



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: October 2, 2017
LAND USE NUMBER: LUA17-000633, ECF, CU-A, SA-H
PROJECT NAME: Kennydale Reservoir

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Site Plan Review, Administrative Conditional Use Permit and State Environmental Policy Act (SEPA) Review for the construction of a new water. The 1.09-acre site is located at 1404 N 30th St. The vacant parcel is currently a split zoned parcel. Approximately the first 120 feet of the property from N 30th St is located within the Commercial Neighborhood (CN) zoning classification and Residential High Density (RHD) land use designation. The north portion of the property is located within the Residential-6 (R-6) zoning classification and Residential Medium Density (RMD) land use designation. Improvements to property include a new 1.3 million-gallon steel water reservoir within the northern portion of the property. The Kennydale Reservoir would have a footprint of 1,964 square feet, measuring 50 feet in diameter and approximately 103 feet tall (top of vent to reservoir base). An auger cast pile foundation system is anticipated for the reservoir. A new fire station is proposed to be constructed by December 2018 on the south part of the lot prior to the construction of the new water reservoir. The two projects are proposing to share an access drive along the west side of the property. The site topography is relatively level with slopes down to the south and overall vertical relief of approximately 18 feet. The site is located within the Wellhead Protection Area Zone 2. The two projects would be constructed in two phases. Construction of the water reservoir is scheduled to begin on June 2018 and end on December 2019. The applicant has identified 21 significant trees onsite and proposes to retain one (1) tree along the west side of the property.

The following reports have been submitted with the land use application: Preliminary Technical Information Report, Arborist Tree Assessment, Trip Generation Assessment, and Geotechnical Report.

PROJECT LOCATION: 1404 N 30th St, Renton, WA 98056 / APN 3342103245

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: September 22, 2017
NOTICE OF COMPLETE APPLICATION: October 2, 2017
APPLICANT: Michael Kirk, City of Renton Director of Facilities, 1055 S Grady Way, Renton, WA 98057 / MKirk@rentonwa.gov / 425-430-6605
PROJECT CONTACT PERSON: Mary Jo Lux, Schreiber Starling Whitehead Architects, 901 5th Ave Seattle, WA 98164 / lux@sswarchitects.com / 206-682-8300

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.: Kennydale Reservoir / LUA17-000633, ECF, CU-A, SA-H

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

Permits/Review Requested: Environmental (SEPA) Review, Hearing Examiner Site Plan Review and Administrative Conditional Use Permit

Other Permits which may be required: Construction Permit, Fire Permit, Building Permit, Mechanical Permit, Electrical Permit, Federal Aviation Administration (FAA) Federal Communications Commission (FCC) Permit

Requested Studies: Preliminary Technical Information Report, Arborist Tree Assessment, Trip Generation Assessment, and Geotechnical Report

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

PUBLIC HEARING: Public hearing is tentatively scheduled for **November 21, 2017** before the Renton Hearing Examiner in Renton Council Chambers at 12:00 PM on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:
Zoning/Land Use: The subject site is designated **Residential High Density (RHD) / Residential Medium Density (RMD)** on the City of Renton Comprehensive Land Use Map and **Commercial Neighborhood (CN) / Residential-6 (R-6)** 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; 4-4; 4-6-060; 4-9-030; 4-9-070; and 4-9-200** 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.

- ***The applicant shall comply with the recommendations included in the Geotechnical Engineering Report, prepared by HWA GeoSciences Inc. (HWA) dated September 8, 2017, or an updated report submitted at a later date.***

Comments on the above application must be submitted in writing to Clark Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on October 16, 2017. This matter is also tentatively scheduled for a public hearing on November 21, 2017, at 12:00 PM, Council Chambers, Seventh Floor, Renton City Hall, 1055 S 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: Clark H. Close, Senior Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

