



City of Renton Land Use Public Notices: September 20, 2019

Project Number	Project Name	Description	Project Type	Location	Application Date	Decision Date	Expiration Date	Parcel Number	Project Documents	Online Map
In Review										
LUA19-000212	Family First Community Center	The applicant, City of Renton, is requesting Administrative Site Plan Review, Hearing Examiner Conditional Use Permit review, Height Variance, Driveway Design Modification, Street Modification and Waiver, and Environmental (SEPA) Review to construct a community center (Family First Community Center) at 16022 116th Ave SE (APN 2823059034).	Site Development	16022 116TH AVE SE, RENTON, WA 98058-5299	09/11/2019			2823059034	Link to Project Documents	Link to Online Map
LUA19-000190	2801 Sunset Deli	The applicant is requesting Environmental (SEPA) Review in order to operate a deli (Eating and Drinking Establishment) at 2801 NE Sunset Blvd (APN 722790090).	Environmental Review	2801 NE SUNSET BLVD, RENTON, WA 98056-3105	08/21/2019			7227900090	Link to Project Documents	Link to Online Map
LUA19-000185	7th Street Short Plat	The applicant is requesting Preliminary Short Plat for the proposed subdivision of an existing 27,720 square feet (0.64 acre) lot, zoned Residential-8 (R-8), into three lots.	Land Division	3605 NE 7TH ST, RENTON, WA 98056-3844	08/16/2019			8011100135	Link to Project Documents	Link to Online Map
LUA19-000169	Swanson Gardner Meyers Office Addition	The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review, and a street modification in order to convert an existing garage and build a 2,499 square foot addition to and existing 3,583 square foot paralegal office building located at 4512 Talbot Road S (parcel number 3123059069).	Site Development	4512 TALBOT RD S, RENTON, WA 98055-6216	07/31/2019			3123059069	Link to Project Documents	Link to Online Map
LUA19-000163	Jefferson Highlands	The applicant is requesting Preliminary Plat, Unit Lot Subdivision, Administrative Site Plan, Administrative Conditional Use, Environmental (SEPA) Review, and a street modification for 13 townhomes.	Land Division	1513 KIRKLAND AVE NE, RENTON, WA 98056-3214	07/19/2019			7227801560	Link to Project Documents	Link to Online Map
LUA19-000161	Cedar River Apartments	The applicant is requesting master site plan, shoreline substantial development, and environmental review for a proposed mixed use development located at 1915 Maple Valley Highway.	Site Development	1915 MAPLE VALLEY HWY, RENTON, WA 98057-3906	07/16/2019			1723059026	Link to Project Documents	Link to Online Map
LUA19-000158	Chateau Valley Tower	The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA) Review, and three (3) modifications for a proposed expansion to the Chateau at Valley Center Assisted Living Facility located on the campus of the Valley Medical Center.	Site Development	4450 DAVIS AVE S, RENTON, WA 98055	07/12/2019			6391800125	Link to Project Documents	Link to Online Map
LUA19-000151	405 Commerce Center	The applicant is requesting Administrative Site Plan and Environmental Review for the change of use and exterior parking lot improvements for an existing developed property located at 1415 Maple Ave SW.	Site Development	1415 MAPLE AVE SW, RENTON, WA 98057-3160	07/05/2019			3340403805	Link to Project Documents	Link to Online Map

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LUA19-000129	Kiddie Research Daycare	The applicant is requesting Administrative Site Plan approval, concurrence with the Sunset Area Planned Action EIS, and three (3) modifications for a proposed daycare center located at 3123 Sunset Blvd NE.	Site Development	3123 NE SUNSET BLVD, RENTON, WA 98056-3338	06/10/2019			0423059155	Link to Project Documents	Link to Online Map
LUA19-000064	Renton Park and Ride Temporary Use Permit	The applicant proposes to temporarily utilize a portion of an existing parking lot on a site identified as 2217 Maple Valley Highway, Renton WA 98057 (APN 1723059158) as a park and ride pickup location.	Temporary Use	2217 MAPLE VALLEY HWY, RENTON, WA 98057-3903	03/28/2019			1723059158	Link to Project Documents	Link to Online Map
LUA19-000062	24th Street Short Plat	The applicant is requesting approval of a Preliminary Short Plat and two Street Modifications for the proposed subdivision of an existing 23,770 square foot (0.55 acre) lot, zoned Residential-4 (R-4), into two lots.	Land Division	4709 NE 24TH ST, RENTON, WA 98059-3784	03/27/2019			0323059245	Link to Project Documents	Link to Online Map
LUA19-000035	Excel Charter School	The applicant, Washington Charter School Development (WCSD) previously applied for a Hearing Examiner Conditional Use Permit, Site Plan Review, and Environmental (SEPA) Review to renovate a vacant grocery store (former QFC) within the Cascade Village Shopping Center to a 7th- 12th grade public school for Excel Public Charter School (Excel).	Conditional Use	17060 116TH AVE SE, RENTON, WA 98058	02/28/2019			2823059009	Link to Project Documents	Link to Online Map
On Hold										
LUA19-000153	4th Dimension Building	The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA) Review and a Reasonable Use Variance for the construction of a four-story mixed use building located at 4502 NE 4th St (APN 1023059068).	Site Development	4502 NE 4TH ST, RENTON, WA 98059	07/09/2019			1023059068	Link to Project Documents	Link to Online Map
LUA19-000145	Boeing Apron E	The applicant, The Boeing Company, is requesting Environmental Review, Hearing Examiner Site Plan Review, and a varaince in order to convert an existing parking lot (S1 Lot) into an aircraft production area.	Site Development	737 LOGAN AVE N, RENTON, WA 98057-2039	07/02/2019			0723059001	Link to Project Documents	Link to Online Map
LUA19-000136	Dalpay Short Plat	The applicant is requesting approval of a Preliminary Short Plat, Environmental (SEPA) Review, and one Street Modification for the proposed subdivision of a property located at the northwest corner of SE Renton Issaquah Rd and Nile Ave NE (parcel number 0323059120).	Land Division		06/19/2019			0323059120	Link to Project Documents	Link to Online Map
LUA18-000691	Pacific Bridge Elma Short Plat	The applicant is requesting Preliminary Short Plat and Street Modification approval for the subdivision of an existing 41,532 square foot project site zoned R-8 into 5 lots and one shared driveway tract.	Land Division	134 ELMA AVE NE, RENTON, WA 98059-4173	11/29/2018			1523059079	Link to Project Documents	Link to Online Map

