



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

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Amendment to Redmond Zoning per HB-1220

SEPA FILE NUMBER: SEPA-2021-00860

PROJECT DESCRIPTION:

Amendments to Redmond Zoning Code per HB-1220, Chapter 35A.21 RCW regarding Permanent Supportive Housing, Transitional Housing, Emergency Shelter, and Emergency Housing
Associated Land Use File #LAND-2021-00859

PROJECT LOCATION: Citywide

SITE ADDRESS: Citywide

APPLICANT: City of Redmond

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: David Lee

PHONE NUMBER: 425-556-2462

EMAIL: dlee@redmond.gov

IMPORTANT DATES


COMMENT PERIOD

Comments on the Threshold Determination will be accepted until the City Council takes action on this code amendment. Any appeal of the threshold decision shall be filed together with an appeal of the underlying code amendment action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60 day time period set forth in RCW 36.70A.290.

DATE OF DNS ISSUANCE: October 6, 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.

Planner Name: David Lee
Date of Review: 09/22/21

To Be Completed By Applicant	Evaluation for Agency Use Only
<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 second quarter of 2022.</p>	DL
<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>This amendment ensures concurrence with state law for permanent supportive housing, transitional housing, emergency shelters, and emergency housing. HB-1220 provided updates including to Chapter 35A.21 RCW. Refinements are anticipated in the future to clarify some of the aspects of HB-1220 though this information has not yet been compiled by the state.</p>	DL
<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 the City's concurrence with state law. Amendments provided herein are not anticipated to require additional environmental analysis based on this consistency.</p>	DL
<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>	DL

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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>DL</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>HB-1220 requires that the City's development regulations avoid prohibiting Permanent Supportive Housing, Transitional Housing, Emergency Shelter, and Emergency Housing where residential dwelling and hotels are permitted throughout the City. This amendment permanently rectifies the Zoning Code and includes additional requirements allowed by chapter 35A.21 RCW .</p>	<p>DL</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. HB-1220 and associated portions of the RCW including Chapter 35A.21 RCW apply to properties zoned to allow residential dwellings and hotels. Therefore, this amendment relates to zones R1 through R30, RIN, MDD3, NDD1, NC-1, NC-2, GC, BP, RR, BCDD1, Downtown zones, Overlake zones, MDD1, MDD2, MDD5, and NWDD.</p>	<p>DL</p>

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<p>B. <u>SUPPLEMENTAL</u></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> <p>1. 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> <p style="background-color: #d9ead3; 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 required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p style="background-color: #d9ead3; padding: 5px;">No increases are anticipated as a result of this non-project action.</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p style="background-color: #d9ead3; 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 required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p style="background-color: #d9ead3; 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>	<p style="text-align: center; background-color: #fff2cc;">DL</p> <p style="text-align: center; background-color: #fff2cc;">DL</p> <p style="text-align: center; background-color: #fff2cc;">DL</p> <p style="text-align: center; background-color: #fff2cc;">DL</p>

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<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>This non-project action does not include amendments to code portions related to energy or natural resources.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>No changes are proposed to the required aspects of the City's development regulations that address the protection and conservation of energy and natural resources. Subsequent development of essential housing and/or services would occur consistent with the City's development regulations. The amendments proposed to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</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 provides for additional, essential housing and services in accordance with state law. The City's regulations pertaining to the protection of ground water and Critical Aquifer Recharge Areas would remain the same.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>No changes are proposed to the City's development regulations that address the environmentally sensitive areas. Subsequent development of essential housing and/or services would occur consistent with the City's development, protecting such areas. The proposed amendments to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p>	<p>DL</p> <p>RZC 21.17 Adequate Public Facilities</p> <p>DL</p> <p>RZC 21.17 Adequate Public Facilities / RMC 6.36 Noise Standards, Model Toxics Control Act RZC 21.26 Hazardous Liquid Pipelines</p> <p>DL</p> <p>RZC 21.64 Critical Areas, Clearing and Grading Regulations</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 are based on established zoning designations that support protection and conservation of shoreline environments. Subsequent development of essential housing and services would be implemented in accordance with current development regulations that identify and protect these sensitive resources, lands, and shoreline uses.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>No changes are proposed to the City's Shoreline Master Program (SMP) or development regulations that protect the sensitive lands and shoreline uses identified by the SMP. Subsequent development of essential housing and/or services would occur consistent with the City's development, protecting the designated environments. The proposed amendments to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p>	<p>DL</p> <p>RZC Article I Zoning Based Regulation, Article II Citywide Regulations</p> <p>DL</p> <p>RZC Article I Zoning Based Regulation, Article II Citywide Regulations</p>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>The amendment is anticipated to increased demand on transportation and public services based on the City's adopted vision and land use plan. The increase is planned through housing and jobs allocations in urban and local centers via Comprehensive Plan policies. This amendment provides concurrent with state law to locate essential housing and services where residential dwelling and hotels are allowed based on City policy and code.</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 amendments to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p>	<p>DL</p> <p>DL</p> <p>RZC 21.52 Transportation Standards, RMC 3.10 Impact Fee</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>The proposed amendments to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p>	<p>DL</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.

Signature: _____

Name of Signee: Kimberly Dietz

Position and Agency/Organization: Principal Planner

Relationship of Signer to Project: Staff

Date Submitted: _____