

Denis Law  
Mayor

City of  
**Renton**



February 26, 2015

Community & Economic Development Department  
C.E. "Chip" Vincent, Administrator

Washington State  
Department of Ecology  
Environmental Review Section  
PO Box 47703  
Olympia, WA 98504-7703

**Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION**

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on February 23, 2015:

**SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)**  
**PROJECT NAME: Alpine Nursery Preliminary Plat**  
**PROJECT NUMBER: LUA15-000018, ECF, PP**

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on March 13, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.**

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Rocale Timmons".

Rocale Timmons  
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division  
Boyd Powers, Department of Natural Resources  
Karen Walter, Fisheries, Muckleshoot Indian Tribe  
Melissa Calvert, Muckleshoot Cultural Resources Program  
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region  
Larry Fisher, WDFW  
Duwamish Tribal Office  
US Army Corp. of Engineers

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE  
- MITIGATED (DNS-M)**

PROJECT NUMBER: LUA15-000018, ECF, SHPL-A  
APPLICANT: Roy & Kim Boyer  
PROJECT NAME: Alpine Nursery Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 27 lot subdivision with three tracts for open space, tree retention, and drainage. The subject property is a collection of three parcels located on the south side of SE 144th St between 160th Ave SE and 161st Ave SE. The resulting 9.64-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The 27 lots would result in a density of 3.98 dwelling units per acre. Lot sizes would range from 8,000 square feet to 13,369 square feet. Access to the plat is proposed via an extension of 161st Ave SE and 160th Ave SE. Internal circulation terminates in a cul-de-sac in the northern portion of the property. The southern portion of the site contains grid connections from 160th to 161st Ave SE aligned with SE 145th St and SE 146th Place. All existing structures on site are proposed to be demolished. There are 598 significant trees on the site of which the applicant is proposing to retain 102 trees. There appear to be no critical areas located on site.

PROJECT LOCATION: 16023 SE 144<sup>th</sup> St/14625 161<sup>st</sup> Ave SE  
LEAD AGENCY: City of Renton  
Environmental Review Committee  
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on March 13, 2015.** Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: February 27, 2015

DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT

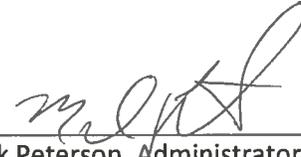


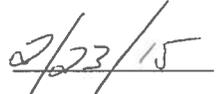
DATE OF DECISION:

FEBRUARY 23, 2015

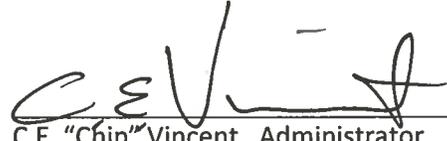
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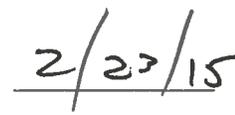
  
Gregg Zimmerman, Administrator  
Public Works Department

  
2/23/15  
Date  
Mark Peterson, Administrator  
Fire & Emergency Services

  
2/23/15  
Date

  
Terry Higashiyama, Administrator  
Community Services Department

  
2/23/15  
Date  
C.E. "Chip" Vincent, Administrator  
Department of Community &  
Economic Development

  
2/23/15  
Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)  
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA15-000018, ECF, PP

APPLICANT: Roy & Kim Boyer; 14609 161<sup>st</sup> Ave SE, Renton, WA 98059

PROJECT NAME: Alpine Nursery Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 27 lot subdivision with three tracts for open space, tree retention, and drainage. The subject property is a collection of three parcels located on the south side of SE 144<sup>th</sup> St between 160<sup>th</sup> Ave SE and 161<sup>st</sup> Ave SE. The resulting 9.64-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The 27 lots would result in a density of 3.98 dwelling units per acre. Lot sizes would range from 8,000 square feet to 13,369 square feet. Access to the plat is proposed via an extension of 161<sup>st</sup> Ave SE and 160<sup>th</sup> Ave SE. Internal circulation terminates in a cul-de-sac in the northern portion of the property. The southern portion of the site contains grid connections from 160th to 161st Ave SE aligned with SE 145<sup>th</sup> St and SE 146<sup>th</sup> Place. All existing structures on site are proposed to be demolished. There are 598 significant trees on the site of which the applicant is proposing to retain 102 trees. There appear to be no critical areas located on site.