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LUA18-000689	Pang Residence Variance	The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating front and rear yard setbacks for new single-family homes in the Residential - 6 dwelling unit per acre (R-6) zone (RMC 4-2-110A).	Variance	912 N 37TH ST, RENTON, WA 98056-1571	11/27/2018			8899600060	Link to Project Documents	Link to Online Map
LUA18-000678	Thunder Hills Sewer Interceptor Rehabilitation	The applicant is requesting Environmental (SEPA) Review and a Critical Area Exemption for improvements to approximately 2,050 lineal feet of sewer main.	Environmental Review	1301 GRANT AVE S, RENTON, WA 98055-3085	11/15/2018			0007200048	Link to Project Documents	Link to Online Map
LUA18-000055	Energize Eastside Puget Sound Energy	The applicant is requesting Hearing Examiner Conditional Use Permit approval and a Shoreline Exemption for the upgrade of 4 miles of two existing 115 kV transmission lines with two 230 kV transmission lines beginning at the City's northern boundary with Newcastle and ending at the existing Talbot Hill substation.	Conditional Use	2400 S PUGET DR, RENTON, WA 98055-4311	01/25/2018			2023059003	Link to Project Documents	Link to Online Map
LUA17-000337	Beneficial Reuse of Clean Dredged Sediments	The applicant has requested a Temporary Use Permit to stockpile up to 4,000 cubic yards of clean sediments dredged from Eagle Cove (permitted under LUA16-000977) and using a portion of the sediment to stabilize and improve the existing access road network located at 4503 Lake Washington Boulevard North (also known as Quendall Terminals) for a duration of 5 years.	Temporary Use	4505 RIPLEY LN N, RENTON, WA 98056-1505	05/25/2017			2924059002	Link to Project Documents	Link to Online Map
Approved										
LUA19-000184	2019 DOCKET 14, GROUP B	2019 Docket #14, Group B D-156 – Outdoor Storage: Permit bulk storage in all three (3) industrial zones (Light, Medium and Heavy) subject to certain conditions, such as separation distances from residential buildings and residential use. D-161 – Design District for Assisted Living: Assign Design District B to new assisted living facilities and convalescent centers when located in a residential zone.	Environmental Review		08/15/2019	09/13/2019			Link to Project Documents	Link to Online Map
LUA19-000167	Salon SEPA	The applicant is requesting Environmental (SEPA) Review in order to operate a salon in Suite B of the building at 2300 E Valley Rd (APN 3023059132).	Environmental Review	2300 EAST VALLEY RD, RENTON, WA 98057-3373	07/30/2019	09/13/2019		3023059132	Link to Project Documents	Link to Online Map
LUA19-000154	Sound Ford 850 Lind Ave Site	The applicant is requesting Environmental (SEPA) Review in order to operate a small vehicle service and repair center in a portion of the existing building at 846 Lind Ave SW (APN 1923059100).	Environmental Review	850 LIND AVE SW, RENTON, WA 98057	07/10/2019	08/28/2019		1923059100	Link to Project Documents	Link to Online Map
LUA19-000144	RCF Fitness	The applicant is requesting Environmental (SEPA) Review in order to operate a fitness center at 2300 E Valley Rd (APN 3023059132).	Environmental Review	2300 EAST VALLEY RD, RENTON, WA 98057-3373	06/28/2019	08/16/2019		3023059132	Link to Project Documents	Link to Online Map

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LUA19-000128	Lakeview Crest Setback Variance	The applicant, Quadrant Homes, is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating rear yard setbacks for two (2) new single family structures within the Lakeview Crest (aka Senza Lakeview) subdivision.	Variance	3916 LAKE WASHINGTON BLVE N, RENTON, WA 98056-1581	06/07/2019	07/25/2019	7/25/2021	3342700425	Link to Project Documents	Link to Online Map
LUA19-000115	RTC TIG Addition	The applicant, Renton Technical College, is requesting Administrative Site Plan Review, Environmental (SEPA) Review, and a street modification to construct a 295 sqare foot addition to a building on the Renton Technical College campus.	Site Development	401 MONROE AVE NE, RENTON, WA 98056	05/21/2019	06/28/2019	6/28/2021	7227800500	Link to Project Documents	Link to Online Map
LUA19-000072	Walker Auto Dealership	The applicant is requesting an Administrative Conditional Use Permit to operate a small-vehicle service and repair shop within a future Mazda Dealership.	Conditional Use	3400 EAST VALLEY RD, RENTON, WA 98057-4945	04/08/2019	05/17/2019	5/17/2021	3023059067	Link to Project Documents	Link to Online Map
LUA19-000003	Arroyos Carport Variance	The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating side yard setbacks for attached accessory structures in the Residential - 8 dwelling unit per acre (R-8) zone (RMC 4-2-110A).	Variance	854 DAYTON AVE NE, RENTON, WA 98056-3639	01/09/2019	07/10/2019	6/19/2021	7227500840	Link to Project Documents	Link to Online Map
LUA18-000681	TRAILS AND BICYCLES MASTER PLAN UPDATE	Update of the Trails & Bicycles Master Plan.	Environmental Review		11/15/2018	12/13/2018			Link to Project Documents	Link to Online Map
LUA18-000673	1002 N 30th Driveway Variance	The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating driveway grades for single-family residential development (RMC 4-4-080).	Variance	1002 N 30TH ST, RENTON, WA 98056-2146	11/13/2018	12/07/2018	12/7/2020	3342101475	Link to Project Documents	Link to Online Map
LUA18-000638	2018 DOCKET 13 GROUP D & WIRELESS COMMUNICATION FACILITIES EXEMPTION	2018 DOCKET 13 GROUP D & WIRELESS COMMUNICATION FACILITIES EXEMPTION Docket 13 Group D includes docket item # 153 and a proposed code amendment related to Wireless Communication Facilities.	Environmental Review		09/25/2018	10/19/2018			Link to Project Documents	Link to Online Map
LUA18-000637	2018 COMPREHENSIVE PLAN AMENDMENTS	2018 COMPREHENSIVE PLAN AMENDMENTS Rezone R-14 to CV: Staff proposes a rezone of three parcels from Residential-14 (R-14) to Center Village (CV), the current and proposed zones are implemented by Comprehensive Plan land use designation's Residential High Density (RHD) and Commercial Mixed Use (CMU), respectively.	Environmental Review		09/25/2018	10/19/2018			Link to Project Documents	Link to Online Map
LUA18-000636	2018 SHORELINE MASTER PROGRAM SMP) PERIODIC REVIEW	This proposal is a non-project action to amend Title IV of the Renton Municipal Code (RMC).	Environmental Review		09/24/2018	11/09/2018			Link to Project Documents	Link to Online Map

