TECHNICAL COMMITTEE REPORT

To: Planning Commission
From: Technical Committee
Staff Contact: Cathy Beam, AICP, Principal Planner
Date: January 12, 2022
File Numbers: LAND-2021-00269, SEPA-2021-00971
Project Name: Evans Creek Relocation Project: Comprehensive Plan and Zoning Code Amendments
Applicant: City of Redmond

Reasons the Proposal should be Adopted (or Denied):
The Technical Committee recommends adopting the proposed changes to the Comprehensive Plan Land Use Map, Zoning Code Zoning Map, Shoreline Master Program Shoreline Environments Map and associated text to reflect the proposed Evans Creek Relocation alignment and current land uses.

I. APPLICANT PROPOSAL

The City is relocating Evans Creek, a Shoreline of the State, as an environmental Capital Improvement Project. Evans Creek is classified as a Class I stream (Shoreline of the State) per RZC 21.64.020.A.2.d.i. Evans Creek serves as both the Comprehensive Plan Land Use Map and Zoning Map boundary between differing designations, which results in split zoning on multiple properties. Moving the creek precipitates the opportunity to eliminate the designations and zoning. The City proposes amending the Comprehensive Plan Land Use Map and Redmond Zoning Code Zoning Map to reflect these changes. If the
proposal is approved, those properties that currently have a Semi-Rural land use designation will be changed to Manufacturing Park. Those properties that currently have RA-5 zoning will be changed to Industrial. These map changes will make the current non-conforming uses conforming.

Additionally, the Shoreline Environments Map and accompanying shoreline environments text in the Shoreline Master Program (located in the Comprehensive Plan) warrant changes due to the creek relocation. (See Exhibit A, Existing and Proposed Map Changes and Exhibit B, Proposed Shoreline Environments Text Changes)

II. RECOMMENDATION

The Technical Committee recommends approval of the proposed amendments to the Redmond Comprehensive Plan and Redmond Zoning Code as shown in Exhibits A and B and the Shoreline Master Program Shoreline Environments Map and associated text changes shown in Exhibits C and D.

III. BACKGROUND, FACTORS CONSIDERED AND ALTERNATIVES

A. BACKGROUND AND REASON FOR THE PROPOSAL

The Evans Creek Relocation project is listed in three plans: the WRIA 8 Chinook Conservation Plan, the City’s Citywide Watershed Management Plan, and the City’s Comprehensive Plan. The WRIA 8 Plan is a stakeholder/committee-led, publicly circulated document with broad support from the public. Per the Citywide Watershed Management Plan, Evans Creek is the most critical salmon recovery among all Class I waters and is specifically identified as one of the most important creeks for salmon recovery in WRIA 8. Policy NE-81 of the Comprehensive Plan states, “Support the rerouting of Evans Creek from its current degraded position in a highly industrialized setting to an area to the north that allows for improved conditions, connecting wetlands to Evans Creek, and ample buffer widths.”

The City has been working with other agencies on the project for over ten years and has participated in ongoing coordination with affected property owners in the area. The proposed creek relocation will provide overall public benefits by providing greater habitat complexity for salmon in the relocated stream as well as other aquatic species, improve nearby trails, and allow for additional industrial development. The creek relocation project is expected to be complete in 2024.
The current alignment of Evans Creek generally constitutes the dividing line between areas on parcels with a manufacturing park land use designation and industrial zoning (located to the south or west of the stream channel) versus areas with a semi-rural land use designation and RA-5 zoning (located to the north or east of the stream channel). Four parcels are affected by this split zoning. Under the proposal, after the stream relocation project is complete, the properties with semi-rural designations will be changed to manufacturing park and the properties with RA-5 zoning will be changed to industrial zoning. Some of these properties currently have non-conforming uses on the northern or eastern portions of their sites. The map changes will bring these uses into conformance. (See Exhibits A, Proposed Comprehensive Plan Land Use Map Designations and B, Proposed Zoning Code Zoning Map Designations)

Once the Evans Creek stream relocation project is completed, portions of existing Natural and High-Intensity/Multi-Use shoreline environments will be eliminated. The shoreline jurisdiction and associated environments will be shifted to the north to follow the new creek alignment. Under the proposal, the north side of the relocated creek will have a 150-foot Natural Environment designation with the remaining shoreline jurisdiction area designated Urban Conservancy. The south side of the relocated creek will have a 150-foot Natural Environment designation with the remaining 200-foot shoreline jurisdiction designated either Urban Conservancy or High Intensity/Multi-Use, depending upon the existing land uses. The west side of Evans Creek north of Union Hill Road will have a 25-foot corridor on either side of the creek designated Natural, with the remaining 200’ shoreline jurisdiction as High Intensity/Multi Use. (See Exhibit C, Proposed Shoreline Master Program Shoreline Environments Map and D, Proposed Comprehensive Plan Shoreline Master Program Text Revisions)

B. FACTORS CONSIDERED

Staff analyzed whether or not to change the proposed land use and zoning designations. Staff also examined appropriate shoreline environment designations for the relocated creek.

1. Land Use and Zoning

Table 1. Current Comprehensive Plan Land Use and Zoning Designations
(See Exhibit E, Existing Comprehensive Plan Land Use Designations and Exhibit F, Existing Zoning Code Zoning Map Designations)

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Owner</th>
<th>Land Use Plan</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>0625069039</td>
<td>Thompson, LLC</td>
<td>Manufacturing Park and Semi-Rural</td>
<td>Industry and RA-5</td>
</tr>
<tr>
<td>0625069028</td>
<td>Skanska USA</td>
<td>Semi-Rural</td>
<td>RA-5</td>
</tr>
<tr>
<td>Parcel No.</td>
<td>Owner</td>
<td>Land Use Plan</td>
<td>Zoning</td>
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</tr>
<tr>
<td>0625069018</td>
<td>Skanska USA</td>
<td>Manufacturing Park and Semi-Rural</td>
<td>Industry and RA-5</td>
</tr>
<tr>
<td>0625069072</td>
<td>Handegard</td>
<td>Semi-Rural</td>
<td>Industry and RA-5</td>
</tr>
<tr>
<td>0625069044</td>
<td>GRR Land LLC</td>
<td>Manufacturing Park and Semi-Rural</td>
<td>Industry and RA-5</td>
</tr>
<tr>
<td>0625069041</td>
<td>East Redmond Property, LLC</td>
<td>Manufacturing Park and Semi-Rural</td>
<td>Industry and RA-5</td>
</tr>
</tbody>
</table>

Table 2. Proposed Comprehensive Plan Land Use and Zoning Designations (See Exhibit A, Proposed Comprehensive Plan Land Use Designations and Exhibit B, Proposed Zoning Code Zoning Map Designations)

