



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: August 31, 2017

LAND USE NUMBER: LUA17-000564, SA-A, CU-A, MOD, ECF

PROJECT NAME: Stor-House Self Storage - Phase IV

PROJECT DESCRIPTION: The applicant is requesting Administrative Site Plan Review, an Administrative Conditional Use Permit, a Modification, and an Environmental Threshold Determination (SEPA) for the proposed construction of a three-story, 56,835 square-foot self-storage facility. The proposed new structure will replace an existing one-story, 16,479 square-foot self-storage facility. The project site is 333,823 square feet (7.66 acres) and is located at 2829 NE 3rd St. The site is located across four separate parcels (APNs 1623059062, 1623059144, 1623059142, and 1623059143) and contains 23 existing fully enclosed buildings used for self-storage. The project site is located in the IL (Light Industrial) zoning designation. An existing 16,479 square-foot self-storage building will be demolished. No additional on-site or off-site improvements are proposed. The project site will continue to be accessed via a network of internal drives off of NE 3rd St. The applicant has submitted a Technical Information Report, a Traffic Impact Analysis, and a Geotechnical Engineering Study with the application. Critical areas mapped on the site include steep slopes, a moderate landslide hazard, and Wellhead Protection Area: Zone 2. No trees or vegetation are proposed for removal.

PROJECT LOCATION: 2829 NE 3rd St Renton, WA 98056

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE: 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. This may be the only opportunity to comment on the environmental impacts of the proposal.

PERMIT APPLICATION DATE: August 24, 2017

NOTICE OF COMPLETE APPLICATION: August 31, 2017

APPLICANT/PROJECT CONTACT PERSON: Patrick Gilroy, Gilroy Family, LLC

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

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

Requested Studies: Drainage Report, Geotechnical Report, Traffic Impact Statement/Traffic 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

CONSISTENCY OVERVIEW:

Zoning/Land Use: The subject site is designated **Comprehensive Land Use Employment Area Industrial** on the City of Renton Comprehensive Land Use Map and **Zoning Industrial Light** on the City's Zoning Map.

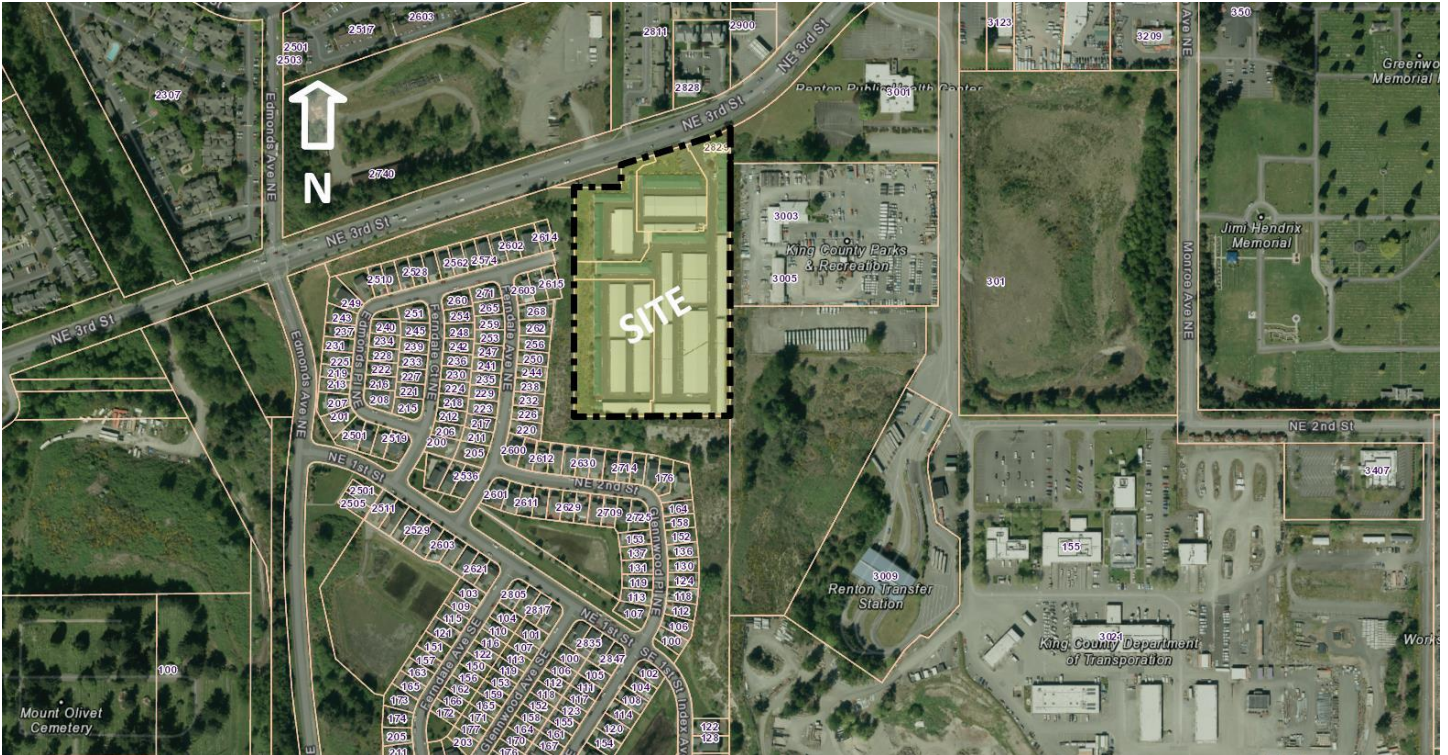
Environmental Documents that Evaluate the Proposed Project: Environmental (SEPA) Checklist, Drainage Report, Geotechnical Report, Traffic Impact Statement/Traffic Study

Development Regulations

Used For Project Mitigation: The project will be subject to the City’s SEPA ordinance, **4-4-090; 4-4-130; 4-6-030; 4-9-070;** and other applicable codes and regulations as appropriate.

Proposed Mitigation Measures: None recommended at this time.

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 September 14, 2017. 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: Alex Morganroth, Associate Planner; Tel: (425) 430-7219; Eml: amorganroth@rentonwa.gov

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.: Stor-House Self Storage - Phase IV/LUA17-000564, SA-A, CU-A, MOD, ECF

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____