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Notice of Application, SEPA anticipated DNS and public meeting

Cedar Peak preliminary plat; CD1604-003 (land-use); CD1403-007 (SEPA)

Effective Date: May 24, 2016
Project: Cedar Peak preliminary plat
Applicant: Charles (Wes) and Kristy Butt, 29445 232nd Ave. S.E., Black Diamond, WA 98010
Owner: Charles (Wes) and Kristy Butt
Location: 25610 217th Ave. S.E.
Tax Parcel(s): 2822069053 and 1441310080
Zoning: R4 (residential, 4 units to the acre)
Prepared by: Jeff Johnson, Senior Planner

Notice of Application

On April 26, 2016, the Department of Public Works and Community Development received the above-referenced application for land-use review and approval of a proposal to subdivide a 4.34-acre site zoned R4 into 17 lots for construction of single-family residences, including roads, sidewalks, drainage facilities, lighting and a park. Access to the plat is from 217th Avenue Southeast.

This application is being administered as a Process 3, which requires a community meeting, a public hearing and a decision by the City hearing examiner based on public comment and the findings of a City staff review. The application includes plat plans, certificates of water and sewer availability, a critical areas report, a wetland buffer establishment and enhancement program, a geotechnical engineering report, a traffic impact assessment and a title report.

SEPA anticipated Determination of Nonsignificance (DNS)

On March 18, 2014, The Department of Public Works and Community Development received an application for a SEPA threshold determination for the above referenced proposal. The SEPA checklist was updated March 16, 2016.

The City of Maple Valley, as lead agency, anticipates issuing a DNS for this project based on review of the updated SEPA environmental checklist and other documents submitted with the application. At this time, the City believes that the project will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) will not required under RCW 43.21C.030(2)(c).

This anticipated determination is issued using the Optional DNS process in WAC 197-11-355. **This may be your only opportunity to comment** on this SEPA determination.

Public Meeting

The City has scheduled a public meeting to provide an opportunity for any interested party to obtain more information about this proposal. The meeting will take place on **Wednesday, June 22, 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; 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 may submit written comments on the land-use proposal and SEPA anticipated determination through **June 30, 2016** in person at Maple Valley City Hall, 22017 S.E. Wax Rd. or by mail to P.O. Box 320, Maple Valley, WA. 98038.

Any person has the right to comment on this application, receive notice of and participate in the public meetings or hearings, and request a copy of the land-use decision or SEPA determination once made.

Project files are available for public review by appointment at City Hall between the hours of 8 a.m. and 5 p.m. Monday through Friday. For further information, contact Jeff O. Johnson, Senior Planner, (425) 413-6633.