

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: December 23, 2016

LAND USE NUMBER: LUA16-000958, ECF, SHPL-A

PROJECT NAME: Bethany Corner Short Plat

PROJECT DESCRIPTION: The applicant is requesting a 9-lot short plat located at 16433 & 16451 111th Avenue SE. The subject properties combined comprise of 79,710 square feet (1.83 acre) in size and are located in the R-8 zone. Lot sizes will range from 5,948 SF to 7,119 SF in size. All existing structures will be removed as part of the development. Critical areas exist off-site with a portion of a stream buffer extending onto the westerly portion of the subject property. All existing trees outside the critical area buffer are proposed to be removed; replanting will occur as part of the development. The drainage plan proposes a detention and water quality treatment vault on the southeast corner of the site. Access to all proposed lots will be from a newly proposed right-of-way through the center of the site. Frontage improvements will be installed within the existing right-of-way on 111th Avenue SE.

PROJECT LOCATION: 16433/16451- 111th Ave SE, Renton WA 98055

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): 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 (DNS). 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.

PERMIT APPLICATION DATE: December 22, 2016

NOTICE OF COMPLETE APPLICATION: December 23, 2016

APPLICANT/PROJECT CONTACT PERSON: Mark Meek / Tiger Mountain Construction/15233 Manion Way NE/ Duvall, WA 98019/ 425-919-4062/ markseek1@yahoo.com

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

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

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.: LUA16-000958, ECF, SHPL-A, Bethany Corner Short Plat

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

Requested Studies: Arborist Report, Geotechnical Report, Critical Areas Study, Technical Information Report

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

PUBLIC HEARING: N/A

CONSISTENCY OVERVIEW:
Zoning/Land Use: The subject site is designated **Residential Medium Density (RMD)** on the City of Renton 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: 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.

Comments on the above application must be submitted in writing to Mona Davis / Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on January 6, 2017. 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: Mona Davis, Senior Planner; Tel: (425) 430-7246; Email: mdavis@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

