CITY OF ISSAQUAH
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: Proposal for a Development Agreement to allow for a cluster housing development for six (6) duplex parcels. In addition to the duplex lots, the proposal includes a banquet/ club house facility, shared parking, and two parcels that would be dedicated for future affordable housing units.

The Development Agreement requires approved by the City Council. A preliminary plat would be required following approval of the Development Agreement.

This SEPA Determination is limited to evaluating the environmental impacts of the Development Agreement. If the Development Agreement is approved, there will be subsequent SEPA review required for the preliminary plat application, which would include evaluation of critical area impacts, traffic, and other applicable elements.

The site is located at the intersection of Renton-Issaquah Road (SR-900) and NW Talus Drive.

Proponent: James Brown
Wattenbarger Architects
2100 112th Ave NE, Suite 100
Bellevue, WA. 98004

Permit Number: DA16-00002

Location of Proposal: 7932 Renton-Issaquah Road SE (SR-900), east of the intersection of NW Talus Drive

Lead Agency: City of Issaquah

Determination: The lead agency has determined this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement 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/Appeal Period: This Mitigated Determination of Nonsignificance is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii, and is based on the proposal being conditioned as indicated below. There is a 21-day combined comment/appeal period for this determination, from **July 15, 2016 to August 5, 2016.** Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

1. This threshold determination is based on review of the Draft Development Agreement received April 26, 2016; Parcel Site Plan received April 26, 2016; SEPA environmental checklist received April 26, 2016; and other documents in the file.

2) Issuance of this threshold determination does not constitute approval of the project proposal. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities.

Findings:

1. This SEPA Determination is limited to the application for a Development Agreement. The Development Agreement will require approval by the City Council. A preliminary plat would be required following approval of the Development Agreement.

   Preliminary information and analysis demonstrates there is sufficient developable area for the proposal. However, there isn't adequate detailed information on site conditions and potential environmental impacts to fully evaluate the preliminary plat. Therefore, additional SEPA review of the preliminary plat will be required to include evaluation of critical area impacts, traffic, and other applicable SEPA elements.

2. Cluster housing is allowed in all of the City's residential zoning districts and the standards are in IMC 18.07.420. One of the main purposes of cluster housing is to preserve critical areas by allowing for the zoning density to be concentrated on the developable portion of the site. This is applicable to the subject site; the site is approximately 22 acres but only 14.5 acres of the site is developable or outside critical areas and associated buffers.

   Cluster housing would allow for 2 primary differences from a subdivision under the standard underlying zoning: 1) Lot sizes may be reduced below the minimum lot size of the zoning district in order to accommodate the transfer of density from critical areas to the developable site area. However, the maximum residential density allowed by the underlying zone cannot be exceeded. 2) Cluster housing allows for attached residential units; in the SF-E zone there can be a maximum of 2 attached residential units on a parcel.

   The site is located in the Single Family Estates (SF-E) zone which allows a maximum density of 1.24 dwelling units per acre, which could permit a total of 24 dwelling units on the subject site. The proposal is for 12 units (6 duplexes) plus 2 separate parcels for affordable housing for a total of 14 units, which is below the allowed maximum density.

   Cluster housing allows for a maximum of 2 attached residential units (duplex) on a parcel. The proposal includes 1 duplex structure on each parcel, consistent with the cluster housing provision. The code requirement which limits structures on each parcel to a duplex would effectively maintain a scale compatible with the single family zoning and surrounding development.

   Cluster housing provides for concentrating the allowed residential density on the developable portion of the site in order to balance both the protection of critical areas while also accommodating housing density consistent with the Comprehensive Plan and underlying zoning. A standard subdivision would result in a more spread out, larger development footprint with more impervious surface area and site disturbance. Therefore, the environmental impacts of a cluster development are reduced compared to a standard residential subdivision.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the SEPA environmental checklist received April 26, 2016 and additional information listed in the Notes. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. Additional SEPA review of the preliminary plat will be required to include evaluation of critical area impacts, traffic, and other applicable SEPA elements.

SEPA Responsible Official:	Peter Rosen
Position/Title:	Senior Environmental Planner
Address/Phone:	P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094
Date: 7/15/2016	**Signature:** Peter Rosen

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
Snoqualmie Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Washington State Department of Archeology and Historic Preservation (DAHP)
Parties of Record
Issaquah Development Services Department
Issaquah Parks and Public Works Engineering Departments