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LUA18-000628	Taqueria Jaliscos Food Truck Temporary Use Permit	The applicant is requesting a Tier II Temporary Use Permit, pursuant to Renton Municipal Code, Section 4-9-240, to allow a mobile food truck at 539 Burnett Avenue North (APN 7224500310).	Temporary Use	539 BURNETT AVE N, RENTON, WA 98057-5405	09/19/2018	10/16/2018	10/16/2019	7224500315	Link to Project Documents	Link to Online Map
LUA18-000617	Cornwall Boat Lift	The applicant is requesting Environmental (SEPA) Review and Shoreline Substantial Development Permit proposing to install a new boat lift on the Barbee Mill Community Organization dock located at 4151 Williams Ave N (Parcel # 0518500350) for future use by a resident of the Barbee Mill development.	Shoreline Management		09/12/2018	10/26/2018	10/26/2020	0518500350	Link to Project Documents	Link to Online Map
LUA18-000577	Sonic Drive-In & Renton Shops Monument Sign	The applicant, Magellan Architects, is requesting an administrative sign variance for Sonic Drive-In Restaurant and Renton Shops Monument Sign to install one (1) combined, freestanding monument sign at 749 Rainier Ave S near the base of the Walmart pole sign (APN 1923059104).	Variance	749 RAINIER AVE S, RENTON, WA 98057-2915	08/20/2018	10/04/2018	10/5/2020	1923059104	Link to Project Documents	Link to Online Map
LUA18-000572	Badminton America Renton	The applicant is requesting a Tier 2 Temporary Use Permit and Environmental (SEPA) Review (Exhibits 1-6) for the change of use of the north portion of an existing 47,421 square foot distribution warehouse that is currently vacant to an indoor recreational facility.	Temporary Use	846 LIND AVE SW, RENTON, WA 98057-2303	08/16/2018	09/21/2018	9/21/2023	1923059064	Link to Project Documents	Link to Online Map
LUA18-000545	2018 DOCKET 13 GROUP C	2018 DOCKET 13 GROUP C Mobile Food Vendors: This docket item is aimed at providing clarity and ease in the day-to-day administration of the food truck regulations.	Environmental Review		08/09/2018	08/31/2018			Link to Project Documents	Link to Online Map
LUA18-000542	Sam's Club UST Removal	The applicant is requesting Environmental (SEPA) Review for the removal of three 20,000 gallon underground storage tanks (USTs), the fuel canopy and kiosk building associated with the gas station at Sam's Club.	Environmental Review	901 S GRADY WAY, RENTON, WA 98057-3226	08/02/2018	03/01/2019		2023059007	Link to Project Documents	Link to Online Map
LUA18-000512	2801 NE Sunset UST Removal	The applicant is requesting Environmental (SEPA) Review for the proposed removal of three underground storage tanks (USTs) located at 2801 NE Sunset Blvd (Parcel number 7227900090).	Environmental Review	2801 NE SUNSET BLVD, RENTON, WA 98056-3105	07/18/2018	08/24/2018		7227900090	Link to Project Documents	Link to Online Map
LUA18-000510	Miller Residence Variance	The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating rear and front yard setbacks for a new single-family home in the Residential - 6 dwelling unit per acre (R-6) zone (RMC 4-2-110A).	Variance	3731 PARK AVE N, RENTON, WA 98056-1523	07/18/2018	11/16/2018	11/16/2020	3342700440	Link to Project Documents	Link to Online Map