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Owner</th>
<th>Land Use Plan</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>0625069039</td>
<td>Thompson, LLC</td>
<td>Manufacturing Park</td>
<td>Industry</td>
</tr>
<tr>
<td>0625069028</td>
<td>Skanska USA</td>
<td>Manufacturing Park</td>
<td>Industry</td>
</tr>
<tr>
<td>0625069018</td>
<td>Skanska USA</td>
<td>Manufacturing Park</td>
<td>Industry</td>
</tr>
<tr>
<td>0625069072</td>
<td>Handegard</td>
<td>Manufacturing Park</td>
<td>Industry</td>
</tr>
<tr>
<td>0625069044</td>
<td>GRR Land LLC</td>
<td>Manufacturing Park</td>
<td>Industry</td>
</tr>
<tr>
<td>0625069041</td>
<td>East Redmond Property, LLC</td>
<td>Manufacturing Park</td>
<td>Industry</td>
</tr>
</tbody>
</table>

Table 3. Current Land Use

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Owner</th>
<th>Current Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>0625069039</td>
<td>Thompson, LLC</td>
<td>Manufacturing and wholesale trade</td>
</tr>
<tr>
<td>0625069028</td>
<td>Skanska USA</td>
<td>Industrial/light manufacturing</td>
</tr>
<tr>
<td>0625069018</td>
<td>Skanska USA</td>
<td>Industrial/light manufacturing</td>
</tr>
<tr>
<td>0625069072</td>
<td>Handegard</td>
<td>Vacant</td>
</tr>
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<td>0625069044</td>
<td>GRR Land LLC</td>
<td>Recycling operation</td>
</tr>
<tr>
<td>0625069041</td>
<td>East Redmond Property, LLC</td>
<td>Asphalt manufacturing, sand and gravel supply</td>
</tr>
</tbody>
</table>
The majority of the subject parcels have split zoning and contain industrial type uses which are non-conforming uses on the north and east sides of the existing creek location. Changing the land use designation and accompanying zoning districts from Semi-Rural/RA-5 to Manufacturing Park/I once the creek is relocated will bring these uses into conformance with the Zoning Code and reflect what is actually occurring on the properties.

2. Shoreline Environment

Evans Creek is a Shoreline of the State. The shoreline jurisdiction is all lands extending 200 feet from the creek’s ordinary high water mark on the south, west, and east sides of the creek and all lands extending 200 feet from the creek’s ordinary high water mark plus all lands within the 100-year floodplain on the north side of the creek. The City’s Evans Creek Relocation Project will shift the creek to the north, thus shifting the shoreline jurisdiction and associated shoreline environments. (See Exhibit G, Existing Shoreline Environments Map and Exhibit C, Proposed Shoreline Master Program Shoreline Environment Map Designations)

There are five Shoreline Environments in the City. These designations are applied to homogenous areas and include policies to guide development of shoreline areas. Three of these environments occur on the subject properties: Natural, Urban Conservancy, and High-Intensity/Multi Use. The Natural Shoreline Environment is intended to preserve and restore those natural resource systems existing relatively free of human influence and those shoreline areas possessing natural characteristics intolerant of human use or unique historical, cultural, or educational features. These systems require severe restrictions on the intensities and types of uses permitted to maintain the integrity of the ecological functions and ecosystem-wide processes of the shoreline environment. The Urban Conservancy Environment is intended to protect and restore their historic ecological functions. This environment strives to protect, conserve, and manage existing natural resources and valuable historic and cultural areas in order to achieve sustained resource use and provide recreational opportunities. The High-Intensity/Multi-Use environment reflects areas of moderate to high intensity land uses including manufacturing development. This environment strives to ensure optimum uses of shorelines that are either presently urbanized or planned for intense urbanization while providing no net loss of existing ecological functions and restoring ecological functions that have been previously degraded. Each of these shoreline environments have designation criteria and management policies to guide appropriate use of the shoreline.
The Proposed Shoreline Master Program Shoreline Environments Map (Exhibit C) and Proposed Comprehensive Plan Shoreline Master Program Text Revisions (Exhibit D) reflect the designation criteria and management policies of the various shoreline environments as outlined in the City’s Shoreline Master Program.

C. ALTERNATIVES

The Planning Commission could:

1. Recommend no action; or
2. Modify the proposal recommended by the Technical Committee; or
3. Remand the proposal back to the Technical Committee for further discussion.

IV. COMPLIANCE WITH CRITERIA FOR COMPREHENSIVE PLAN AND ZONING CODE AMENDMENTS

A. Redmond Comprehensive Plan Policy PI-16 directs the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan. Items 1 through 6 apply to all proposed amendments. The following is an analysis of how this proposal complies with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), State of Washington Department of Commerce Procedural Criteria, VISION 2040 or its successor, and the King County Countywide Planning Policies.

   The proposed amendments consider direction from the GMA, the Department of Commerce, VISION 2040, and Countywide Planning Policies by providing guidance, consistency, and transparency between the City’s Comprehensive Plan and Zoning Code.

2. Consistency with the Redmond Comprehensive Plan.

   The proposed amendments are consistent with the following policies:

   Natural Environment Policies

   NE-67 Maintain surface water quality necessary to support native fish and wildlife meeting state and federal standards over the long term. Restore surface waters that have become degraded to provide for
fish, wildlife, plants, and environmentally conscious human use of the water body.

NE-68 Restore, protect, and support the biological health and diversity of Water Resource Inventory Area (WRIA) 8 within the city.

NE-74 Incorporate the applicable and effective recommendations of Watershed Management Plans into the City’s Comprehensive Plan, development regulations, and capital facility plans.

NE-75 Protect and enhance rivers, streams and lakes, including riparian and shoreline habitat, to protect water quality, reduce public costs, protect fish and wildlife habitat, and prevent environmental degradation. Protect both perennial and intermittent streams to preserve natural hydraulic and ecological functions, fish and wildlife habitat, recreational resources, and aesthetics.

NE-76 Maintain natural hydrological functions within the city’s ecosystems and watersheds and encourage their restoration to a more natural state.

NE-78 Avoid development impacts to riparian corridors. Protect riparian vegetation within stream buffers to maintain ecological functions. Enhance and rehabilitate these areas if they are impacted by development and encourage this when development takes place on adjacent uplands. Establish stream buffers to protect riparian ecological functions that contribute to healthy stream systems.

NE-79 Preserve and enhance the natural appearance of stream corridors.

NE-81 Support the rerouting of Evans Creek from its current degraded position in a highly industrialized setting to an area to the north that allows for improved conditions, connecting wetlands to Evans Creek, and ample buffer widths.

