NOTICE OF MODIFIED APPLICATION
PRELIMINARY PLAT AND
SEPA ADDENDUM

DATE: February 14, 2020
TO: Interested Parties
FROM: Amanda Smeller, City Planner
RE: Preliminary Plat (LP 19-0001)
     SEPA Environmental Review (ECF 19-0003)

Applicant: MainVue WA LLC
            1110 – 11th Ave NE, Suite 202
            Bellevue, WA 98004

Property Owner: Earth to Earth Properties LLC
                PO Box 177
                Carnation, WA 98014

Site Location: 3440, 3660, and 3700 Tolt Avenue,
                Carnation, WA
                Assessor Parcel Nos.: 212507-9063, 212507-9062,
                and 212507-9035

Parcel Size: Combined 33.75 acres

Zoning Designation: Residential 12 (R12)

Date Modified Application Received: January 23, 2020
Notice of Modified Application (NOMA) & SEPA Addendum: February 14, 2020

Lead Agency: City of Carnation

NOMA Comment Due Date: February 28, 2020

I. DESCRIPTION OF PROPOSAL:
As modified, the applicant’s proposal is to subdivide approximately 33.75 acres into
141 lots to include 84 detached single-family units, and 57 attached
townhouse/duplex units. The proposal also includes new public roads, several open
space tracts, and drainage facilities. The property will be accessed at two points off
the east side of Tolt Avenue/Highway 203 (one north and one south of the fire
station). Potable water and sewer service will be provided by the City of Carnation.

The applicant’s original preliminary plat application was submitted on DATE. The City
issued its Notice of Application (NOA) for this proposal on July 3, 2019. A total of
NUMBER timely comments were received in response to the NOA.

On January 21, 2020, the Carnation City Council adopted Ordinance No. NUMBER,
approving the applicant’s concurrent request to rezone the project site to an R-12
zoning designation. On January 23, 2020, the applicant submitted a modified preliminary plat application which, like the applicant's original plat application, is dependent on the now approved rezone.

The changes to the applicant's original proposal include a minor (approximately seven percent) increase in the number of proposed lots from 131 to 141. There were previously 112 detached single-family units and 19 attached townhouse/duplex units proposed. The boundaries of the plat have not changed. There will be a decrease in trips generated from the project as indicated in the applicant's revised Traffic Impact Analysis, as well as a decrease in the original impervious surface area. Proposed common space has increased and Tract K, containing the area for conveyance to King County to accommodate the future levee setback, has been more clearly delineated.

The applicant's original request for a Development Agreement has also been withdrawn voluntarily and is no longer a part of this proposal.

The applicant's Shoreline Substantial Development and Special Use permits applications remain unchanged and are still required.

II. LOCATION OF PROPOSAL:
The property, currently configured as 3 parcels, is addressed as 3440, 3660, and 3700 Tolt Avenue, Carnation, Washington, is located adjacent to the east side of Tolt Avenue/Highway 203, south and east of the existing fire station. The parcels are assigned Assessor's Parcel Nos. 212507-9063, 212507-9062, and 212507-9035.

III. ENVIRONMENTAL REVIEW – SEPA ADDENDUM:
The City of Carnation has prepared this SEPA addendum pursuant to WAC 197-11-625. The Responsible Official has reviewed the modified preliminary plat application and has considered the applicant's withdrawal of its original request for a Development Agreement. Based upon this review, the Responsible Official has determined that there are no significant adverse environmental impacts associated with the change. Neither the applicant nor the City is withdrawing the original SEPA checklist first submitted on June 5, 2019. This notice, and underlying SEPA addendum, relates to and supplements the Mitigation Determination of Non-Significance (MDNS) issued on November 1, 2019. Pursuant to WAC 197-11-600, this SEPA addendum provides additional information about the applicant's proposal but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents.

There is no additional SEPA comment period associated with this addendum. The applicant has updated documentation to reflect the increase in number of lots as well as the layout of the preliminary plat.

Responsible Official: Amanda Smeller, City Planner
City of Carnation
4621 Tolt Avenue – PO Box 1238
Carnation, WA 98014-1238
IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist (modified January 23, 2020)
   a. MDNS (issued November 1, 2019)

This application and all relevant documents are available for inspection at Carnation City Hall, Monday thru Thursday, 9:00 a.m. to 4:00 p.m., and Friday 9:00 a.m. to 2:30 p.m. Any questions regarding this proposal should be directed to the Carnation City Planner, (425) 333-4192.

V. PUBLIC HEARING

A public hearing before the Hearing Examiner is required for the proposal and has not yet been set. Additional notice will be provided once the hearing date has been determined for this proposal.

Date: February 14, 2020

Amanda Smeller, City Planner

Published in the Snoqualmie Valley Record: February 14, 2020