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LUA18-000492	QUASI-JUDICIAL APPEALS	Amend the Renton Municipal Code to (1) expressly allow the City Council to render a quasi-judicial appeal decision that affirms the underlying decision without substantive review, if necessary to avoid an undue burden on the City due to the complexity of the particular quasi-judicial appeal and (2) clarify the environmental appeals process in RMC 4-9-070.R..	Environmental Review		07/12/2018	09/25/2018			Link to Project Documents	Link to Online Map
LUA18-000423	Dunlap Bible Fellowship	The applicant is requesting Hearing Examiner Conditional Use Permit approval and Environmental (SEPA) Review for the proposed Dunlap Bible Fellowship Church change of use and tenant improvement.	Conditional Use	280 HARDIE AVE SW, 2, RENTON, WA 98057-5900	06/21/2018	09/27/2018	9/28/2020	1823059149	Link to Project Documents	Link to Online Map
LUA18-000400	2018 DOCKET 13 GROUP B	2018 DOCKET 13 GROUP B Variance Procedures: Update variance procedures to provide the Community and Economic Development Administrator with the authority to grant variances from certain development regulations, consistent between residential, commercial, and industrial land uses.	Environmental Review		06/12/2018	07/16/2018			Link to Project Documents	Link to Online Map
LUA18-000345	2018 DOCKET 13 GROUP A & MULTI FAMILY TAX EXEMPTION	2018 DOCKET 13 GROUP A & MULTI FAMILY TAX EXEMPTION Submittal Requirements – The Department implemented electronic plan review for land use, building, and construction permits effective April 2017, therefore the Code needs to be updated to reflect the new electronic standards and remove references to paper copies.	Environmental Review		05/14/2018	06/04/2018			Link to Project Documents	Link to Online Map
LUA17-000745	Kokopelli Gardens Change of Use	The applicant is requesting Environmental (SEPA) Review for the change of use of an existing 31,185 square foot building previously used as a United Tile office, showroom and warehouse to a marijuana producer and processing facility.	Environmental Review	3001 EAST VALLEY RD, RENTON, WA 98057-3328	11/02/2017	12/04/2017	12/4/2019	1253800020	Link to Project Documents	Link to Online Map
LUA17-000608	Boeing Wastewater Tank	The applicant is requesting Environmental (SEPA) Review for the proposed installation of a 25,000 gallon waste-water storage tank and the replacement of an air stripper unit at 737 Logan Ave N, the Boeing Plant site.	Environmental Review	737 LOGAN AVE N, RENTON, WA 98057-2039	09/14/2017	10/18/2017	10/18/2019	0723059001	Link to Project Documents	Link to Online Map
LUA17-000402	2017 RMC Title IV Docket 12, Group A	2017 RMC Title IV Docket 12 Group B includes the following items: #D-134: Clustering Provisions; #D-137: Downtown Streetscape; #D-138: Refuse and Recycling; and #D-139: Hearing Examiner..	Environmental Review		06/15/2017	08/01/2017			Link to Project Documents	Link to Online Map
LUA17-000066	2017 RMC Title IV Docket 12, Group A	2017 RMC Title IV Docket 12 Group A includes the following items: #D-128 Pet Daycare; #D-129 Renton Municipal Arts Commission; #D-130 Low Intensity Commercial; #D-131 Tree Retention and Land Clearing Regulations; #D-132 Projections into Setbacks; and #D-133 Administrative Code Interpretations..	Environmental Review		02/10/2017	02/20/2017			Link to Project Documents	Link to Online Map

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Approved with Conditions										
LUA19-000156	Franco Additional Animals Permit	The applicant is requesting an Additional Animals Permit in order to keep up to 3 miniature goats in addition to their two cats, on the premises located at 6526 SE 4th Place (parcel number 7418000040).	Keeping of Animals	6526 SE 4TH PL, RENTON, WA 98059-7084	07/11/2019	09/17/2019		7418000040	Link to Project Documents	Link to Online Map
LUA19-000148	Vargas ADU	The applicant is requesting an Administrative Conditional Use Permit in order to covert an existing 523 sqare foot attached garage into an Accessory Dwelling Unit.	Conditional Use	17026 123RD AVE SE, RENTON, WA 98058	07/05/2019	09/11/2019		1432400235	Link to Project Documents	Link to Online Map
LUA19-000132	Hansra Covered Patio Variance	The applicant is requesting an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating side yard setbacks, impervious surface, and building coverage for a rear covered porch addition to the existing single family structure in the Residential-4 (R-4) zone.	Variance	5507 NE 1ST PL, RENTON, WA 98059-4974	06/12/2019	07/10/2019	7/10/2021	6664500090	Link to Project Documents	Link to Online Map
LUA19-000131	Smithers ADU	The applicant is requesting an Administrative Conditional Use Permit in order to allow the construction of an Accessory Dwelling Unit (ADU).	Conditional Use	336 SMITHERS AVE S, RENTON, WA 98057-2513	06/11/2019	08/23/2019		7839300290	Link to Project Documents	Link to Online Map
LUA19-000114	Sunset Neighborhood Park Phase II	The City of Renton's Community Services Department is requesting Administrative Site Plan Review for Phase 2 construction of the Sunset Neighborhood Park located at 2805 NE 10th St.	Site Development	2680 SUNSET LN NE RENTON, WA 98056-3052	05/21/2019	07/10/2019	7/10/2021	7227800000	Link to Project Documents	Link to Online Map
LUA19-000113	Tran Short Plat	The applicant is requesting preliminary short plat approval to subdivide an existing parcel into three lots.	Land Division	16654 113TH AVE SE, RENTON, WA 98055	05/17/2019	08/27/2019		0088000930	Link to Project Documents	Link to Online Map
LUA19-000109	Penney Lofts	The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review, and a Street Standards Modification for tenant improvements to the former JC Penney building into a mixed-use retail and multi-family building.	Site Development	700 S 3RD ST, RENTON, WA 98057-2542	05/09/2019	06/14/2019	6/14/2021	7231502185	Link to Project Documents	Link to Online Map
LUA19-000097	Talbot Hill Substation Current Limiting Reactors	Puget Sound Energy (PSE) is requesting a Hearing Examiner Conditional Use Permit, Environmental (SEPA) Review, Site Plan Review, and a Special Fence Permit for proposed Talbot Hill Substation improvements located at 2400 S Puget Dr (parcel number 2023059066).	Conditional Use		05/02/2019	07/26/2019	7/22/2022	2023059066	Link to Project Documents	Link to Online Map
LUA19-000094	Topgolf	The applicant, Topgolf, is requesting Master Site Plan Review, Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, and Environmental (SEPA) Review for the construction of a golf entertainment complex.	Planned Urban Development	745 PARK AVE N, RENTON, WA 98057	05/01/2019	08/20/2019		0886610010	Link to Project Documents	Link to Online Map

