



## RE-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:** June 21, 2016

**LAND USE NUMBER:** LUA15-000242, ECF, PP, SA-H, MOD

**PROJECT NAME:** Elliott Farms Preliminary Plat

**PROJECT DESCRIPTION:** The applicant is requesting Preliminary Plat, Hearing Examiner Site Plan, SEPA Environmental Review approval and a Street Modification for a 45-lot subdivision for the future construction of attached two- and three-unit buildings. The 6.07-acre site is located along SR-169 between 140th Way SE and 145th Ave SE within the Residential-14 zoning district (APN 2223059004). On June 16, 2016, the applicant submitted revised plat plan that would be divided the parcel into 45 residential lots and 8 tracts that would result in a net density of 8.04 dwelling units per acre. The tracts include 47,911 square feet (SF) of critical areas, 60,731 SF of open space and 4,915 SF for alleys. The proposed fee simple lots would range in size from 2,217 SF to 3,939 SF with an average lot size of 2,586 SF. Primary access to the development would be via a managed public road access from Maple Valley Highway (SR 169) that runs through the development and connects to an existing private lane at Molasses Creek Condominiums. Secondary access to the lots would be available through the existing private road due to the existing private easement through the Molasses Creek Condominium. The scope of the project is to mimic the adjacent condominium development as contemplated by the Pre-Annexation Agreement and Aqua Barn Annexation in 2008.

The site is currently undeveloped and contains moderate landslide hazards and a Category II wetland with a 50-foot buffer. The site is in the Cedar River drainage basin and outside the 100-year floodplain limits. Stormwater will be conveyed to the existing water quality pond that was constructed as part of the Plat of Elliott Farms and Molasses Creek Condominiums, located west of 140th Way SE.

Soils consist of Newburg Silt Loam (Ng) with a small area of Alderwood and Kitsap (AkF). Approximately 9,000 cubic yards of cut would spread on the finished lots and/or exported off-site and approximately 20,000 cubic yards of fill material would be imported for the project. The site contains 114 significant trees. The project will remove 31 viable evergreen and deciduous trees within the development area. All 74 significant trees in the wetland and buffer will remain. The project will replant 97 trees onsite.

**PROJECT LOCATION:** 14207 Maple Valley Hwy

**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 13, 2015

**NOTICE OF COMPLETE APPLICATION:** May 5, 2015

**APPLICANT/PROJECT CONTACT PERSON:** Ivana Halvorsen / Barghausen Consulting Engineers / 18215 72<sup>nd</sup> Ave S / Kent, WA 98032 / 425-251-6222

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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.: Elliott Farms Preliminary Plat / LUA15-000242, ECF, PP, SA-H, MOD

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

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

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

- Permits/Review Requested:** Environmental (SEPA) Review, Preliminary Plat, Hearing Examiner Site Plan, Street Modification
- Other Permits which may be required:** Building Permit, Construction Permit, Sign Permit
- Requested Studies:** Critical Area Report, Technical Information Report, Traffic Impact Assessment, Arborist Report, Wetland Delineation, Letter of Understanding of Geologic Risk, Geotechnical Engineering 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 **COMP-RHD** on the City of Renton Comprehensive Land Use Map and **R-14** on the City’s Zoning Map.
- Environmental Documents that Evaluate the Proposed Project:** Environmental (SEPA) Checklist
- Development Regulations** The project will be subject to the City’s SEPA ordinance, **RMC 4-2-110A; 4-3-050; 4-4; 4-6-060; 4-7; 4-9** and other applicable codes and regulations as appropriate.
- Used For Project Mitigation:**
- 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 Terra Associates, Inc. dated February 25, 2015 or an updated report submitted at a later date.***
  - ***The applicant shall remove the existing concrete foundation(s) within the wetland buffer and restore the affected area by planting trees and shrubs within the 50-foot standard wetland buffer by hand and without heavy machinery. A tree planting plan shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.***
  - ***The applicant shall submit the final drainage report(s) used to build the Cedarwood water quality pond, including the original design, to the City of Renton Plan Reviewer prior to final plat approval.***
  - ***If any Native American grave(s) or archaeological/cultural resources (Indian artifacts) are found, all construction activity shall stop and the owner/developer shall immediately notify the City of Renton planning department, concerned Tribes’ cultural committees, and the Washington State Department of Archeological and Historic Preservation.***

**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 July 5, 2016.** If you are interested in attending the future public hearing, please contact the Planning Division at (425) 430-6578 for the date and time. 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.

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

**CONTACT PERSON:** Clark H. 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**

