

**ENVIRONMENTAL REVIEW COMMITTEE REPORT**

<b>ERC MEETING DATE:</b>	June 26, 2017		
<b>Project Name:</b>	Docket 12 – Group B		
<b>Owner:</b>	City of Renton		
<b>Applicant:</b>	City of Renton		
<b>Contact:</b>	Angie Mathias, Long Range Planning Manager; Paul Hintz, Senior Planner		
<b>File Number:</b>	LUA 17-000402, ECF		
<b>Project Manager:</b>	Angie Mathias, Long Range Planning Manager		
<b>Project Summary:</b>	The applicant is requesting Environmental (SEPA) Review for new and revised regulations/standards to process single family cluster development through the Planned Urban Development (PUD) regulations; establish standards for public realm portion of right-of-way in Downtown; establish requirements storage and screening for refuse and recycling carts in multi-family projects; amend some terminology and procedures related to the Hearing Examiner and revising rezone criteria. These regulations would be citywide.		
<b>Project Location:</b>	Citywide		
<b>Exist. Bldg. Area SF:</b>	N/A	<b>Proposed New Bldg. Area (footprint):</b>	N/A
		<b>Proposed New Bldg. Area (gross):</b>	N/A
<b>Site Area:</b>	N/A	<b>Total Building Area GSF:</b>	N/A
<b>STAFF RECOMMENDATION:</b>	<b>Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).</b>		

**PART ONE: PROJECT DESCRIPTION / BACKGROUND**

**D134 Clustering Provisions.** Process single-family residential clustered development through Planned Urban Development (PUD) regulations.

**D137 Downtown Streetscape.** Establishes new requirements and standards for the pedestrian portion of rights-of-way in the Downtown. For example, identifying the specific required type of streetlight, waste receptacles, and pavement treatment for sidewalks. The provisions also provide guidelines for new development that seeks to vary from the prescriptive requirements.

**D138 Refuse and Recycling Carts.** Adds new requirement that multifamily development that utilizes refuse and recycling carts, rather than dumpsters, provide adequate storage space and screening for carts.

**D139 Hearing Examiner.** Amended terminology and procedures related to reconsiderations, appeals, and review procedures in keeping the RCW. Also included amendments to rezone evaluation criteria, specifically requiring applicants to demonstrate a change of conditions affecting the property since the last rezone, and address compatibility with adopted Community Plans.

**PART TWO: ENVIRONMENTAL REVIEW**

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

**A. Environmental Threshold Recommendation**

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

**Issue a DNS with a 14-day Appeal Period.**

**B. Mitigation Measures**

None.

**C. Exhibits**

None.

**D. Environmental Impacts**

There are no environmental impacts that are anticipated to occur in conjunction with the proposal.

**E. Comments of Reviewing Departments**

The proposal will be circulated to City Department Division Reviewers and appropriate agencies. All substantive comments will be provided to the Responsible Officials for their consideration and possible recommendation that the comments be incorporated as “Advisory Notes to Applicant.”

**Environmental Determination Appeal Process: Comments and Appeals of the environmental determination must be filed in writing on or before 5:00 PM on July 14, 2017.**

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk’s office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk’s Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.