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LUA19-000091	Sumpter Short Plat	The applicant is requesting Preliminary Short Plat approval, a Modification to the City's Street Standards, and a Modification to the City's Tree Retention requirements for the subdivision of an existing 2.7 acre site into 8 lots and 3 tracts (landscape, shared driveway, and storm drainage).	Land Division	14204 156TH AVE SE, RENTON, WA 98059	04/29/2019	07/02/2019	7/1/2021	1423059013	Link to Project Documents	Link to Online Map
LUA19-000090	King County Parks - Renton Shop	The applicant, King County Department of Natural Resources and Parks, Parks and Recreation Division, is requesting Administrative Site Plan Review, Hearing Examiner Conditional Use Permit, a landscape variance, and a refuse and recyclable modification to replace the existing Central Maintenance Facility at 3005 NE 4th St (APN 1434000012).	Site Development	3005 NE 4TH ST, RENTON, WA 98056	04/26/2019	07/18/2021	7/17/2021	1434000012	Link to Project Documents	Link to Online Map
LUA19-000087	Ngochan Lot Short Plat	The applicant is requesting Preliminary Short Plat approval for the subdivision of an existing 10,791 square foot lot, zoned R-14, into two lots for the future construction of single family residences.	Land Division	10814 SE 173RD ST, RENTON, WA 98055-5906	04/25/2019	09/10/2019		1626800010	Link to Project Documents	Link to Online Map
LUA19-000083	Verizon SEA Bloom Monopole	The applicant, Verizon Wireless, is requesting an Hearing Examiner Conditional Use Permit to construct a wireless communications facility (WCF) at 2701 E Valley Rd (Parcel #1253800015).	Conditional Use	2701 EAST VALLEY RD, RENTON, WA 98057-3306	04/23/2019	07/10/2019	7/9/2021	1253800015	Link to Project Documents	Link to Online Map
LUA19-000078	Renton Highland Manor Setback Variance	The applicant, Renton Highland Manor, LLC, is requesting a setback variance in order to replace existing mobile home units within a mobile home park, Renton Highland Manor, located at 3612 NE 4th Street (Parcel number 0923059176).	Variance	3612 NE 4TH ST, RENTON, WA 98056-4113	04/18/2019	06/25/2019	6/25/2022	0923059176	Link to Project Documents	Link to Online Map
LUA19-000070	Jung ADU	The applicant is requesting a Conditional Use Permit to convert an existing 657 square foot garage into an accessory dwelling unit at 4706 NE 18th Street, Renton WA, 98059 (APN #5169700022).	Conditional Use	4706 NE 18TH ST, RENTON, WA 98059-4214	04/02/2019	06/26/2019	6/26/2021	5169700022	Link to Project Documents	Link to Online Map
LUA19-000061	Willowcrest Townhomes PUD	The applicant is requesting combined preliminary and final Planned Urban Development approval, Binding Site Plan approval, and concurrence with the Sunset Area Planned Action EIS for a 12 unit townhome project located at 1132 Edmonds Ave NE.	Planned Urban Development	1132 EDMONDS AVE NE, RENTON, WA 98056-2907	03/29/2019	05/21/2019	5/17/2024	0923059080	Link to Project Documents	Link to Online Map
LUA19-000057	Michael Residence Variance	The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating front yard setbacks for a primary single-family structure in the Residential - 8 dwelling units per acre (R-8) zone (RMC 4-2-110A).	Variance	5221 RIPLEY LN N, RENTON, WA 98056-1503	03/25/2019	05/09/2019	5/9/2021	3343302830	Link to Project Documents	Link to Online Map
LUA19-000050	Compton Lumber	The applicant is requesting Administrative Site Plan Review for the construction of a 50,000 square foot lumber and hardware sales building with outdoor lumber sales and 98 surface parking spaces.	Site Development	2940 EAST VALLEY RD, RENTON, WA 98057	03/18/2019	04/11/2019	4/11/2021	3023059096	Link to Project Documents	Link to Online Map

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LUA19-000042	Barbee Mill Dock Bumpers	The applicant is requesting Environmental (SEPA) Review and a Shoreline Substantial Development Permit for the installation of fifty (50) urethane foam bumpers on the Barbee Mill Community Organization dock located at 4151 Williams Ave N (Parcel #0518500350).	Shoreline Management	4151 WILLIAMS AVE N, RENTON, WA 98056-2171	03/07/2019	04/25/2019		0518500350	Link to Project Documents	Link to Online Map
LUA19-000029	Madueno Short Plat	The applicant is requesting to subdivide an existing 95,832 square foot (2.2 acres) lot into six single-family residential lots, one drainage tract, and one tree retention tract.	Land Division	19805 108TH AVE SE, RENTON, WA 98055-7335	02/22/2019	04/23/2019	4/23/2024	0522059078	Link to Project Documents	Link to Online Map
LUA19-000027	Savannah Additional Animals Permit	The applicant is requesting an additional animals permit in order to keep 1 additional cat than the maximum of 3 allowed per code on the premises located at 1330 N.	Keeping of Animals	1330 N 40TH ST, RENTON, WA 98056-1533	02/20/2019	04/19/2019		3224059054	Link to Project Documents	Link to Online Map
LUA19-000015	May Creek Trail Extension Project	The City of Renton is requesting a Shoreline Substantial Development Permit (SM) and Environmental (SEPA) Review to expand the May Creek Trail.	Shoreline Management	4260 LAKE WASHINGTON BLVD, RENTON, WA 98056-1545	01/31/2019	06/18/2019	6/14/2021	3224059010	Link to Project Documents	Link to Online Map
LUA18-000705	Sunset Boulevard Setback Variance	The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating front and rear yard setbacks for a new single-family home in the Residential-8 (R-8) zone (RMC 4-2-110A).	Variance		12/27/2018	03/26/2019		2143701845	Link to Project Documents	Link to Online Map
LUA18-000703	Upper Balch Pit	The applicant is requesting a Special Fill and Grade permit and SEPA Environmental Review for 230,000 cubic yards of fill that would be imported into an existing sand/gravel pit.	Fill and Grade	301 MONROE AVE NE, LOT, RENTON, WA 98056	12/21/2018	04/25/2019	3/27/2021	1623059059	Link to Project Documents	Link to Online Map
LUA18-000702	NEW HORIZON SCHOOL READER POLE SIGN	The applicant, New Horizon School, is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating size, height, and content for a new electronic message board pole sign within the Residential-4 (R-4) zone.	Variance	1111 SE CARR RD, RENTON, WA 98055-5406	12/20/2018	01/25/2019	1/25/2021	3223059081	Link to Project Documents	Link to Online Map
LUA18-000696	RCCG King's Court Church	The applicant is requesting Hearing Examiner Conditional Use Permit approval for the proposed RCCG King's Court Church change of use and tenant improvement.	Conditional Use	101 SW 41ST ST, F, RENTON, WA 98057-4932	12/06/2018	03/15/2019	2/27/2021	3926800040	Link to Project Documents	Link to Online Map
LUA18-000684	Eastside Interceptor Section 2 Rehabilitation Noise Variance	The applicant, King County Wastewater, is requesting a noise variance in order to exceed the nighttime (between the hours of 10pm and 7am) noise limits in RMC 8-7.	Variance	737 LOGAN AVE N, RENTON, WA 98057-2039	11/20/2018	03/05/2019	2/28/2021	0886600060	Link to Project Documents	Link to Online Map
LUA18-000683	38th Street Short Plat	The applicant is requesting Preliminary Short Plat approval and Environmental (SEPA) Review for the subdivision of an existing 62,781 square foot project site zoned R-8, into 8 lots and 2 tracts (shared driveway/alley and native growth protection area).	Land Division	1825 NE 38TH ST, RENTON, WA 98056	11/19/2018	06/21/2019	6/21/2021	3345700220	Link to Project Documents	Link to Online Map

