



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

REVISED

A Land Use Master Application, submitted June 2013, has been revised and resubmitted to the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application, the revisions, required permits, and upcoming project review schedule.

DATE OF NOTICE OF APPLICATION: July 22, 2014

LAND USE NUMBER: LUA13-000642, ECF, PP

PROJECT NAME: Vuecrest Estates

PROJECT DESCRIPTION: In 2013, the project proponent submitted a land use master application for subdivision of a 9.31 acre property located in the Talbot planning area of the City of Renton. During the application review, the City of Renton required additional information to be submitted. A “hold” was placed on the project review. That additional information has been submitted and project review recommenced. The project has been revised as follows: there are now 20 lots proposed (not 21), some lot sizes have changed, the primary access road has been realigned slightly to the east, a rockery retaining wall has been eliminated, grading on the west side of the portion of the site to be developed has been modified, and the surface water control plan revised. The project is subject to State Environmental Protection Act (SEPA) compliant environmental review and Preliminary Plat approval for the subdivision. The project proponent has submitted a Modification request of Renton Municipal Code to allow a dead-end road in excess of 700 feet. The site has two Category 2 wetlands, one of which connects to a class 4 stream. The site contains three land use zones, Residential 1 dwelling units per net acre (du/a), Residential 8 (8 du/a) and Residential 14 (14 du/a). Additionally, the area zoned R-1 is located within the Urban Separator overlay. Only the 6.04 acre portion that is zoned R 8 is proposed to be developed. Subdivision into 20 lots would result in a density of 4.05 dwelling units per net acre. Lot sizes would range from 4,500 square feet to 8,134 square feet. In addition to the 20 lots, 6 tracts are proposed for sensitive areas and tree retention. The site is proposed to be accessed via an extension of Smithers Ave. S. The requested modification of Renton Municipal Code, if approved, would permit this access although it is considered to be a “dead end” road from the intersection of SE 186th St. The undeveloped site has approximately 400 trees that have been deemed to be “significant.” Trees will be removed, retained, and replaced as required by Renton Municipal Code. An estimated 3,396 cy of cut and 10,035 cy of fill would be required for site construction. A stormwater detention vault is proposed that would discharge to a closed conveyance system on site. The applicant has submitted a Critical Areas Report, Supplement Stream Study, Traffic Impact Analysis, Slope Analysis, Geotechnical Engineering study, and a Drainage Technical Information Report with the application.

PROJECT LOCATION: 4800 block of Smithers Avenue 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). A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: May 21, 2013

NOTICE OF COMPLETE APPLICATION: June 7, 2013; Hold removed July 22, 2014

APPLICANT/PROJECT CONTACT PERSON: Maher Joudi, D.R. Strong Consulting Engineers; 10604 NE 38th Place #232; Kirkland, WA 98033; Eml: maher.joudi@drstrong.com

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.: Vuecrest Estates/LUA13-000642, ECF, PP

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____



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

Other Permits which may be required: DOE, National Pollutant Discharge Elimination System (NPDES) , Building and Construction Permits

Requested Studies: Critical Areas Report, Drainage Report, Geotechnical Report, Stream/Lake Study, Traffic Impact Statement, and Wetland Assessment

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: Public hearing is tentatively scheduled for **September 16, 2014** before the Renton Hearing Examiner in Renton Council Chambers at **10:00 a.m.** on the 7th floor of the new Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:

Zoning/Land Use: The subject site is designated Residential Single Family (RSF), Residential Medium Density (RMD), and Residential Low Density (RLD) on the City of Renton Comprehensive Land Use Map and Residential 1 (R-1), Residential 8 (R-8), and Residential 14 (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 RMC 4-2-110; RMC 4-3-050; RMC 4-9-070; RMC 4-7-080; RMC 4-3-110; 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 included in the Traffic Impact Analysis, prepared by TraffEx Northwest Traffic Experts, dated April 23, 2013.*
- *The applicant shall comply with the recommendations included in the Supplemental Stream Study, prepared by Wetland Resources Inc., dated May 10, 2013.*
- *The applicant shall comply with the recommendations included in the Critical Areas Report, prepared by Wetland Resources, Inc., dated April 8, 2013.*

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.: Vuecrest Estates/LUA13-000642, ECF, PP

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TELEPHONE NO.: _____

Comments on the above application must be submitted in writing to Elizabeth Higgins, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on August 13, 2014. This matter is tentatively scheduled for a public hearing on September 16, 2014, at 10:00 a.m., Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-7282. If comments cannot be submitted in writing by the date indicated above, you may still appear at the hearing and present your comments on 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.

CONTACT PERSON: Elizabeth Higgins, Senior Planner; (425) 430-6581; Eml: ehiggins@rentonwa.gov

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION
DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION**

