



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: April 25, 2017
LAND USE NUMBER: LUA17-000189, ECF, PP, TU
PROJECT NAME: Cedars at the Highlands

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat, SEPA Environmental Review, and a Tier II Temporary Use Permit for approval of a 14-lot subdivision. The 4.49 acre site is located at 14120 160th Ave SE (APN 1457500110) within the Residential-4 zoning district. The rectangular shaped parcel would be divided into 14 residential lots, a storm drainage tract, a tree retention tract, and a critical area tract. The 8,361 square feet (sf) drainage tract consists of a stormwater vault located at the southeast corner of the site. The applicant would dedicate 28,777 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 9,002 sf to 16,100 sf with an average lot size of 10,224 sf. The plat would result in a net density of 3.66 du/ac. Access to the site would be gained by extending a residential access road (Road A) from 160th Ave SE through the center of the lot. The site contains a Type Ns Stream in the northeast corner of the site that requires a minimum 50 ft buffer as well as a 15 ft building setback. No areas meeting wetland criteria were found on the site. Soils consist of medium dense to dense silty sand with gravel and stiff silt (ML). The soil density was observed to increase with depth. The west side of the site is relatively flat. However, the east side of the site descends approximately ten feet towards the southeastern property line. The existing shop and barn are proposed to remain as part of the plat construction. There are 284 significant trees on the site and the applicant is proposing to retain 41 original trees. The applicant has submitted an Arborist Report, Critical Areas Study, Technical Information Report, Traffic Impact Analysis, and a Geotechnical Engineering Study with the application.

PROJECT LOCATION: 14120 160th Ave SE, Renton WA 98059

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: April 7, 2017
NOTICE OF COMPLETE APPLICATION: April 25, 2017
PROJECT ENGINEER: Yoshio L. Piediscalzi, P.E., D.R. Strong Consulting Engineers Inc. / 620 7th Ave, Kirkland, WA 98033 / yoshio.piediscalzi@drstrong / 425-827-3063
PROJECT APPLICANT/CONTACT PERSON: Jamie Waltier, Harbour Homes, LLC / 1441 N 34th St, Ste 300, Seattle, WA 98103 / jwaltier@harbourhomes.com / 206-315-8130

Permits/Review Requested: Environmental (SEPA) Review, Preliminary Plat Approval, and Tier 2 Temporary Use

Other Permits which may be required: Building Permit and Construction Permit

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.: Cedars at the Highlands / LUA17-000189, ECF, PP, TU

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

Requested Studies: Arborist Report, Critical Areas Study, Preliminary Technical Information Report, Traffic Impact Analysis, and a Geotechnical Engineering Study

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 20, 2017 before the Renton Hearing Examiner in Renton Council Chambers at 10:00 AM on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:

Zoning/Land Use: The subject site has a designation of **Residential Low Density (RLD)** Comprehensive Land Use Map and **Residential-4 (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; 4-3-050; 4-4; 4-6-060; 4-7; 4-9** and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Alex Morganroth, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on May 9, 2017. This matter is also tentatively scheduled for a public hearing on June 20, 2017, at 10:00 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: Alex Morganroth, Associate Planner; Tel: (425) 430-7219; Email: amorganroth@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

