



# STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## PROJECT INFORMATION

**PROJECT NAME:** Redmond Zoning Code ReWrite Phase 1

**SEPA FILE NUMBER:** SEPA-2021-00452

**PROJECT DESCRIPTION:** 2021 ReWrite and Amendments to the Redmond Zoning Code: Proposed amendments to the zoning code include a periodic rewrite involving changes to format and organization, residential use typology, accessory dwelling units, nonresidential allowed uses, definitions, code maintenance, and to Administrative Design Flexibility, Floor Area Ratio, and Temporary Use Permits; the Annual Code Cleanup for minor code corrections and legislative updates; and gap amendments to Overlake and Marymoor Village regulations.

**PROJECT LOCATION:** CityWide

**SITE ADDRESS:** n/a

**APPLICANT:** Kim Dietz

**LEAD AGENCY:** City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

## CITY CONTACT INFORMATION

**PROJECT PLANNER NAME:** Benjamin Sticka

**PHONE NUMBER:** 425-556-2470

**EMAIL:** [bsticka@redmond.gov](mailto:bsticka@redmond.gov)

## IMPORTANT DATES

### **COMMENT PERIOD**

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

**'X'** This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 07/02/2021.**

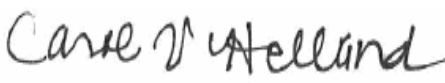
### **APPEAL PERIOD**

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 07/19/2021**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** June 18, 2021

**For more information about the project or SEPA procedures, please contact the project planner.**

**RESPONSIBLE OFFICIAL:** Carol V. Helland  
Planning Director

SIGNATURE: 

**RESPONSIBLE OFFICIAL:** Dave Juarez  
Public Works Director

SIGNATURE: 

**Address:** 15670 NE 85th Street Redmond, WA 98052

**CITY OF REDMOND**

**ENVIRONMENTAL CHECKLIST**

**NON-PROJECT ACTION**

*(Revised May 2018)*

**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.


Review Planner Name: Ben Sticka


Date of Review: June 1, 2021

To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>A. <u>BACKGROUND</u></b></p> <p>1. Name of proposed project, if applicable:  <div style="background-color: #d9ead3; padding: 2px;">2021 ReWrite and Amendments to the Redmond Zoning Code</div></p> <p>2. Name of applicant:  <div style="background-color: #d9ead3; padding: 2px;">City of Redmond</div></p> <p>3. Address and phone number of applicant and contact person:  <div style="background-color: #d9ead3; padding: 2px;">15670 NE 85th Street, MS-4SPL Redmond, WA 98073-9710</div></p> <p>4. Date checklist prepared:  <div style="background-color: #d9ead3; padding: 2px;">June 1, 2021</div></p> <p>5. Agency requesting checklist:  <div style="background-color: #d9ead3; padding: 2px;">City of Redmond</div></p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p style="margin-left: 20px;">i. Acreage of the site: <div style="background-color: #d9ead3; padding: 2px; border: 1px solid black;">citywide</div></p> <p style="margin-left: 20px;">ii. Number of dwelling units/ buildings to be constructed:  <div style="background-color: #d9ead3; padding: 2px; border: 1px solid black; width: 100px;">0</div></p> <p style="margin-left: 20px;">iii. Square footage of dwelling units/ buildings being added:  <div style="background-color: #d9ead3; padding: 2px; border: 1px solid black; width: 100px;">0</div></p> <p style="margin-left: 20px;">iv. Square footage of pavement being added: <div style="background-color: #d9ead3; padding: 2px; border: 1px solid black; width: 50px;">0</div></p> <p style="margin-left: 20px;">v. Use or principal activity: <div style="background-color: #d9ead3; padding: 2px; border: 1px solid black;">not applicable</div></p> <p style="margin-left: 20px;">vi. Other information: <div style="background-color: #d9ead3; padding: 2px; border: 1px solid black;">non-project action</div></p>	<div style="border: 2px solid red; padding: 5px; margin-bottom: 10px;"> <p style="color: red; font-weight: bold;">Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p> </div> <div style="border: 1px solid yellow; height: 400px; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 2em; color: red;">↓</div> </div>

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<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Redmond City Council's action on this amendment package is anticipated during the first quarter of 2022.</p> <p>Three additional phases of the Zoning Code's periodic rewrite are anticipated through approximately 2025. Individual applications and SEPA checklists shall be provided for each the subsequent three phases.</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?  <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No    If yes, explain.</p> <p>As mentioned above, the periodic rewrite of the City's zoning code is being administered in four phases -- all non-project actions -- through approximately 2025. This first phase, as foundational improvements to the City's development regulations, does not anticipate additions or expansions to its current scope of work. Any proposed additions or expansions would be addressed during subsequent phases involving individual appl. and SEPA checklist.</p> <p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>No additional environmental information has been prepared or is anticipated related to this first phase of the periodic rewrite of the City's zoning code. This non-project action has been carefully considered to ensure consistency with the City's Comprehensive Plan. Amendments provided herein are not anticipated to require additional environmental analysis based on this consistency.</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No    If yes, explain.</p> <p>This is a non-project action and not associated with an individual property. Therefore, no applications are anticipated to affect this proposal.</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p>