**Neighborhoods – Bear Creek Policies**

N-BC-15 Partner with property owners and stewardship and other volunteer organizations to revegetate the Bear/Evans Creek corridor.

N-BC-16 Focus urban development outside the Bear/Evans Creek Valley by clustering development outside the 100-year floodplain. Preserve undeveloped portions of the Bear/Evans Creek Valley for habitat enhancement or stream and aquifer-friendly agriculture.
N-BC-48 Include educational components in park and recreation facilities, especially regarding the Bear/Evans Creek valley ecosystem and Perrigo Springs and Creek. Consider interactive educational components like demonstration plantings. For example, consider using the future rerouting of Evans Creek away from industrial properties as an education and partnership opportunity.

**Neighborhoods – Southeast Redmond Policies**

N-SE-8 Continue to work cooperatively with neighborhood businesses to development mutually beneficial approaches to environmental issues such as stormwater management.

N-SE-12 Support City and regional actions to protect and restore Bear and Evans Creek for habitat, natural beauty, and peaceful recreation.

N-SE-25 Retain opportunities for industrial businesses in the northeast corner of the neighborhood.

N-SE-54 Maintain industry zoning in the northern part of this subarea.

N-SE-66 Encourage developers and builders to cluster residential development away from existing manufacturing and industrial uses.

**Shoreline Master Program Policies**

SL-21 Provide native vegetated buffers on the Sammamish River, Bear Creek, and Evans Creek sufficient to protect the water body and its fish and wildlife resources from the adverse effects of development adjacent to the water body, with the goal of achieving a mixed mature riparian forest.

SL-23 Remove invasive species from the shoreline buffer area from multi-family residential, commercial, office, research and development, manufacturing, industry or similar uses where the uses are located adjacent to the Sammamish River, Bear Creek or Evans Creek. Replant the buffer area with native trees and understory vegetation upon development or redevelopment.

SL-27 Encourage the establishment of 50-foot-wide vegetated buffers along the Sammamish River, Bear Creek and Evans Creek where no buffer or a buffer of less than 50 feet now exists. Encourage this on a cooperative, incentive-based approach, fostering partnerships with the City, property owners, and other
organizations if appropriate. Periodically evaluate for success in achieving this goal in a 10-year planning horizon.

3. **Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources, including whether development will be directed away from environmentally critical areas and other natural resources.**

The proposed amendments will not negatively impact the natural environment, including impacts to critical areas and other natural resources. The relocation of Evans Creek will provide an ecological lift and remove this natural resource from a currently degraded location. The associated land use map, zoning map, and shoreline environments map are consistent with directing development away from environmentally critical areas.

4. **Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.**

The proposed amendments reflect the current land use and will not affect the capacity of public facilities and services in Redmond.

5. **Potential general economic impacts, such as impacts for business, residents, property owners, or City Government.**

Those business sites that are currently restricted due to the split zoning and current location of Evans Creek will benefit from the proposed changes.

6. **For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake.**

These amendments have not been considered in the last four annual updates.

B. Redmond Comprehensive Plan Policies PI-11 and PI-19 provide direction to the City regarding updating of zoning code regulations. The following is an analysis of how this proposal complies with the requirements for amendments.

1. **Ensure that development regulations, functional plans, budgets, and other implementing measures and actions are consistent with and reinforce the Comprehensive Plan (PI-11).**
The proposed changes will reflect current land uses once Evans Creek is relocated. See above for the numerous Comprehensive Plan polices that are reinforced by this proposal.

2. Prepare and maintain development regulations that implement Redmond’s Comprehensive Plan and include all significant development requirements. Ensure that the development regulations are clearly written, avoid duplicative or inconsistent requirements, and can be efficiently and effectively carried out (PI-19).

Limited text changes are proposed to reflect the new shoreline environments once Evans Creek is relocated. These changes were made to provide clarity to the proposed map changes.

C. Each docketed proposed Comprehensive Plan Amendment shall be reviewed in consideration of the criteria below, as established in RZC 21.76.070.J.9. The proposed amendment was approved for the docket at the 6/16/2021 public hearing before the City Council. The docket was considered cumulatively as a package during the docket hearing. Each docketed proposal is subsequently independently evaluated.

a. Consistency with Growth Management Act, the State Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies.

As noted above, the proposed amendments consider direction from the GMA, the Department of Commerce, VISION 2040, and Countywide Planning Policies by providing guidance, consistency, and transparency between the City’s Comprehensive Plan and Zoning Code.

b. Consistency with the Comprehensive Plan policies and designation criteria.

As noted above, the proposal is consistent with several policies in the Natural Features, Bear Creek Neighborhood, Southeast Redmond Neighborhood, and Shoreline Master Program sections of the Comprehensive Plan.

c. If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan Amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses,
especially whether the proposed amendment complies with the policy on no net loss of housing capacity.

Currently, the stream channel bisects several properties in the project area, resulting in split zoning designations that restrict industrial activities on portions of the parcels. The proposal would increase areas available for current industrial uses and future industrial uses by relocating Evans Creek from its current location. While portions of these properties with split zoning are zoned RA-5 Semi-rural Residential, they are in the same ownership as existing industrial land uses contained elsewhere on the property. Future development potential of these properties as residential is very low as the project area is within an industrial and manufacturing park. As such, reduction in capacity for residential development in the City is not anticipated from this proposal.

d. Consistency with the preferred growth and development pattern in the Land Use Element of the Comprehensive Plan.

The proposal supports Redmond’s preferred land use pattern as described in the Comprehensive Plan Land Use Element. Comprehensive Plan Framework Policy FW-13 summarizes the City’s preferred land use pattern. Policy FW-13 aims to ensure that the land use pattern in Redmond meets certain objectives, including the following which are applicable to this proposal:

- Takes into account the land’s characteristics and directs development away from environmentally critical areas and important natural resources;
- Encourages redevelopment of properties that are underutilized or inconsistent with the Comprehensive Plan designation;
- Provides for industrial uses in suitable areas, such as portions of the Southeast Redmond Neighborhood;
- Provides and enhances the geographic distribution of parks and trails to support active, healthy lifestyles; and
- Advances sustainable land development and best management practices, multimodal travel and a high quality natural environment.

Additionally, there are several policies as noted above in the Southeast Redmond Neighborhood section of the Comprehensive Plan that support the proposal.

e. The capability of the land, including the prevalence of critical areas.

