



# 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:** Affordable Housing Amendments 2023

**SEPA FILE NUMBER:** SEPA-2023-00003

### **PROJECT DESCRIPTION:**

RZC 21.78 (Definitions). Specifies how parking is defined and related to required affordable housing units. Some parking costs are considered as part of affordable housing expenses.

**PROJECT LOCATION:** City-Wide

**SITE ADDRESS:** n/a

**APPLICANT:** Ian Lefcourte

**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:** Aila Macri

**PHONE NUMBER:** 425-556-2437

**EMAIL:** [amacri@redmond.gov](mailto:amacri@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 02/07/2023.**


### **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 02/22/2023**, 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:** January 25, 2023

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

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

SIGNATURE: 

**RESPONSIBLE OFFICIAL:** Aaron Bert  
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: Aila Macri

Date of Review: 1.24.2023



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 first half of 2023.</p>	<p>AM</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>Not applicable.</p>	<p>AM</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 collection of affordable housing code amendments. The amendments primarily impact processes related to affordable housing requirements.</p>	<p>AM</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.</p>	<p>AM</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>AM</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 and municipal code which includes changes to affordable housing; monitoring fees, parking requirements, and multifamily property tax exemption program application fees.</p>	<p>AM</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, and as such, is 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>AM</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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> <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 code 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: #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 code 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: #d9ead3; padding: 5px;">This non-project action does not include proposed changes to City code 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;">AM</p> <p style="text-align: center; background-color: #fff2cc;">AM</p> <p style="text-align: center; background-color: #fff2cc;">AM</p> <p style="text-align: center; background-color: #fff2cc;">AM</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>The proposal is unlikely to change the rate that development depletes energy or natural resources. The proposal includes changes to affordable housing; monitoring fees, parking requirements, and multifamily property tax exemption program application fees. The quantity of parking stalls is not impacted, only how the stalls are allocated to affordable dwelling units.</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 no impact on the rate that development depletes energy or natural resources.</p>	<p>AM</p> <p>AM</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>Development impacts to environmentally sensitive areas or areas designated for governmental protection would not change due to the proposal. The proposal includes changes to affordable housing; monitoring fees, parking requirements, and multifamily property tax exemption program application fees. The quantity of parking stalls is not impacted, only how the stalls are allocated to affordable dwelling units.</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 no impact to environmentally sensitive areas or areas designated for governmental protection.</p>	<p>AM</p> <p>AM</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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 preserve 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>AM</p> <p>AM</p>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>The proposal is unlikely to change the rate that development impacts demands on transportation or public services and utilities. The proposal includes changes to affordable housing; monitoring fees, parking requirements, and multifamily property tax exemption program application fees. The quantity of parking stalls is not impacted, only how the stalls are allocated to affordable dwelling units. As such, transportation would not be impacted.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>Described above, the proposed amendments to development regulations are anticipated to have no impact to demands on transportation or public services and utilities.</p>	<p>AM</p> <p>AM</p>



To Be Completed By Applicant	Evaluation for Agency Use Only
<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. The proposed amendments were also developed for consistency with City policies that currently provide for the protection of the environment.</p>	<p>AM</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: **Ian Lefcourte** Digitally signed by Ian Lefcourte  
Date: 2023.01.09 08:05:17  
-08'00'

Name of Signee: Ian Lefcourte

Position and Agency/Organization: Senior Planner, City of Redmond

Relationship of Signer to Project: Project Manager

Date Submitted: 1/9/2023