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LUA18-000683	38th Street Short Plat	The applicant is requesting Preliminary Short Plat approval and Environmental (SEPA) Review for the subdivision of an existing 62,781 square foot project site zoned R-8, into 8 lots and 2 tracts (shared driveway/alley and native growth protection area).	Land Division	1825 NE 38TH ST, RENTON, WA 98056	11/19/2018	06/21/2019	6/21/2021	3345700220	Link to Project Documents	Link to Online Map
LUA18-000679	I-Kuan Tao Cultural Center Addition	The applicant is requesting a Hearing Examiner Conditional Use Permit, Street Modification, and Parking Modification to operate a service and social service organization (I-Kuan-Tao Cultural Center) within an existing single-family home.	Conditional Use	711 MONROE AVE NE, RENTON, WA 98056-3862	11/15/2018	03/04/2019	1/29/2021	7809200075	Link to Project Documents	Link to Online Map
LUA18-000677	Eastside Interceptor Section 2 Rehabilitation	The applicant is proposing a Tier II Temporary Use Permit to allow for the establishment of two staging areas to be used during the rehabilitation of the Eastside Interceptor Section 2, a 96-inch reinforced concrete pipe used for sewage flow running primarily within the Logan Ave N right-of-way (ROW) between Lake Washington Blvd N and Burnett Ave N.	Temporary Use	737 LOGAN AVE N, RENTON, WA 98057-2039	11/14/2018	01/18/2019	1/18/2021	0886610020	Link to Project Documents	Link to Online Map
LUA18-000667	NW Gourmet Freezer Addition	The applicant is requesting Administrative Site Plan Review, a SEPA Addendum, and one Modification to the street standards to construct a new 6,386 square foot freezer for the storage of soup and other food products, located at 600 SW 7th Street.	Site Development	600 SW 7TH ST, RENTON, WA 98057-2916	11/07/2018	01/08/2019	1/8/2021	1823059254	Link to Project Documents	Link to Online Map
LUA18-000665	Sapphire on Talbot	The applicant is requesting Preliminary Plat, Administrative Site Plan, Administrative Conditional Use Permit, SEPA Environmental Review approval, and a Street Modification for a 20-lot subdivision for the future construction of multi-family residential units at 4827 Talbot Rd S.	Land Division	4827 TALBOT RD S, RENTON, WA 98055-6223	11/01/2018	04/25/2019	2/18/2024	3123059022	Link to Project Documents	Link to Online Map
LUA18-000633	Maple Highlands	The applicant is requesting Preliminary Plat and Environmental Review (SEPA) approval to subdivide a 182,269 square foot (4.18 acre) parcel, located at 16210 SE 134th St (APN 1457500025), into 13 single-family residential lots, one (1) 15,198 square foot storm drainage tract (Tract A), and one (1) 6,149 square foot open space tract (Tract B).	Land Division	16210 SE 134TH ST, RENTON, WA 98059	09/21/2018	04/23/2019	3/24/2024	1457500025	Link to Project Documents	Link to Online Map
LUA18-000627	Gorban Short Plat	The applicant is requesting preliminary short plat approval for the subdivision of an existing 18,326 square foot (.42 acre) site into 2 residential lots for the future construction of single-family homes.	Land Division	2213 NE 28TH ST, RENTON, WA 98056	09/19/2018	11/07/2018	11/9/2020	3343901360	Link to Project Documents	Link to Online Map
LUA18-000620	Singh Variance	The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating rear yard setbacks, building coverage, and impervious surface, and building coverage for a primary single-family addition to an existing structure in the Residential - 4 dwelling unit per acre (R-4) zone (RMC 4-2-110A).	Variance	622 NILE AVE NE, RENTON, WA 98059-4980	09/12/2018	10/31/2018	11/2/2020	1123059067	Link to Project Documents	Link to Online Map