The relocation of Evans Creek will eliminate the designation of a Class I stream on the subject properties, and therefore eliminate buffer requirements. This is because the creek is being moved 200 feet plus north and the shoreline jurisdiction and required creek buffer will no longer come
onto the properties with the exception of one small area. However, the properties are still be subject to critical aquifer recharge area, wetland, and floodplain regulations.

f. **The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation.**

Public facilities and services can be provided cost-effectively.

g. **The proposed amendment addresses significantly changed conditions.**

In making this determination, the following shall be considered:
- i. Unanticipated consequences of an adopted policy; or
- ii. Changed conditions on the subject property or its surrounding area; or
- iii. Changes related to the pertinent plan map or text; and
- iv. Where such change of conditions creates conflicts in the Comprehensive Plan or a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole.

The proposed amendments would become effective once Evans Creek is relocated. Removal of the creek from its current location will change the physical conditions of the subject properties. These conditions will not create a conflict in the Comprehensive Plan since the proposal includes a change to the Land Use Map and Zoning Map for consistency.

D. **Redmond Zoning Code, RZC 21.76.070.AF.5 establishes amendment criteria to be taken into account by the Planning Commission and City Council when considering a map amendment.** The following is an analysis of how this proposal complies with the required criteria.

a. **The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions.**

The proposal includes an amendment to the Comprehensive Plan Land Use Map to eliminate split land use designations once Evans Creek is relocated. The creek currently forms the boundary of these designations. Compliance with other policies and provisions of the Comprehensive Plan are described above.

b. **The amendment bears a substantial relation to the public health and safety.**
The amendment bears a substantial relation to the public health and safety because the proper use of the land with clear regulations for uses in the vicinity of Evans Creek will help protect water quality and salmon habitat improvements created by the relocation.

c. **The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.**

The current alignment of Evans Creek generally constitutes the dividing line between areas on parcels with a manufacturing park land use designation and industrial zoning (located to the south or west of the stream channel) versus areas with a semi-rural land use designation and RA-5 zoning (located to the north or east of the stream channel). Four parcels are affected by this split zoning. After the stream relocation project is complete, the properties with semi-rural designations would be changed to manufacturing park and the properties with RA-5 zoning would be changed to industrial zoning. Some of these properties currently have non-conforming uses on the northern or eastern portions of their sites. The map changes will bring these uses into conformance.

d. **The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.**

The subject properties are suitable for development, in fact some are already developed. Any future development would be regulated by the Zoning Code.

e. **The amendment will not be materially detrimental to uses or property within the immediate vicinity of the subject property.**

The amendment will not be materially detrimental to uses or property within the immediate vicinity of the subject properties. This area of Southeast Redmond largely consists of manufacturing and industrial uses. The proposal will be consistent with these uses.

f. **Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone.**

As noted above, adequate public facilities and services are likely available to serve these properties.

g. **The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking
into account all applicable regulations or the unmitigated impacts are acceptable

Any future development or redevelopment of these properties would be subject to a project action State Environmental Policy Act threshold determination on potential environmental impacts. In addition, any future development or redevelopment would be subject to the City’s Zoning Code regulations, including critical areas regulations and shoreline regulations, to ensure any potential adverse environmental impacts can be mitigated.

**h. The amendment complies with all other applicable criteria and standards in the RZC.**

The amendment complies with all other applicable criteria and standards in the Redmond Zoning Code as noted above.

**V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW**

**A. Amendment Process**

Redmond Zoning Code (RZC) 21.76 requires amendments to the Official Zoning Map that require a concurrent amendment to the Comprehensive Plan follow the permit process established in RZC 21.76.050.K, Type VI. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

**B. Subject Matter Jurisdiction**

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed amendment. (RZC 21.76.050.K)

**C. Washington State Environmental Policy Act (SEPA)**

A SEPA checklist was prepared and a Determination of Non-Significance was issued for this non-project action on 12/17/2021. The comment period expired on 1/4/2021 and the appeal period expires on 1/19/2021. (See Exhibit H).

**D. 60-Day State Agency Review**

State agencies were sent 60-day notice of this proposed amendment on 12/9/2021. (See Exhibit I)
E. Public Involvement
The City’s Public Works Department has been working with other agencies on the project for over ten years and has participated in ongoing coordination with affected property owners in the project area. More formal public opportunities to comment on the proposed amendment will occur through the Planning Commission review process and public hearing which will be held on 2/9/2021. Public notice of the hearing will be published in the Seattle Times on 1/19/2022. Notice of the Planning Commission hearing will be posted in City Hall and the Redmond Library on 1/19/2022. Hearing notice is also given on the Planning Commission agendas and extended agendas. In addition, notice of the hearing will be put on the Tree Regulations Update Let’s Connect webpage. Lastly, all parties of interest and property owners within 500 feet will receive an email or mailed hearing notification.

F. Appeals
RZC 21.76 identifies Zoning Code Amendments as a Type VI permit. Final action is by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearings Board pursuant to the requirements of the Board.

VI. LIST OF EXHIBITS

Exhibit A: Proposed Comprehensive Plan Land Use Map Designations
Exhibit B: Proposed Zoning Code Zoning Map Designations
Exhibit C: Proposed Shoreline Master Program Shoreline Environment Map Designations
Exhibit D: Proposed Comprehensive Plan Shoreline Master Program Text Revisions
Exhibit E: Existing Comprehensive Land Use Plan Designations
Exhibit F: Existing Zoning Code Zoning Map Designations
Exhibit G: Existing Shoreline Environment Map Designations
Exhibit H: SEPA Documentation
Exhibit I: Department of Commerce 60-Day Notice
Exhibit J: Comprehensive Plan Land Use Map
Exhibit K: Zoning Map
Exhibit L: Shoreline Environments Map

Conclusion in Support of Recommendation: The City of Redmond Technical Committee reviewed the proposed Comprehensive Plan Land Use Map, Zoning Code Zoning Map, and Shoreline Master Program Shoreline Environments Map and associated text changes. The Committee has found the proposal to be in compliance

CAROL V. HELLAND, Director
Planning and Community Development

PHIL WILLIAMS, Director
Public Works
Figure 3 Proposed Comprehensive Plan Designations

Evans Creek Relocation - Redmond, Washington

Data Source: Streams and Municipal Boundary - City of Redmond (2014); Aerial - ESRI ArcGIS Online (2020).
Figure 4
Proposed Zoning

Redmond Zoning
BCDD2: Bear Creek Design District
BP: Business Park
I: Industrial
MP: Manufacturing Park
RA-5: Semi-Rural
R-6: Single-Family Urban
UR: Urban Recreation

Data Source: Streams and Municipal Boundary - City of Redmond (2014); Aerial - ESRI ArcGIS Online (2020).
Figure 6-ALT
Proposed Shoreline Designations

Data Source: Streams and Municipal Boundary - City of Redmond (2014); Aerial - ESRI ArcGIS Online (2020).
A. SHORELINE ENVIRONMENT DESIGNATIONS

