



## 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:** September 10, 2014

**LAND USE NUMBER:** LUA14-000958, ECF, PP

**PROJECT NAME:** Weston Heights Preliminary Plat

**PROJECT DESCRIPTION:** The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 197,974 square foot (4.54 acre) project site into 12 lots for the future construction of single family residences and three tracts (Tracts A, B, and C). The project site is located within the Residential - 4 dwelling unit per acre (R-4) zoning designation and the Residential Low Density (RLD) Comprehensive Plan Land Use designation. The applicant has proposed to cluster Lots 1-9, which are located on the western portion of the project site. The proposed lots would range in size from 4,510 square feet to 11,718 square feet. An existing 31,048 square foot Category 2 wetland is centrally located within the project site, no impacts are proposed to the wetland or buffer area. Access to Lots 1-9 would be provided via a new public street off of Nile Avenue NE, which terminates in a hammerhead turnaround. Access to Lots 10-12 would be provided via a new 26-foot wide private dead end street over an abutting lot to the north, which connects to NE 7th Place. The private street would terminate in a hammerhead turnaround.

**PROJECT LOCATION:** 650/684 Nile Ave NE

**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). A 14-day appeal period will follow the issuance of the DNS-M.

**PERMIT APPLICATION DATE:** July 21, 2014

**NOTICE OF COMPLETE APPLICATION:** September 9, 2014

**APPLICANT/PROJECT CONTACT PERSON:** Bob Nix, Core Design/14711 NE 29<sup>th</sup> Pl, Ste 101/Bellevue, WA 98007

**Permits/Review Requested:** Environmental (SEPA) Review

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

**Requested Studies:** Critical Areas Report, Drainage Report, Geotechnical Report, 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.: Weston Heights Preliminary Plat/LUA14-000958, ECF, PP

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

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

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

**PUBLIC HEARING:** Public hearing is tentatively scheduled for **November 18, 2014** 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 is designated **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, **RMC 4-2-110 Residential Development Standards, RMC 4-3-050 Critical Areas Regulations, RMC 4-4-070 Landscaping Standards, RMC 4-6-030 Drainage Standards, RMC 4-6-060 Street Standards, and RMC 4-7-080 Subdivision** 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.

- ***Project construction shall comply with the recommendations provided in the submitted Geotechnical Engineering Study, prepared by Geo Group Northwest, Inc. dated July 3, 2014.***
- ***The project shall comply with the recommendation(s) included in the Critical Areas Report prepared by Sewall Wetland Consulting, Inc. dated October 9, 2012.***

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 September 23, 2014. This matter is also tentatively scheduled for a public hearing on November 18, 2014, 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. If comments cannot be submitted in writing by the date indicated above, you may still appear at the hearing and present your comments on 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, Associate Planner; Tel: (425) 430-6598; Eml: JDing@rentonwa.gov

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

