



## 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:** April 20, 2016

**LAND USE NUMBER:** LUA16-000272, SHPL-A, MOD

**PROJECT NAME:** Valley Vue Short Plat

**PROJECT DESCRIPTION:** The applicant is requesting approval of a 2-lot short plat and a street modification. The site is 100,188 square feet (2.3 acres) and is located at 3106 and 3112 Talbot Rd S (APN: 302305-9028), adjacent to Winsper Division No. 1 subdivision. The property is in the Residential-8 (R-8) zoning district. There are two (2) single family residences (3106 and 3112) located on this parcel that gain access to the site from Talbot Road S. The proposed short plat would subdivide the parcel into two (2) residential lots, leaving both existing houses undisturbed, and one (1) Native Growth Protection Tract (Tract A). The two proposed residential lots are 41,970 SF (Lot 1) and 40,200 SF (Lot 2) with an average lot size of 41,085 SF. The residential density is 0.96 dwelling units per net acre. Access to the new residential lots is proposed via a 16-foot wide driveway from S 32nd Pl through Winsper Division No. 1 Subdivision (Tract H) via the 24-foot wide dedicated ingress/egress easement area. There are 142 significant trees on the site and the applicant is proposing to retain all of the original trees. The eastern portion of the site is comprised of established forest with a Category III wetland that extends off-site to the east and south. No impacts to critical areas onsite are proposed. The application is also requesting a street modification from the required half-street frontage improvements along S 32nd Pl, along the access tracts, to maintain the existing improvement condition of the neighborhood. The applicant has submitted a Critical Areas Study and a Geotechnical Engineering Study with the application.

**PROJECT LOCATION:** 3601 and 3112 Talbot Rd S

**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:** April 12, 2016

**NOTICE OF COMPLETE APPLICATION:** April 20, 2016

**APPLICANT/PROJECT CONTACT PERSON:** Jon Nelson, Land Development Advisors, LLC / 12865 SE 47<sup>th</sup> Pl / Bellevue, WA 98006 / 425-466-5203 / landdevadvisors@comcast.net

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

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

**Requested Studies:** Geotechnical Report, Wetland Assessment

---

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.: Valley Vue Short Plat /LUA16-000272, SHPL-A, MOD

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

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

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

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 has a designation of **Residential Medium Density (RMD)** Comprehensive Land Use Map and **Residential-8 (R-8)** 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, 4-7, 4-9** 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 be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. dated May 27, 2014 or an updated report submitted at a later date.***

Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on May 4, 2016. 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: Clark Close, Senior Planner; Tel: (425) 430-7289; Email: [cclose@rentonwa.gov](mailto:cclose@rentonwa.gov)**

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