Introduction

There are five shoreline environments. These designations are applied to homogenous areas and include policies to guide development of shoreline areas. These shoreline environments, as shown on the Shoreline Environments Map, incorporated as part of this paragraph, will be applied to the following areas:

- Sammamish River North of the Puget Sound Energy Right-of-Way: Designate the 200 feet of shoreline jurisdiction immediately along the river and associated wetlands Urban Conservancy on both sides of the river.
- Sammamish River South of the Puget Sound Energy Right-of-Way to Lake Sammamish: Designate the King County Sammamish River Park as Urban Conservancy and designate the balance of the adjacent property within the 200-foot shoreline jurisdiction as High-Intensity/Multi-Use. This designation shall be coincidental with the King County park property, which is approximately 100 feet in width, as of January 1, 2008. The area south of Marymoor Park (west side of river) is designated as Urban Conservancy.
- Lake Sammamish: Designate the shoreline as Shoreline Residential and the water surface as Aquatic. Associated wetlands at the north end of the lake should be designated Urban Conservancy.
- Bear and Evans Creeks:
  - West of Avondale Road: Designate a 150-foot-wide Urban Conservancy strip with the balance (outer 50 feet) of the shoreline designated as High-Intensity/Multi-Use. This should be modified to reflect the SR 520 right-of-way south of Bear Creek.
  - East of Avondale Road: Designate a 150-foot strip Natural along both sides of the creeks, with the balance of the wetland and 100-year floodplain outside of this 150-foot corridor on the north side of the creeks as Urban Conservancy environment.
  - The area designated for residential density transfers near Avondale Green (near Avondale Road) should be designated Shoreline Residential.
  - South of Bear Creek the remainder (outer 50 feet) of the shoreline jurisdiction outside of the 150-foot Natural designation should be designated High-Intensity/Multi-Use.
  - Evans Creek south of Union Hill Road should be entirely Natural. Provided, however, that for the heavily developed Reach 2 of Evans Creek, extending east from 188th Avenue NE, then south to NE Union Hill Road, designate a 25-foot-wide strip as Natural along both sides of...
the creek, and designate the remainder 175-foot-wide strip as High-
Intensity/Multi-Use. Where the Shoreline jurisdiction extends beyond
200 feet, on the north (or east) side of the creek, the shoreline
jurisdiction shall be designated as High-Intensity/Multi-Use where, as of
January 1, 2008, the land is disturbed by clearing or grading (not
associated with agriculture but associated with the business operations
at the site), industrial uses, commercial uses, structures, or pavement
and Natural for all distance beyond the line of development.

- Evans Creek (North of Union Hill Road)
  - North Side of Creek: Designate a 150-foot corridor on either side of
creek as Natural with the balance of the wetland and 100-year
floodplain outside of this 150-foot corridor on the north side of the
creek as Urban Conservancy.
  - South Side of Creek: Designate a 150-foot corridor on either side of the
creek as Natural. The remaining 50 feet is designated Urban
Conservancy, or as High/Intensity Multi-Use where within the Shoreline
jurisdiction as of January 1, 2008 the land is disturbed by clearing or
grading associated with the business operations of the site, industrial
uses, commercial uses, or pavement.
  - West Side of Creek: Immediately north of Union Hill Road, designate a
25-foot wide corridor of land on either side of the creek as Natural with
the remainder 175-foot wide corridor as High Intensity/Multi Use.
- Evans Creek (South of Union Hill Road): Natural
Figure 1 Existing Comprehensive Plan Designations

Data Source: Streams and Municipal Boundary - City of Redmond (2014); Aerial - ESRI ArcGIS Online (2020).

Proposed Channel Alignment
Existing Stream
Municipal Boundary
Existing Comprehensive Designation
Parcel Boundary
Future Regional Trail
Existing Trail

Evans Creek Relocation - Redmond, Washington
Figure 2
Existing Zoning

Redmond Zoning
BCDD2: Bear Creek Design District
BP: Business Park
I: Industrial
MP: Manufacturing Park
RA-5: Semi-Rural
R-6: Single-Family Urban
UR: Urban Recreation

Evans Creek Relocation - Redmond, Washington
Figure 5
Existing Shoreline

- Proposed Channel Alignment
- Parcel Boundary
- Proposed Municipal Boundary
- Future Regional Trail
- Existing Trail
- Shoreline Environment
  - High-Intensity/Multi-Use
  - Natural
  - Urban Conservancy
  - Shoreline Residential

Data Source: Streams and Municipal Boundary - City of Redmond (2014); Aerial - ESRI ArcGIS Online (2020).
STATE ENVIRONMENTAL POLICY ACT (SEPA) 
DETERMINATION OF NON-SIGNIFICANCE

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

**PROJECT INFORMATION**

**PROJECT NAME:** Evans Creek Relocation Project

**SEPA FILE NUMBER:** SEPA-2021-00971

**PROJECT DESCRIPTION:**
The City of Redmond plans to relocate a portion of Evans Creek out of existing incompatible land uses. A Zoning Code Amendment, Comprehensive Plan Amendment, and Limited Shoreline Master Program Map Amendment are needed.

**PROJECT LOCATION:** NW intersection of 196th Ave NE and NE Union Hill Road

**SITE ADDRESS:** 0 No Address

**APPLICANT:** Emily Flanagan
Lisa Singer

**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

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

**SIGNATURE:**

**RESPONSIBLE OFFICIAL:** Phil Williams
Interim Public Works Director

**SIGNATURE:**

**DATE OF DNS ISSUANCE:** December 17, 2021

**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 01/04/2022.

**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 01/19/2022, by submitting a completed City of Redmond Appeal Application Form available on the City’s website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** December 17, 2021

For more information about the project or SEPA procedures, please contact the project planner.
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: Aila Macri
Date of Review: 12/2/21
## To Be Completed By Applicant

