



## 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:** May 5, 2015

**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. 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). The parcel would be divided into 45 residential lots and 8 tracts and would result in a net density of 7.77 dwelling units per net acre. The tracts include 47,911 square feet (SF) of critical area and approximately 67,542 SF of common area. The proposed lots would range in size from 2,265 SF to 3,441 SF with an average lot size of 2,702 SF. Access to the lots would be via a private alley through the existing private easement through the Molasses Creek Condominium. Additionally, a gated emergency-only access to SR-169 will also be used near the east end of the site. The site is currently undeveloped and contains a localized moderate landslide hazard area (steep slope) 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.

Prior to annexation in 2008, the City of Renton entered into a development agreement that capped the density of the project to no more than 45 units. The project will be developed with two- and three-unit buildings with fee simple lots. No right-of-way dedication is planned.

Soils consist of Newburg Silt Loam (Ng) with a small area of Alderwood and Kitsap (AkF). Approximately 20,000 cubic yards of fill material will 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.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Assessment, Arborist Report, Wetland Delineation, Letter of Understanding of Geologic Risk, and a Geotechnical Engineering Study with the application.

**PROJECT LOCATION:** SR-169 East of 140th Way SE

**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

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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.: \_\_\_\_\_



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

**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-RMD** 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 Used For Project Mitigation:** The project will be subject to the City's SEPA ordinance, **RMC4-2-110A; 4-3-050; 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.

- ***The applicant shall comply with the recommendations including the Geotechnical Engineering Report prepared by Terra Associates, Inc. (dated February 25, 2015).***

**Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on May 19, 2015.** 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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NAME: \_\_\_\_\_

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

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

CONTACT PERSON: Clark H. Close, Associate Planners; Tel: (425) 430-7289;  
Email: [cclose@rentonwa.gov](mailto:cclose@rentonwa.gov)

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



RENTON. AHEAD OF THE CURVE.

City of  
**Renton**

