

# NOTICE

## OF ENVIRONMENTAL DETERMINATION AND PUBLIC HEARING ISSUANCE OF A DETERMINATION OF NON-SIGNIFICANCE (DNS)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

**PROJECT NAME:** Renton Dental Arts  
**PROJECT NUMBER:** LUA17-000289, ECF, MOD, SA-H  
**LOCATION:** 17816 108th Avenue SE (Parcel No. 322305-9054)  
**DESCRIPTION:** The applicant is requesting Hearing Examiner Site Plan approval, Environmental (SEPA) Review, a Parking Modification, and a Street Modification for the construction of a new 7,796 square foot building proposed to house a dental office. The project site totals 36,927 square feet in area and is located within the Commercial Arterial (CA) zone and Urban Design District D. Access to the site is proposed via one curb cut off of 108th Avenue SE. A surface parking lot with a total of 49 spaces (10 more than the maximum permitted by City code) and associated landscaping is proposed. A 60-foot conservation easement located on the eastern portion of the project site (adjacent to the surrounding single family residentially zoned properties) would not be impacted as a result of the proposed project. An existing Wendy's building would be removed from the project site. No critical areas are mapped on the project site.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 14, 2017, 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 **JULY 25, 2017** AT 11:00 AM TO CONSIDER THE SITE PLAN REVIEW AND MODIFICATION. 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.**