



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

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:** January 15, 2015

**LAND USE NUMBER:** LUA15-000018, ECF, PP

**PROJECT NAME:** Alpine Nursery Preliminary Plat

**PROJECT DESCRIPTION:** The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 27 lot subdivision with three tracts for open space, tree retention, and drainage. The subject property is a collection of three parcels located on the south side of SE 144th St between 160th Ave SE and 161st Ave SE. The resulting 9.64-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The 27 lots would result in a density of 3.98 dwelling units per acre. Lot sizes would range from 8,000 square feet to 13,369 square feet. Access to the plat is proposed via an extension of 161st Ave SE and a partial extension of 160th Ave SE. Internal circulation terminates in a cul-de-sac in the northern portion of the property. The southern portion of the site contains grid connections from 160th to 161st Ave SE aligned with SE 145th Place. All existing structures on site are proposed to be demolished. There are 598 significant trees on the site of which the applicant is proposing to retain 102 trees. There appears to be no critical areas located on site. The applicant has submitted a Wetland Assessment, Drainage Report, Arborist Report, Traffic Impact Analysis, and a Geotechnical Engineering study with the application.

**PROJECT LOCATION:** 16023 SE 144<sup>th</sup> St & 14609/14625 161<sup>st</sup> Ave SE

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M):** 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-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M 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-M). 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-M.

**PERMIT APPLICATION DATE:** January 14, 2015

**NOTICE OF COMPLETE APPLICATION:** January 15, 2015

**APPLICANT/PROJECT CONTACT PERSON:** Roy & Kim Boyer/14609 161<sup>st</sup> Ave SE/Renton, WA 98059/425-766-3066

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

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

**Requested Studies:** Arborist, Drainage and Geotechnical Reports, Traffic Study, Wetland Assessment

**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.: Alpine Nursery Preliminary Plat /LUA15-000018, ECF, PP

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

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

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

**PUBLIC HEARING:** Public hearing is tentatively scheduled for **March 10, 2015** 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 **COMP-RLD** 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, **RMC4-2-110A, RMC4-7** and other applicable codes and regulations as appropriate.

**Proposed Mitigation Measures:** The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- Compliance with provided Geotech Report
- Compliance with provided Arborist Report

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on January 29, 2015. This matter is also tentatively scheduled for a public hearing on March 10, 2015, 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:** Rocale Timmons, Senior Planner; Tel: (425) 430-7219; Eml: rtimmons@rentonwa.gov

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