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LUA18-000619	Chick-fil-A Restaurant	The applicant is requesting Administrative Site Plan Review, Environmental Threshold Determination (SEPA), and one two Modifications from the development regulations to construct an approximate 4,000 square foot fast food restaurant with two (2) vehicle drive through lanes and 47 surface parking spaces located at 361 Rainier Ave S.	Site Development	361 RAINIER AVE S, RENTON, WA 98057-2404	09/12/2018	02/14/2019	2/8/2021	0007200149	Link to Project Documents	Link to Online Map
LUA18-000614	Blue Pearl Mobile CT Scan Conditional Use Permit	The applicant is requesting an Administrative Conditional Use Permit for the proposed installation of a new mobile CT Imaging Unit within the parking lot of Blue Pearl Veterinary Hospital, located at 4208 Lind Ave SW (parcel number 3926800010).	Conditional Use	4208 LIND AVE SW, RENTON, WA 98057-4943	09/12/2018	11/26/2018	11/26/2020	3926800010	Link to Project Documents	Link to Online Map
LUA18-000602	Oakesdale Food Truck	The applicant is requesting a Tier II Temporary Use Permit, pursuant to Renton Municipal Code, Section 4-9-240, for the implementation of a mobile food truck rotation schedule within the parking lot of Oakesdale Center office development located at 600 Oakesdale Ave SW (parcel number 9188000143).	Temporary Use	600 OAKESDALE AVE SW, RENTON, WA 98057-5226	09/05/2018	09/25/2018	9/25/2019	9188000143	Link to Project Documents	Link to Online Map
LUA18-000563	Southport Wayfinding Signs	The applicant, Northwest Sign & Design, is requesting an administrative sign variance for Southport Wayfinding Signs.	Variance	1133 LAKE WASHINGTON BLVC N, RENTON, WA 98056-2502	08/10/2018	10/04/2018	10/5/2020	0823059055	Link to Project Documents	Link to Online Map
LUA18-000559	Sather Short Plat	The applicant is requesting Preliminary Short Plat for the proposed subdivision of an existing 22,629 square foot (0.52 acre) lot, zoned Residential-8 (R-8), into three lots and one tract.	Land Division	532 SW 3RD PL, RENTON, WA 98057-2245	08/08/2018	10/30/2018	10/30/2020	2143700230	Link to Project Documents	Link to Online Map
LUA18-000490	Solera Mixed Use Master Plan	The applicant is requesting Master Site Plan Review, Preliminary Plat Approval, Conditional Use Permit, Street Modification Approval, and Concurrence with the Sunset Area Planned Action EIS for a proposed mixed use development that would provide approximately 672 multi-family residential units and 39,000 square feet of commercial space located on a 10.8 acres site at 2902 NE Sunset Blvd.	Site Development	2902 NE SUNSET BLVD, RENTON, WA 98056-3104	07/12/2018	12/11/2018	12/11/2023	7227801205	Link to Project Documents	Link to Online Map
LUA18-000466	Earlington Townhomes	The applicant, Polygon WLH, LLC, is requesting a Final Planned Urban Development (PUD) approval for the construction of a multi-family development containing 60 zero lot line townhomes.	Planned Urban Development	8074 S 132ND ST, SEATTLE, WA 98178-4946	06/29/2018	10/31/2018	11/2/2020	2144800500	Link to Project Documents	Link to Online Map
LUA18-000421	May Creek Trestle Project	The applicant, King County Department of Natural Resources and Parks, Parks and Recreation Division, is requesting Environmental (SEPA) Review and a Shoreline Administrative Conditional Use Permit to complete an expansion of existing over-water trails at May Creek.	Conditional Use		06/21/2018	12/03/2018	12/3/2020	3224059005	Link to Project Documents	Link to Online Map

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LUA18-000405	Verizon Cell-on-Wheels at Bryant Motors	The applicant is requesting a Tier 2 Temporary Use Permit, pursuant to Renton Municipal Code Section 4-9-240, to extend the amount of time that the Verizon Cellular Tower on Wheels (COW) is allowed to remain on the Bryant Motor's property located at 111 Meadow Ave N.	Temporary Use	111 MEADOW AVE N, RENTON, WA 98057-5726	06/13/2018	07/17/2018	1/6/2020	1352300060	Link to Project Documents	Link to Online Map
LUA18-000364	Seminoff Variance	The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating front and secondary front yard setbacks for a new single-family home in the Residential-8 (R-8) zone (RMC 4-2-110A).	Variance	220 LIND AVE SW, RENTON, WA 98057	05/23/2018	10/09/2018	10/9/2020	1847200005	Link to Project Documents	Link to Online Map
LUA18-000305	Walker Auto Dealership	The applicant is requesting Site Plan and Environmental (SEPA) Review to construct a 64,935 square foot auto dealership on a site previously occupied by auto junk yard.	Site Development	3400 EAST VALLEY RD, RENTON, WA 98057-4945	05/02/2018	08/07/2018	2/20/2021	3023059067	Link to Project Documents	Link to Online Map
LUA18-000293	Boeing Mitigation Hangar	The applicant is requesting Environmental (SEPA) Review for the construction of a 58,474 square foot hangar at the Boeing plant site.	Environmental Review	737 LOGAN AVE N, RENTON, WA 98057-2039	04/26/2018	06/18/2018	6/18/2020	0723059001	Link to Project Documents	Link to Online Map
LUA18-000256	Seattle Pipe Trades Binding Site Plan	The applicant is requesting the approval of a Binding Site Plan as well as Environmental (SEPA) Review.	Land Division	595 MONSTER RD SW, RENTON, WA 98057-2937	04/05/2018	05/24/2019	5/24/2024	2423049122	Link to Project Documents	Link to Online Map
LUA18-000256	Seattle Pipe Trades Binding Site Plan	The applicant is requesting the approval of a Binding Site Plan as well as Environmental (SEPA) Review.	Land Division	595 MONSTER RD SW, RENTON, WA 98057-2937	04/05/2018	05/24/2019	5/24/2024	2423049122	Link to Project Documents	Link to Online Map
LUA18-000253	First Ukrainian Pentecostal Church Expansion	The applicant is requesting a Hearing Examiner Conditional Use Permit, Street Modification, Parking Modification, and Environmental Review to expand an existing religious institution located at 3811 NE 21st St (Parcel numbers 0423059237 and 0423059307).	Conditional Use	3811 NE 21ST ST, RENTON, WA 98056-2433	04/04/2018	03/01/2019	2/26/2021	0423059237	Link to Project Documents	Link to Online Map
LUA18-000241	SEA Mill Verizon	The applicant is requesting an Administrative Conditional Use Permit (CUP) to install a new façade-mounted, camouflaged Wireless Communication Facilities (WCF) on the three-story commercial structure located at 304 Main Ave S (APN 7231500720).	Conditional Use	304 MAIN AVE S, RENTON, WA 98057	03/30/2018	10/05/2018	10/5/2020	7231500720	Link to Project Documents	Link to Online Map
LUA18-000204	Avon Short Plat	The applicant is requesting administrative short plat approval to subdivide one existing single-family residential lot into two single-family residential lots.	Land Division	1909 NE 14TH ST, RENTON, WA 98056-2834	03/15/2018	10/15/2018	10/15/2020	3343902566	Link to Project Documents	Link to Online Map
LUA18-000142	SEA Renton Retail Store	The applicant is requesting an Administrative Conditional Use Permit to install a concealed wireless communications facility (WCF) on the rooftop of an existing multi-tenant commercial building located at 960 Park Ave N (Parcel #0886600029).	Conditional Use	960 PARK AVE N, RENTON, WA 98057-5560	02/23/2018	05/01/2018	5/1/2020	0886600029	Link to Project Documents	Link to Online Map