PROJECT LOCATION: 16023 SE 144<sup>th</sup> St / 14625 161<sup>st</sup> Ave SE

LEAD AGENCY: The City of Renton  
Department of Community & Economic Development  
Planning Division

**MITIGATION MEASURES:**

1. All earthwork performed, implemented by the applicant, shall be consistent with the recommendations of the geotechnical report, prepared by Earth Solutions NW, dated June 5, 2014 or an alternate report approved by the City's Plan Reviewer.
2. Additional secondary review is required for the proposed 7-8 foot stormwater pond wall during the final engineering design which includes hydro-geotechnical evaluations for buoyancy and lining, structural review and wall drainage relief against potential hydrostatic pressures. The secondary review shall be conducted by an independent reviewer selected by the City at the applicant's expense and shall be approved by the City's Plan Reviewer prior to engineering plan approval.
3. The applicant shall be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports

shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.

4. The applicant shall submit a revised Traffic Study including an analysis of impacts caused by the proposed development to the 156th Ave SE/SE144th St and the 156th Avenue SE/SE 142nd Street intersections and recommend appropriate mitigation as necessary. The revised study shall be submitted to/approved by the City's Plan Reviewer, and applicable mitigation shall be incorporated in the proposal, prior to engineering permit approval. The applicant shall also be responsible for paying their fair share of the cost of a new signal to be installed at the 156th Avenue SE/SE 142nd Street intersection based on any new PM peak hour trips generated from the subdivision. The fee will be based on new PM peak hour trips/1,310 Total PM peak hour trips x \$500,000 (cost of new signal) and shall be paid prior to the recording of the final plat.

#### **ADVISORY NOTES:**

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

**Community Services Review Comments**     Leslie Betlach | 425-430-6619 |  
[LBetlach@rentonwa.gov](mailto:LBetlach@rentonwa.gov)

Recommendations:

1. Parks Impact fee per ordinance 5670 applies.
2. On SE 144 Street—do not use Cercidophyllum japonicum on SE 144 Street due to overhead electric lines. Use a small maturing species—suggest Paperbark Maple (Acergriseum)—single stem, 1 terminal leader, specimen grade.
3. Quercus coccinea—do not use any Oak species or nut producing trees Suggest Sterling Linden (Tilia tomentosa)
4. Road B—change species from Lot 27 and Lot 9 to 161 Avenue SE a total of 8 trees.
5. Road A—change species. Between lots 4 and 23—either eliminate tree or use a small maturing species—space is too small for a large maturing tree.
6. Street trees shall not be planted closer than 40 feet from stop signs, 30 feet from street lights, 6 feet from side water/sewer service and fire hydrants, not closer than 10 feet from driveways.

**Plan - Planning Review**     Version 1 | February 18, 2015

**Engineering Review Comments**     Kamran Yazdidoost | 425-430-7382 |  
[kyazdidoost@rentonwa.gov](mailto:kyazdidoost@rentonwa.gov)

Recommendations: I have reviewed the application for the alpine Plat generally located between 160TH Ave SE and 161st Ave SE southside of SE 144TH Street and have the following comments:

#### **EXISTING CONDITIONS**

**WATER :**     Water service will be provided by the Water District 90.

SEWER : Sewer service will be provided by the City of Renton.  
STORM: There is limited storm conveyance in SE 144th Street.  
STREETS: There are no frontage improvements.

## CODE REQUIREMENTS

### WATER

1. Water service will be provided by Water District 90. A Water Availability Certificate is required.

### SANITARY SEWER

1. Sewer service is provided by the City of Renton. There is sewer main in SE 144th Street. Extension of an 8 inch sewer main will be required onsite, on 161st Ave SE and 160TH Ave SE. Plan shows sewer main onsite and 160TH Ave SE only. Extension of sewer main on 161ST Ave SE is required.
2. System development fee for sewer is based on the size of the new domestic water that will serve each new lot. Sewer fee for a ¾ inch water or 1 inch meter install is \$2,135.00.
3. All plats shall provide separate side sewer stubs to each building lot prior to recording of the plat.