<table>
<thead>
<tr>
<th>A. BACKGROUND</th>
<th>Evaluation for Agency Use Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Name of proposed project, if applicable:</td>
<td>AM</td>
</tr>
<tr>
<td>Evans Creek Relocation Project</td>
<td></td>
</tr>
<tr>
<td>2. Name of applicant:</td>
<td>AM</td>
</tr>
<tr>
<td>Lisa Singer, City of Redmond Public Works Department</td>
<td></td>
</tr>
<tr>
<td>3. Address and phone number of applicant and contact person:</td>
<td>AM</td>
</tr>
</tbody>
</table>
| PO Box 97010, Redmond WA 98073, 425.556.2726, LSINGER@REDMOND.GOV  
Contact: Marissa Gifford, HDR, 929 108th Ave, Ste 1300, Bellevue, WA 98004  
425.450.7112, marissa.gifford@hdrinc.com | |
<p>| 4. Date checklist prepared: | AM |
| September 2021 | |
| 5. Agency requesting checklist: | AM |
| City of Redmond Planning Department | |
| 6. Give an accurate, brief description of the proposal’s scope and nature: | AM |
|<br />
| i. Acreage of the site: | ~25 acres |
| ii. Number of dwelling units/buildings to be constructed: | 0 |
| iii. Square footage of dwelling units/buildings being added: | 0 |
| iv. Square footage of pavement being added: | 0 |
| v. Use or principal activity: | Greenway / industrial |
| vi. Other information: | N/A |</p>
<table>
<thead>
<tr>
<th>To Be Completed By Applicant</th>
<th>Evaluation for Agency Use Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Proposed timing or schedule (including phasing, if applicable):</td>
<td>AM</td>
</tr>
<tr>
<td>The Zoning Code Amendment, Comprehensive Plan Amendment, and Limited Shoreline Master Program Amendment will be processed concurrently in 2022 and filed with the Department of Ecology and Department of Commerce after City adoption. Actual project construction is anticipated in 2023-2024.</td>
<td></td>
</tr>
<tr>
<td>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?</td>
<td>AM - future plans relate to project construction</td>
</tr>
<tr>
<td>✔ Yes ☐ No If yes, explain.</td>
<td></td>
</tr>
<tr>
<td>The project-level proposal includes the relocation of Evans Creek, which is anticipated from July 2023 - December 2021. Future phases may include filling portions of the existing creek channel together with offsetting habitat restoration in existing developed areas. The regional trail may also be extended to the southwest.</td>
<td></td>
</tr>
<tr>
<td>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</td>
<td>AM - the environmental checklist is for this non project action</td>
</tr>
<tr>
<td>- Refer to General Application</td>
<td></td>
</tr>
<tr>
<td>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?</td>
<td>AM</td>
</tr>
<tr>
<td>☐ Yes ✔ No If yes, explain.</td>
<td></td>
</tr>
<tr>
<td>To Be Completed By Applicant</td>
<td>Evaluation for Agency Use Only</td>
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<tr>
<td>-----------------------------</td>
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</tr>
<tr>
<td>11. List any government approvals or permits that will be needed for your proposal, if known.</td>
<td>AM - requires City Council approval, filing with Department of Commerce, and Department of Ecology approval on Limited Shoreline Master Program Amendment</td>
</tr>
<tr>
<td>City of Redmond Zoning Code Amendment, Comprehensive Plan Amendment, and Limited Shoreline Master Program Amendment.</td>
<td>AM</td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>The City plans to relocate a portion of Evans Creek from its confined location amongst industrial land uses to open space with meaningful buffers. The City is reevaluating the zoning and land use map designations as the creek currently forms the district boundaries, and the City intends to shift those boundaries with the new creek relocation. Shoreline jurisdiction and shoreline environments will change accordingly.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>AM</td>
</tr>
<tr>
<td>The proposal is located within Redmond and unincorporated King County northwest of the intersection of 196th Avenue NE/NE Union Hill Road (Section 6, Township 25 North, Range 6 East). The project site is centered at latitude 47.680946 North and longitude -122.085857 West. The proposed project is anticipated to tie Evans Creek into the new channel constructed at the WSDOT SR 520 Eastside Wetlands Mitigation Project to approximately RM 0.75, approximately 200 feet downstream of the NE Union Hill Road Bridge Crossing.</td>
<td></td>
</tr>
</tbody>
</table>
### To Be Completed By Applicant

#### B. SUPPLEMENTAL

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

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.

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?**

   The proposal is not likely to increase these discharges or releases. While the proposed plan amendments would provide some additional land area for existing industrial and manufacturing activities, these land uses are already occurring in the project area and vicinity and would not measurably increase these discharges or releases.

   Proposed measures to avoid or reduce such increases are:

   Future expansions or new industrial/manufacturing uses would need to follow best management practices and City requirements related to stormwater, groundwater protection, air emissions, and noise production.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

   The proposal is not likely to affect plants, animals, fish, or marine life. Regardless of zoning/land use designation, future proposals would still be subject to the City’s development regulations, critical areas regulations, and Shoreline Master Program.

   Proposed measures to protect or conserve plants, animals, fish or marine life are:

   Future expansions or new industrial/manufacturing uses would need to follow City requirements related to critical areas regulations and the Shoreline Master Program.

### Evaluation for Agency Use Only

- **AM** - any future proposed land development would need to adhere to City's Zoning Code, and would be subject to a project level SEPA.
<table>
<thead>
<tr>
<th>To Be Completed By Applicant</th>
<th>Evaluation for Agency Use Only</th>
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</thead>
<tbody>
<tr>
<td>3. How would the proposal be likely to deplete energy or natural resources?</td>
<td>AM- any future proposed land development would need to adhere to City’s Zoning Code, and would be subject to a project level SEPA</td>
</tr>
<tr>
<td>The proposal is not likely to deplete energy or natural resources. While the proposed plan amendments would provide some additional land area for existing industrial and manufacturing activities, these land uses are already occurring in the project area and vicinity and would not measurably deplete energy or natural resources.</td>
<td>AM</td>
</tr>
<tr>
<td>Proposed measures to protect or conserve energy and natural resources are:</td>
<td></td>
</tr>
<tr>
<td>As impacts on energy and natural resources are not anticipated as a result of the proposal, mitigation measures are not proposed.</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td>AM- this non-project action will allow for an environmental lift</td>
</tr>
<tr>
<td>The proposal would provide overall benefits to sensitive areas by relocating Evans Creek out of an industrial area and into an area more suitable with room for adequate buffers. The new stream channel would run through a wetland and floodplain, which would benefit from engaging with the new stream channel and from enhancements to large areas of poor quality wetland. The proposal has been designed to minimize impacts to these sensitive areas.</td>
<td>AM</td>
</tr>
<tr>
<td>Proposed measures to protect such resources or to avoid or reduce impacts are:</td>
<td></td>
</tr>
<tr>
<td>Due to the nature of the proposal as a stream restoration and wetland enhancement project, the project is self-mitigating and additional mitigation measures are not proposed. Future expansions or new industrial/ manufacturing uses would need to follow City requirements related to critical areas regulations and the Shoreline Master Program.</td>
<td>AM</td>
</tr>
<tr>
<td>To Be Completed By Applicant</td>
<td>Evaluation for Agency Use Only</td>
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</tr>
<tr>
<td><strong>5.</strong> 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?</td>
<td>AM</td>
</tr>
<tr>
<td>This proposal is consistent with Redmond's Comprehensive Plan, including Goal NE-81 which states: “Support the rerouting of Evans Creek from its current degraded position...”. The proposal includes plan amendments to redesignate and rezone properties from Manufacturing Park/Semirural Residential to Manufacturing Park with Industry zoning to follow the new creek boundary and to permit continued development of industrial uses. Proposed measures to avoid or reduce shoreline and land use impacts are:</td>
<td></td>
</tr>
<tr>
<td>Adverse impacts on shorelines and land use are not anticipated. The proposal is consistent with the Comprehensive Plan and policies specific to the Southeast Redmond Neighborhood (including N-BC-12, N-BC-15, N-BC-16, and N-BC-48). Additionally, the proposal is consistent with the City's Shoreline Master Program (specifically Goals SL-21, SL-23, and SL-27). See the Comprehensive Plan Amendment Application for more information.</td>
<td>AM</td>
</tr>
<tr>
<td><strong>6.</strong> How would the proposal be likely to increase demands on transportation or public services and utilities?</td>
<td>AM- any future proposed land development would need to adhere to City's Zoning Code, and would be subject to a project level SEPA</td>
</tr>
<tr>
<td>The proposal is not likely to increase demands on transportation or public services and utilities. While the proposed plan amendments would provide some additional land area for existing industrial and manufacturing activities, these uses are already occurring in the project area and vicinity and would not measurably increase demands on transportation or public services and utilities. Proposed measures to reduce or respond to such demand(s) are:</td>
<td></td>
</tr>
<tr>
<td>Future expansions or new industrial/manufacturing uses resulting from the non-project action would be subject to City zoning regulations, including transportation and utilities.</td>
<td>AM</td>
</tr>
</tbody>
</table>
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are no known conflicts with the proposal and local, state, or federal laws or requirements.

