

# NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (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:** March 30, 2017

**LAND USE NUMBER:** LUA16-000981, ECF, PP

**PROJECT NAME:** Renton Subdivision

**PROJECT DESCRIPTION:** The applicant is requesting preliminary plat approval and Environmental (SEPA) Review for the subdivision of an existing 84,263 square foot (1.93 acre) parcel into 11 parcels and one Storm Water tract for the eventual construction of single family residences. The subject property is located within the Residential-8 (R-8) zoning designation. The proposed lots would range in area from 5,100 square feet to 7,200 square feet. Access to the site is proposed via a new 47-foot wide public street, which would terminate in a hammerhead turnaround. Storm Water facilities, proposed to store and treat additional Storm Water runoff generated, would be located within Tract A. Two existing single family residences and associated detached accessory structures would be removed. No critical areas are mapped on the project site.

**PROJECT LOCATION:** 17018 106<sup>th</sup> Ave SE, Renton, WA 98055-5431

**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 (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:** December 30, 2017

**NOTICE OF COMPLETE APPLICATION:** March 30, 2017

**APPLICANT/PROJECT CONTACT PERSON:** Myloan Nguyen, Mark Travers Architect, AIA  
2315 E Pike St, Seattle, WA 98122

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

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

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

**PUBLIC HEARING:** Public hearing is tentatively scheduled for June 13, 2017 before the Renton Hearing Examiner in Renton Council Chambers at 11:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.

**CONSISTENCY OVERVIEW:**  
**Zoning/Land Use:** The subject site is designated Comprehensive Residential Medium Density (COMP-RMD) and Residential-8 (R-8).

**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, 4-4-070, 4-4-130, 4-6-060, 4-7-080 and other applicable codes and regulations as appropriate.

**Proposed Mitigation Measures:**

None are recommended at this time.

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 April 13, 2017. This matter is also tentatively scheduled for a public hearing on June 13, 2017, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please 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.

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

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