### SURFACE WATER

1. A drainage plan and drainage report dated January 12, 2015 was submitted by D.R. Strong Consulting Engineers. The proposed 27 lot subdivision, zoned R 4, is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. The 9.64 acre site is located within the Lower Cedar River basin. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. Flow control facility sized to match the flow duration for forested site condition. Basic water quality will be provided using a StormFilter system. Surface water runoff created by this development will be collected through a series of new catch basins and pipe systems in the new roadways and conveyed to an infiltration pond (Tract B) located at the southeast corner of the site. The pond is designed to infiltrate the 100 – year storm event.  
The project is subject to a Level 2 downstream analysis for a ¼ mile from the project site, in accordance of section 1.2.2.1 of the King County Surface Water Design Manual as amended by the City of Renton. Downstream capacity issues have been observed and the area is considered a nuisance requiring City maintenance work. The Level 2 downstream analysis may require additional offsite mitigation work or an increase flow control to a Level 3.
2. Appropriate individual lot flow control BMPs are required to mitigate 10% (approximately 500 600 square feet) of the area of each lot. Infiltration BMPs are proposed in the TIR.
3. A geotechnical report, dated January 5, 2015 was submitted by Earth Solutions NW. The field study included seven exploration pits on

the 9.64 acre site. These exploration pits were dug up to 11 feet in native's soil. No ground water was encountered. Soil type encountered is glacial outwash. A geotechnical letter, dated January 9, 2015 was submitted by earth solution NW. The field study included eight test pits at locations within tract B and the potential infiltration areas. An EPA falling head infiltration test was performed by Earth Solution NW LLC within the well graded sand and gravel soils in three of the test pits. The measured infiltration rates were 70 in/hour within the undisturbed native soils.

- 4. Surface water system development fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit.
- 5. A Construction Stormwater General Permit from Department of Ecology will be required. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

**TRANSPORTATION/STREET**

- 1. The current transportation impact fee rate is \$2,214.44 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.
- 2. A traffic analysis dated December 31st, 2014, was provided by TraffEx Northwest Traffic Experts. The traffic study is missing the 156 Ave SE. The traffic study is required to include all impacted street: SE 144 street, 161 Ave SE, 160 Ave SE, SE 142ND Ave SE, and 156 Ave SE. The proposed 27 lot subdivision would generate 267 daily vehicle trips. Weekday peak hour AM trips would generate 21 vehicle trips, with 16 vehicles leaving and 5 vehicles entering the site. Weekday peak hour PM trips would generate 28 vehicle trips, with 18 vehicles entering and 10 vehicles existing the site.

**Plan - Planning Review**      Version 1 | February 18, 2015  
**Engineering Review Comments** Kamran Yazdidoost | 425-430-7382 |  
kyazdidoost@rentonwa.gov

Primary streets impacted by this development are:

- SE 144th Street
- 161 Ave SE
- 160 Ave SE
- SE 142nd Ave SE
- 156 Ave SE

Increased traffic created by the development will be mitigated by payment of transportation impact fees of approximately \$59,790.00.

- 3. To meet the City's complete street standards, the new internal roadway shall be designed to meet the residential access roadway per City code 4 6 060. The new internal roadway shall be a 53 foot right of way, with 26 feet of pavement, curb, gutter, an 8 foot planter strip, a 5

foot sidewalk and LED street lighting installed along both sides of the street. One side of the road will be marked NO PARKING.

- 4. Mailbox locations shall be approved by the Post Office
- 5. LED street lighting meeting the residential lighting standards will be required per City of Renton Standards.
- 6. Paving and trench restoration will comply with the City’s Trench Restoration and Overlay Requirements.

**GENERAL COMMENTS**

- 1. Separate permits and fees for sewer and storm connections will be required.
- 2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
- 3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
- 4. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.
- 5. A separate street lighting plan shall be included with the civil drawings.

**Fire Review - Building Comments** Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

**Recommendations: Environmental Impact Comments:**

- 1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit. Credit would be granted for two existing homes to be removed.

**Fire Code Related Comments:**

- 1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. Existing hydrants are not within 300 feet of the furthest proposed dwellings, so new hydrants are required. A water availability certificate is required from King County Water District 90.
- 2. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Access is

required within 150 feet of all points on the buildings. Dead end streets that exceed 150 feet are required to have an approved turnaround. Cul de sacs are required to be fully paved at 90 feet diameter.

**Police Review Comments**     Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Estimated CFS: 25 annually

Minimal impact on police services.

**Technical Services Comments**     Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

**Plan - Planning Review**     Version 1 | February 18, 2015

Recommendations: Preliminary Plat: Bob Mac Onie 1/29/2015

The final plat document must be prepared under the direction of and stamped by a licensed "Professional Land Surveyor."

Note the City of Renton land use action number and land record number, LUA15 000018 and LND10 0522, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.

Provide sufficient information to determine how the plat boundary was established.

Include a statement of equipment and procedures used, per WAC32 130 100.

Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.

Provide lot closure calculations.