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:**

Lisa Singer

**Name of Signee:**

Lisa Singer

**Position and Agency/Organization:**

Project Manager, Redmond Public Works Dept

**Relationship of Signer to Project:**

Project Manager

**Date Submitted:**

September 24, 2021
Determination of Non-Significance
Certification of Public Notice

CITY OF REDMOND          DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF MAILING
I hereby certify that to the best of my knowledge a Determination of Non-Significance for

Evans Creek Relocation Project  File number:  SEPA-2021-00971

was sent to the Applicant and to the attached mailing list copy, by first class mail
and electronically mailed to attached SEPA Agency List on or before December 16, 2021

Name (print)  Gloria Meerscheidt
Date  December 16, 2021

CERTIFICATE OF POSTING
I, the undersigned, certify that on December 16, 2021, I posted copies of the attached

Determination of Non-Significance at:  0  Location(s) on or near the site via Applicant

1  City Hall
1  Library

Name (print)  Gloria Meerscheidt on behalf of Aila Macri
Date  December 16, 2021
Hi again!
This notice is scheduled to publish on 12/17, total is $389.06. Proof is attached.
Thanks and have a great day!

Holly Botts (she/her)
Legal Advertising Representative
p: (206) 652-6604
e: hbotts@seattletimes.com

Hello Seattle Times Representative,

Please publish the enclosed attachment (word format) as a liner ad on Friday, December 17, 2021.

Attachment: SEPA-2021-00971, Evans Creek Relocation Project.

Please respond to verify this request.
Name of Proposal/File Number: Evans Creek Relocation, SEPA-2021-00971

Description of Proposal: The City of Redmond plans to relocate a portion of Evans Creek out of existing incompatible land uses. A Zoning Code Amendment, Comprehensive Plan Amendment, and Limited Shoreline Master Program Map Amendment are needed.

Location of Proposal: NW intersection of 196th Ave NE and NE Union Hill Road

Site Address of Proposal (if any): n/a

Applicant: Emily Flanagan and Lisa Singer

Lead Agency: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, 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.

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

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, Aila Macri, at 425-556-2437, via fax at 425-556-2438, via email at amacri@redmond.gov. Comments must be submitted by January 1, 2022.

Responsible Official/Position/Title: Carol V. Helland, Planning Director

Responsible Official/Position/Title: Phil Williams, Interim Public Works Director

Address: 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710

Amendment Period: You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, no later than 5:00 p.m. on January 1, 2022. Appeals must be submitted to the City of Redmond Appeal Application Form available on the City’s website at www.redmond.gov. You should be prepared to make specific factual objections.

For more information about the project or SEPA procedures, please contact the project planner, Aila Macri at 425-556-2437 or e-mail amacri@redmond.gov.

Date of DNS issuance: December 17, 2021
Thank you,

Gloria Meerscheidt  
Administrative Specialist, City of Redmond

425-556-2407
ameerscheidt@redmond.gov
www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

Redmond City Hall is open Monday – Friday, 10:00am – 3:00pm.

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
The SEPA admin reviewed and published SEPA record number 202106502, "Evans Creek Relocation Project". Lead Agency File Number: SEPA-2021-00971. It will now be available to the public.

From: Sonia Mendoza
Email: separegister@ecy.wa.gov
Phone number: (360) 918-1342
Hello SEPA Reviewers,

Attached: SEPA-2021-00971 Evans Creek Relocation Project

Type of SEPA Documentation: Determination of Non-Significance

Description of Proposal: The City of Redmond plans to relocate a portion of Evans Creek out of existing incompatible land uses. A Zoning Code Amendment, Comprehensive Plan Amendment, and Limited Shoreline Master Program Map Amendment are needed.

Date of Issuance: December 17, 2021

To view more information about this project, click the links below.
Evans Creek Relocation | Redmond, WA

If you have any questions, please contact the assigned planner:
- Aila Macri
  - amacri@redmond.gov
  - 425-556-2437