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<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>No additional governmental approvals or permits are anticipated to be required related to this proposal.</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p> <p>The proposal involves amendments to the zoning code as a periodic rewrite including changes to format and organization, residential use typology, accessory dwelling units, nonresidential allowed uses, definitions, code maintenance, and to Administrative Design Flexibility, Floor Area Ratio, and Temporary Use Permits. The amendments are foundational in nature and have been addressed to ensure consistency with the City's Comprehensive Plan policies. The proposal also includes minor annual amendments that correct code issues and changes that address and incorporate legislative updates.</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist</p> <p>This proposal is a non-project action, not associated with a specific site or property within the City. Development regulations of the Zoning Code apply across the City and therefore, this proposal addresses properties and sites citywide.</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p>

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<p><b>B. <u>SUPPLEMENTAL</u></b></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <ol style="list-style-type: none"> <li>How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?           <p style="background-color: #e0ffe0; padding: 5px;">This non-project action is not anticipated to generate discharge to water, emissions to air, toxics, hazardous substances, or noise. The proposed amendments to the City's development regulations are consistent with the Redmond Comprehensive Plan and therefore, supportive of a healthy natural environment.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p style="background-color: #e0ffe0; padding: 5px;">No increases are anticipated as a result of this non-project action.</p> </li> <li>How would the proposal be likely to affect plants, animals, fish, or marine life?           <p style="background-color: #e0ffe0; padding: 5px;">This non-project action is not anticipated to generate affects on plants, animals, fish, or marine life. The proposed amendments to the City's development regulations are consistent with the Redmond Comprehensive Plan and therefore, supportive of healthy flora and fauna.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p style="background-color: #e0ffe0; padding: 5px;">This non-project action does not include proposed changes to development regulations that would alter the City's ongoing protections and conservation of plants, animals, fish, and marine life.</p> </li> </ol>	<p style="color: red; border: 1px solid red; padding: 5px;">Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p> 

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<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>The proposal includes additional housing types, clarifications in support of accessory dwelling units, and broader, more flexible nonresidential allowed uses. This combination has potential to increase opportunities for people to live, work, and access good and services in the City's urban centers, resulting in potential savings of energy and natural resources.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>Described above, the proposed amendments to development regulations are anticipated to have potential support toward the preservation of energy and natural resources. Additional medium-density housing types, more accessible and supportive information for developing accessory dwelling units, and additional business opportunities in the urban centers may result in increased protection and conservation of energy and natural resources in their natural states.</p> <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>The proposal includes additional housing types, clarifications in support of accessory dwelling units, and broader, more flexible nonresidential allowed uses. This combination has potential to increase opportunities for people to live, work, and access good and services in the City's urban centers, resulting in potential positive impacts on environmentally sensitive and protected areas. The proposal recognizes protection of ground water and Critical Aquifer Recharge Areas and proposes changes to height and parking standards to advance protection during new development.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Described above, the proposed amendments to development regulations are anticipated to have potential support toward the protection of resources. Support for living, working, and accessing goods and services in the City's urban centers may result in increased protection and conservation of sensitive and protected areas that are located outside of the centers and beyond the urban growth boundary.</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p> 

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<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>This non-project action is not anticipated to affect land and shoreline use. Amendments strategically preserved the City's current Shoreline Master Program including associated policies and regulations. No land or shoreline uses are encouraged or newly allowed as part of the proposed amendments.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>The City's Shoreline Master Program has been retained in relationship to the proposed amendments. No changes to the Shoreline Master Program portions of the Zoning Code have been proposed by this proposed non-project action.</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>This has potential to generate increased demand on transportation and public services, though is consistent with the City's Comprehensive Plan policies and planned land uses and densities. Additional business and affordable housing opportunities are anticipated based on the proposed amendment. These amendments could result in additional transportation demand though, do not include modifications to current allowed densities.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>The potential for increased demand on transportation, public services, and utilities has been accounted for in the City's Comprehensive Plan and functional plans. The proposed code amendments are anticipated to strengthen support for living, working, and accessing goods/services in the city's urban centers.</p>	<p></p>



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<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>No conflicts are anticipated with local, state, and federal laws as result of this proposal. Particularly, state and local laws were reviewed during the development of the proposal and included as they relate to local government and the City's development regulations. The proposed amendments were also developed for consistency with City policies that currently provide for the protection of the environment.</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p>

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

**Applicant Signature:** Kimberly Dietz, Senior Planner Digitally signed by Kimberly Dietz, Senior Planner  
Date: 2021.06.01 11:59:41 -07'00'

**Name of Signee:** Kimberly Dietz

**Position and Agency/Organization:** Senior Planner

**Relationship of Signer to Project:** Project Manager

**Date Submitted:** June 1, 2021