



P.O. Box 320 • 22017 SE Wax Road, Suite 200 • Maple Valley, WA 98038

Phone: (425) 413-8800 • Fax: (425) 413-4282

Notice of Application, SEPA anticipated DNS and Public Meeting

Elk Run 8 preliminary plat; CD1609-007 (land-use); CD1609-008 (SEPA)

Effective Date: October 20, 2016

Applicant: Covington Golf Course, Inc.; 9608 Beachwood Dr., N.W., Gig Harbor, WA 98332.

Owner: Daryl Connell, Roy Humphries and Harry Schneider.

Location: A portion of the Elk Run Golf Course running southwest from 228th Avenue Southeast to 216th Avenue Southeast.

Tax Parcel(s): 271006-0290, -0300, -0311, and -0320; 231010-0410; 231002-0190; 213003-0530; 500960-0220; 809167-0800; and 231000-0710.

Zoning: R6 (residential, six units to the acre)

Prepared by: Jeff Johnson, Senior Planner

Notice of Application

On September 15, 2016, the Department of Public Works and Community Development Services received the above-referenced application for land-use review and approval of a proposal to subdivide a 85-acre site into 103 lots for construction of single-family residences, including roads, sidewalks, drainage, streetlights and other infrastructure.

The review process for this project, a Process 3, includes a community meeting (see date and time, below), a public pre-decision hearing (to be announced) and a hearing examiner's decision

Notice of SEPA Anticipated Determination of Non-significance (DNS)

On Sept. 15, 2016, The Department of Public Works and Community Development received an application for a SEPA threshold determination for the above referenced proposal.

The City of Maple Valley, as lead agency, is issuing an Anticipated DNS for this project, pursuant to the Optional DNS process in WAC 197-11-355. The City has determined that this proposal does not have probable significant adverse impact on the environment. This decision was made after review of a completed environmental checklist and other information on file with the City.

The project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. **This may be your only opportunity to comment on this SEPA determination.**

Notice of Public Meeting

The City has scheduled a public meeting to provide an opportunity for any interested parties to obtain more information about this proposal. The meeting will take place on Wednesday, November 2, 2016 from 5:30 to 6:30 p.m. at the Maple Valley Branch of the King County Library, 21844 S.E. 248th St. This is not a hearing; the proceedings are not recorded; and the discussion is not part of the record for purposes of any decision or appeal.

Public Comment and Review

You have a right to submit written comments on this land-use proposal and SEPA anticipated determination through November 10, 2016. You may do so in person at Maple Valley City Hall, 22017 S.E. Wax Rd. or by mail to P.O. Box 320, Maple valley, WA. 98038.

You have a right to receive notice of and participate in any community meetings or hearings related to this land-use proposal and SEPA anticipated determination and to request and receive a copy of the decision once made.

Documents related to these applications may be reviewed by appointment weekdays at City Hall, between the hours of 8:00 a.m. and 5:00 p.m.

For further information, contact Jeff O. Johnson, Senior Planner, at (425) 413-6633 or jeff.johnson@maplevalleywa.gov.