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LUA18-000124	Forest Terrace Subdivision	The applicant is requesting Preliminary Plat approval, Environmental Review (SEPA), Critical Areas Variance, and two (2) modifications to subdivide a 596,570 square foot (13.69 acre) site located at 2611 Union Ave NE (subject property) into 25 single-family residential lots, four (4) open space tracts, and one (1) drainage tract.	Land Division	2611 UNION AVE NE RENTON, WA 98059-3542	02/16/2018	12/04/2018	12/4/2023	0423059142	Link to Project Documents	Link to Online Map
LUA18-000124	Forest Terrace Subdivision	The applicant is requesting Preliminary Plat approval, Environmental Review (SEPA), Critical Areas Variance, and two (2) modifications to subdivide a 596,570 square foot (13.69 acre) site located at 2611 Union Ave NE (subject property) into 25 single-family residential lots, four (4) open space tracts, and one (1) drainage tract.	Land Division	2611 UNION AVE NE RENTON, WA 98059-3542	02/16/2018	12/04/2018	12/4/2023	0423059142	Link to Project Documents	Link to Online Map
LUA18-000042	Pan Abode Partial Demolition	The applicant, Port Quendall Company, is requesting SEPA Environmental Review (Non-Project) to demolish two (2) above grade dilapidated abandoned structures at the former Pan Abode site (Building A and B).	Environmental Review	4350 LAKE WASHINGTON BLVC N, RENTON, WA 98056-1545	01/22/2018	02/12/2018	2/12/2020	3224059049	Link to Project Documents	Link to Online Map
LUA17-000810	I-405, Tukwila to Renton Improvement Project, Stage 3	The applicant, Washington State Department of Transportation (WSDOT) Northwest Region, is requesting a Shoreline Substantial Development Permit and Critical Areas Permit for the I-405, Tukwila to Renton Improvement Project, Stage 3.	Shoreline Management	1055 S GRADY WAY, RENTON, WA 98057-3232	11/28/2017	07/11/2018	7/13/2020	0007200112	Link to Project Documents	Link to Online Map
LUA17-000808	I-405, Renton to Bellevue Project, Stage 1	The applicant, Washington State Department of Transportation (WSDOT) Northwest Region, is requesting a Shoreline Substantial Development Permit, Critical Areas Permit and Shoreline Variance for the I-405, Renton to Bellevue Project, Stage 1.	Shoreline Management	4260 LAKE WASHINGTON BLVC N, RENTON, WA 98056-1545	11/28/2017	06/22/2018	6/22/2020	3224059109	Link to Project Documents	Link to Online Map
LUA17-000803	S. Singh Short Plat	The applicant is requesting Environmental Review (SEPA) and approval of a 6-lot hillside subdivision at 1003 Renton Ave S LOT (APN 0007200196) for the future development of 6 single-family houses and a stormwater vault.	Land Division	1003 RENTON AVE S, RENTON, WA 98057-6061	11/22/2017	06/07/2019	6/7/2024	0007200196	Link to Project Documents	Link to Online Map
LUA17-000803	S. Singh Short Plat	The applicant is requesting Environmental Review (SEPA) and approval of a 6-lot hillside subdivision at 1003 Renton Ave S LOT (APN 0007200196) for the future development of 6 single-family houses and a stormwater vault.	Land Division	1003 RENTON AVE S, RENTON, WA 98057-6061	11/22/2017	06/07/2019	6/7/2024	0007200196	Link to Project Documents	Link to Online Map
LUA17-000631	Boeing Renton Apron R Infrastructure Maintenance & Repair	The applicant is requesting a Shoreline Substantial Development Permit, a Hearing Examiner Shoreline Conditional Use Permit, and an Environmental Threshold Determination (SEPA) for the proposed repair or replacement of Apron R.	Shoreline Management	737 LOGAN AVE N, RENTON, WA 98057	09/22/2017	01/31/2018	3/26/2020	0723059001	Link to Project Documents	Link to Online Map

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LUA17-000550	Skyhorse Short Plat	The applicant is requesting Administrative Short Plat and Modification approval for the subdivision of a 109,006 square foot (2.50 acre) site into 8 lots and 3 tracts (Tracts A, C, and D) for the future construction of single family residences.	Land Division		08/17/2017	11/08/2018	11/9/2020	1323059053	Link to Project Documents	Link to Online Map
LUA17-000189	Cedars at the Highlands	The applicant is requesting Preliminary Plat, SEPA Environmental Review, a Modification and a Tier II Temporary Use Permit for approval of a 13-lot subdivision.	Land Division	14120 160TH AVE SE, RENTON, WA 98059-7429	04/07/2017	10/02/2018	10/2/2023	1457500110	Link to Project Documents	Link to Online Map
LUA16-000614	Southport Shoreline Modifications	The applicant is requesting SEPA Environmental Review and a Shoreline Substantial Development Permit to repair a degraded bulkhead and install two (2) separate grated floats for small watercraft on the shore of Lake Washington, a Shoreline of Statewide Significance.	Shoreline Management	1053 LAKE WASHINGTON BLVE N, LOT, RENTON, WA 98056	08/16/2016	12/05/2017	12/5/2019	0523059075	Link to Project Documents	Link to Online Map
LUA09-151	Quendall Terminals	Development Permit and SEPA Environmental Review for a mixed-use development located at 4350 Lake Washington Blvd.	Site Development	4503 RIPLEY LN N, RENTON, WA 98056	11/18/2009	06/12/2017	6/14/2027	2924059002	Link to Project Documents	Link to Online Map