



## NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** June 30, 2016

**LAND USE NUMBER:** LUA16-000464, ECF, SHPL-A

**PROJECT NAME:** Stewart Short Plat

**PROJECT DESCRIPTION:** The applicant is requesting Preliminary Short Plat approval and Environmental (SEPA) Review for the subdivision of an existing 22,574 square foot site, zoned Residential-4 (R-4), into two lots for the future construction of single family residences and one open space tract (Tract A). An existing residence is proposed to be removed to accommodate the subdivision. In addition, the applicant is proposing cluster development, which allows them to utilize the R-6 development standards in exchange for setting aside 30 percent of the total site area as open space. Lot 1 is proposed to have an area of 7,889 square feet and Lot 2 would have an area of 7,778 square feet. Access to both lots would be provided via residential driveways off of High Avenue NE. A protected slope is located on the northeast corner of the site and would be within Tract A. In addition sensitive slopes and a Wellhead Protection Area Zone 2 are mapped on the project site.

**PROJECT LOCATION:** 2216 High Ave NE

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

**PERMIT APPLICATION DATE:** June 20, 2016

**NOTICE OF COMPLETE APPLICATION:** June 30, 2016

**APPLICANT/PROJECT CONTACT PERSON:** Chad Allan/ Encompass Engineering & Surveying/ 165 Juniper St., Ste 201/ Issaquah, WA 98027/ 425-392-0250/ callen@encompasses.net

**Permits/Review Requested:** Environmental (SEPA) Review, Short Plat Review

**Other Permits which may be required:** Building Permit, Construction Permit

**Requested Studies:** Arborist Report, Drainage Report, Geotechnical Report

**Location where application may be reviewed:** Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

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If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Stewart Short Plat / LUA16-000464, ECF, SHPL-A

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

**CONSISTENCY OVERVIEW:**

**Zoning/Land Use:**

The subject site is designated **COMP-RLD, SAD9204** on the City of Renton Comprehensive Land Use Map and **R-4** on the City's Zoning Map.

**Environmental Documents that Evaluate the Proposed Project:**

Environmental (SEPA) Checklist

**Development Regulations Used For Project Mitigation:**

The project will be subject to the City's SEPA ordinance, **RMC 4-2-110A 4-2-110D, 4-3-050, 4-4-070, 4-6-060** and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Jill Ding, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on July 14, 2016. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

**CONTACT PERSON: Jill Ding, Senior Planner; Tel: (425) 430-6598; Eml: [jding@rentonwa.gov](mailto:jding@rentonwa.gov)**

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**