Replace the word "DISTANCE" with "DISTANT" in the legal descriptions for both Boyer parcels (Sheet 1). Correct the reference to "NORTH LANE" in two places which should read "THE NORTH LINE."

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided by the city for the final plat submittal. Note said addresses and the street names on the plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Remove the site address, references to critical areas and buffers and utilities providers (noted in the "PROJECT INFORMATION" block on Sheet 1). Do not note encroachments.

Include in the "LEGEND" block those symbols and details that are used in the plat drawing.

Do not include a utility provider's block, owners' blocks, a civil engineer's block, and a surveyor's block on the final submittal.

Do not include any references to use, density or zoning on the final submittal

If the abutting properties are platted, note the lot numbers and plat name on the plat submittal, otherwise note the properties as "Unplatted".

Remove the building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director .

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof. Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

There needs to be language regarding the conveyance of the Tracts (A, B, and C) created by the plat; please check with the Stormwater Utility to see if they will require that the City be the owner of Tract "B", if not, and if there is to be a Homeowners' Association (HOA) created for this plat, the following language concerning ownership of "Tract B" (the storm drainage area) applies to this plat and should be noted on the final plat drawing as follows:

"Upon the recording of this plat, Tract "B" is hereby granted and conveyed to the Plat of Alpine Nursery Homeowners' Association (HOA) for a storm drainage facility. All necessary maintenance activities for said Tract will be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non payment of property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tract previously owned by the HOA and have the attendant financial and maintenance responsibilities."

Otherwise, use the following language on the final plat drawing: "Lots 1 through 27, inclusive, shall have an equal and undivided ownership interest in Tract B."

The foregoing statements are to be accompanied by language defining the maintenance responsibilities for any infrastructure located on the Tract serving the plat or reference to a separate recording instrument detailing the same.

Please discuss with the Stormwater Utility any other language requirements regarding surface water BMPs and other rights and responsibilities State the purpose of Tracts A and C and include pertinent language regarding ownership of said tracts, plus rights and responsibilities.

All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.

City of  
Renton



# NOTICE

**OF ENVIRONMENTAL DETERMINATION**  
**ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)**  
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

**PROJECT NAME:** Alpine Nursery Preliminary Plat  
**PROJECT NUMBER:** LUA15-000018, ECF, PP  
**LOCATION:** 16023 SE 144<sup>TH</sup> ST/14625 161<sup>ST</sup> AVE SE  
**DESCRIPTION:** THE APPLICANT IS REQUESTING SEPA ENVIRONMENTAL REVIEW AND PRELIMINARY PLAT APPROVAL FOR A 27 LOT SUBDIVISION WITH THREE TRACTS FOR OPEN SPACE, TREE RETENTION, AND DRAINAGE. THE SUBJECT PROPERTY IS A COLLECTION OF THREE PARCELS LOCATED ON THE SOUTH SIDE OF SE 144<sup>TH</sup> ST BETWEEN 160<sup>TH</sup> AVE SE AND 161<sup>ST</sup> AVE SE. THE RESULTING 9.64-ACRE SITE IS LOCATED WITHIN THE RESIDENTIAL-4 DWELLING UNITS PER ACRE (R-4) ZONING CLASSIFICATION. THE 27 LOTS WOULD RESULT IN A DENSITY OF 3.98 DWELLING UNITS PER ACRE. LOT SIZES WOULD RANGE FROM 8,000 SQUARE FEET TO 13,369 SQUARE FEET. ACCESS TO THE PLAT IS PROPOSED VIA AN EXTENSION OF 161<sup>ST</sup> AVE SE AND 160<sup>TH</sup> AVE SE. INTERNAL CIRCULATION TERMINATES IN A CUL-DE-SAC IN THE NORTHERN PORTION OF THE PROPERTY. THE SOUTHERN PORTION OF THE SITE CONTAINS GRID CONNECTIONS FROM 160<sup>TH</sup> TO 161<sup>ST</sup> AVE SE ALIGNED WITH SE 145<sup>TH</sup> ST AND SE 146<sup>TH</sup> PLACE. ALL EXISTING STRUCTURES ON SITE ARE PROPOSED TO BE DEMOLISHED. THERE ARE 598 SIGNIFICANT TREES ON THE SITE OF WHICH THE APPLICANT IS PROPOSING TO RETAIN 102 TREES. THERE APPEAR TO BE NO CRITICAL AREAS LOCATED ON SITE.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on March 13, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON MARCH 24, 2015 AT 11:00 AM TO CONSIDER THE PRELIMINARY PLAT. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

**DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION**

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.**