres into 10 single family residential lots. The existing home and associated out-buildings on the property will be removed. The site will be accessed via an extension of 208th Avenue SE from the Maple Hills subdivision. 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. A major tree clearing permit will be reviewed concurrently with the development application. The site contains environmentally critical areas.

SEPA Determination: Mitigated Determination of Non-Significance (MDNS) issued May 3, 2019.
Modified SEPA MDNS issued September 11, 2019.

Public Hearing Date: Public Hearing was held on Wednesday, September 25, 2019 at 1:30pm at Covington City Hall.

Notice of Appeal Rights: Pursuant to Covington Municipal Code Section 14.30 a Type 3 decision by the Hearing Examiner is final unless appealed to the King County Superior Court. Appeals shall be filed and served within 21 days of the Notice of Final Decision in accordance with RCW 36.70 and CMC 14.45.040. There is no administrative appeal provided for this decision. Contact the Community Development Department at Covington City Hall to read or to ask about the procedures for appeals. *The Hearing Examiner decision, staff report, and exhibits may be reviewed at Covington City Hall located at 16720 SE 271st Street, Suite 100 between the hours of 8:00 AM and 5:00 PM, Monday through Friday or available for review via Citizens Connect at permits.covingtonwa.gov/citizen (search permit LU18-0016). Any person may arrange to review the application file or request a copy of the decision by calling 253-480-2400 or contacting Permit Services via email at permitservices@covingtonwa.gov.*