Gloria Meerscheidt
Administrative Specialist, City of Redmond

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

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Redmond City Hall is open Monday – Friday, 10:00am – 3:00pm.
<table>
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<tr>
<th>Name</th>
<th>PO Box</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dave Thompson</td>
<td></td>
<td>18844 NE 84th Street</td>
<td>Redmond</td>
<td>WA</td>
<td>98052</td>
<td><a href="mailto:dthompson24@frontier.com">dthompson24@frontier.com</a></td>
</tr>
<tr>
<td>David Forser</td>
<td></td>
<td>26512 NE 45th Street</td>
<td>Redmond</td>
<td>WA</td>
<td>98053</td>
<td><a href="mailto:rainweld@aol.com">rainweld@aol.com</a></td>
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<td></td>
<td><a href="mailto:rainier@rainierwelding.com">rainier@rainierwelding.com</a></td>
</tr>
<tr>
<td>Skanska USA Building, Inc.</td>
<td></td>
<td>19114 NE 84th Street</td>
<td>Redmond</td>
<td>WA</td>
<td>98052</td>
<td><a href="mailto:tom.brennan@skanska.com">tom.brennan@skanska.com</a></td>
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<td></td>
<td><a href="mailto:don.kowalchuk@skanska.com">don.kowalchuk@skanska.com</a></td>
</tr>
<tr>
<td>Roger Arnold Handegard</td>
<td></td>
<td>432 Main N</td>
<td>North Bend</td>
<td>WA</td>
<td>98045</td>
<td><a href="mailto:rogerhandegard@hotmail.com">rogerhandegard@hotmail.com</a></td>
</tr>
<tr>
<td>GRR Land</td>
<td>PO Box 14203</td>
<td></td>
<td>Mill Creek</td>
<td>WA</td>
<td>98082</td>
<td><a href="mailto:mike@dtgrecycle.com">mike@dtgrecycle.com</a></td>
</tr>
<tr>
<td>East Redmond Properties LLC</td>
<td></td>
<td>19220 NE Union Hill Road</td>
<td>Redmond</td>
<td>WA</td>
<td>98053</td>
<td><a href="mailto:mschroeder@watsonasphalt.com">mschroeder@watsonasphalt.com</a></td>
</tr>
<tr>
<td>Gordon Hoenig</td>
<td></td>
<td>8733 196th Ave NE</td>
<td>Redmond</td>
<td>WA</td>
<td>98053</td>
<td><a href="mailto:gehoenig@yahoo.com">gehoenig@yahoo.com</a></td>
</tr>
<tr>
<td>Cherie Cooper</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><a href="mailto:cheriecooper50@gmail.com">cheriecooper50@gmail.com</a></td>
</tr>
<tr>
<td>Peter Alm, WSDOT - NW Region</td>
<td>PO Box 330310</td>
<td>15700 Dayton Avenue North</td>
<td>Seattle</td>
<td>WA</td>
<td>98133</td>
<td><a href="mailto:AlmP@wsdot.wa.gov">AlmP@wsdot.wa.gov</a></td>
</tr>
</tbody>
</table>

Notified by postal mail and email
Gloria Meerscheidt 12/16/21
Hi Jodi,

Here are the addresses: I thought it would be easier to provide them in this format, instead of the spreadsheet, so they can be printed directly onto the envelopes.

Dave Thompson
18844 NE 84th Street
Redmond, WA  98052

David Forser
26512 NE 45th Street
Redmond, WA  98053

Skanska USA Building, Inc.
19114 NE 84th Street
Redmond, WA  98052

Roger Arnold Handegard
432 Main N
North Bend, WA  98045

GRR
PO Box 14203
Mill Creek, WA  98082

East Redmond Properties LLC
19220 NE Union Hill Road
Redmond, WA  98053

Gordon Hoenig
8733 196th Ave NE
Redmond, WA  98053
Thank you Jodi!!!
Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

<table>
<thead>
<tr>
<th>1. Jurisdiction Name:</th>
<th>City of Redmond</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Select Submittal Type:</td>
<td>60-Day Notice of Intent to Adopt Amendment.</td>
</tr>
<tr>
<td>Select the Type of Submittal listed. (Select One Only)</td>
<td>Request of Expedited Review / Notice of Intent to Adopt Amendment.</td>
</tr>
<tr>
<td></td>
<td>Supplemental Submittal for existing Notice of Intent to Adopt Amendment.</td>
</tr>
<tr>
<td></td>
<td>Notice of Final Adoption of Amendment.</td>
</tr>
<tr>
<td>3. Amendment Type:</td>
<td>Comprehensive Plan Amendment.</td>
</tr>
<tr>
<td>Select Type of Amendment listed. (Select One Only)</td>
<td>Development Regulation Amendment.</td>
</tr>
<tr>
<td></td>
<td>Critical Areas Ordinance Amendment.</td>
</tr>
<tr>
<td></td>
<td>Combined Comprehensive and Development Regulation Amendments.</td>
</tr>
<tr>
<td></td>
<td>Countywide Planning Policy.</td>
</tr>
<tr>
<td>4. Description</td>
<td>Revise Comprehensive Plan Land Use Map and Zoning Code Zoning Map to allow for industrial uses on properties currently bisected by Evans Creek, but will no longer be bisected after Evans Creek is relocated. Adjust Comprehensive Plan Shoreline Master Program Shoreline Environments Map (and limited SMP text) to follow relocated creek alignment.</td>
</tr>
</tbody>
</table>

Examples: "Proposed comprehensive plan amendment for the GMA periodic update." or "Adopted Ordinance 123, adoption amendment to the sign code." (Maximum 400 characters).
### 5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?

- [ ] Yes
- [x] No

### 6. Proposed Dates:
Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.

- **Planning Commission:** Hearing 1Q 2021
- **City Council:** Review 2Q 2021
- **Proposed / Date of Adoption:** 3Q 2021

### 7. Contact Information:

| A. Prefix/Salutation: (Examples: “Mr.,” “Ms.,” or “The Honorable” (elected official)) | Ms. |
| B. Name: | Cathy Beam |
| C. Title: | Principal Planner, AICP |
| D. Email: | cbeam@redmond.gov |
| E. Work Phone: | 425-556-2429 |
| F. Cell/Mobile Phone: (optional) | |

**Consultant Information:**

- G. Is this person a consultant? [ ] Yes
- H. Consulting Firm name? N/A

### 8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?

- [ ] Yes

---

**REQUIRED:** Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov
12/09/2021

Ms. Catherine Beam
Principal Environmental Planner
City of Redmond
15670 NE 85th Street
Redmond, WA 98073-9710

Sent Via Electronic Mail

Re: City of Redmond--2021-S-3480--60-day Notice of Intent to Adopt Amendment

Dear Ms. Beam:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

**Proposed amendment to comprehensive plan land use map and zoning code zoning map to allow for industrial uses on properties currently bisected by Evans Creek, but will no longer be bisected after Evans Creek is relocated. Adjust comprehensive plan Shoreline Master Program shoreline environments map (and limited SMP text) to follow relocated creek alignment.**

We received your submittal on 12/09/2021 and processed it with the Submittal ID 2021-S-3480. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 02/07/2022.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Kirsten Larsen, (360) 280-0320.

Sincerely,

Review Team
Growth Management Services
These maps shall be used as a general guide; boundaries and classifications are approximate. Consult the Redmond Community Development Guide for procedures, definitions and criteria for determining actual boundaries and classifications.

City of Redmond Grant No. G9600303
Effective: 9/28/2009
Revision: __/__/____

This map was funded in part through a cooperative agreement with the National Oceanic and Atmospheric Administration. The views expressed herein are those of the author(s) and do not necessarily reflect the views of NOAA or any of its sub-agencies.

Sources: City of Redmond Planning Department
Map File: h:\gisdata\projects\shrlnmp\shrlnenv.mxd

9/28/2009