



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

Northpoint at Maple Centre preliminary plat; CD1610-005 (land-use); CD1610-006 (SEPA)

Effective Date: November 15, 2016

Applicant: Jeff Potter for Integrity Land LLC; 27203 216<sup>th</sup> Ave. S.E. Suite 5, Maple Valley, WA 98038

Owner: Brandt Properties LLC, 12727 S.E. 63<sup>rd</sup> St., Bellevue, WA 98006

Location: North of Southeast 240<sup>th</sup> Street, east of 228<sup>th</sup> Avenue Southeast and west of 230<sup>th</sup> Place Southeast (see map on reverse)

Tax Parcel(s): 152206-9012, -9013, -9119, -9124 and -9125

Zoning: R12 (residential, 12 units to the acre)

Prepared by: Jeff Johnson, Senior Planner

Notice of Application

On October 14, 2016, the Department of Public Works and Community Development received the above-referenced application for land-use approval of a proposal to subdivide 21.71 acres zoned R-12 into 110 lots for single-family residences, including roads, sidewalks, gutters, street lights, drainage, recreation space and other infrastructure.

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

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

On October 14, 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 impacts 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 Friday, December 9, 2016 from 5:00 to 6:00 p.m. at the Maple Valley Branch of the King County Library, 21844

(Over)

S.E. 248<sup>th</sup> 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 December 17, 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](mailto:jeff.johnson@maplevalleywa.gov).

