

CITY OF ISSAQUAH
DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal: Subdivide a 35,990 SF parcel into 2 lots. The parcel is located adjacent to Issaquah Creek and is entirely within the 100-foot stream buffer and most of the site is within the 100-year floodplain. There is an existing single family residence which would remain on Lot 1 (10,590 SF). Lot 2 (25,400 SF) is proposed to be donated to the City of Issaquah for preservation as open space. The City has 3 existing drainage easements on Lot 2. The project site is located at 275 Front St S.

Applicant: City of Issaquah Public Works Engineering
P.O. Box 1307
Issaquah, WA. 98027
Attn: Kerry Ritland

Owner: Watts Properties LLC
17 NW Alder Pl, #206
Issaquah, WA. 98027

Permit Number: SP14-00002 – Watts Short Plat

Location of Proposal: 275 Front St S

Lead Agency: City of Issaquah

Determination: The lead agency for this proposal has determined that it does 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.

Comments: This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days. Written comments may be submitted between **August 6, 2014** and **August 20, 2014**. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or if significant adverse impacts are likely, withdraw the DNS.

Appeals: You may appeal this determination by filing a Notice of Appeal with the Issaquah Permit Center located at 1775 12th Ave. NW, Issaquah between **August 6, 2014** and **August 20, 2014**. Appellants should prepare specific factual objections. Contact the SEPA Responsible Official for information on procedures for SEPA appeals.

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

Notes:

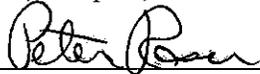
- 1) This threshold determination is based on review of the short plat plans received June 9, 2014; environmental checklist received June 9, 2014; and other documents in the file.
- 2) Issuance of this threshold determination does not constitute approval of the short plan permit. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Critical Area Regulations, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. Short plats are categorically exempt from SEPA review, except where sites are located in environmentally critical areas (IMC 18.10.300). The subject site is located within the stream buffer of Issaquah Creek. If a project is not categorically exempt because it is located within a critical area,

environmental review is limited to: 1) Documenting whether the proposal is consistent with the requirements of the critical areas ordinance; and 2) Evaluating potentially significant impacts on the critical area resources not adequately addressed by GMA planning documents and development regulations [WAC 197-11-908(1)].

2. The subject site is located entirely within the 100-foot stream buffer and most of the site is within the 100-year floodplain of Issaquah Creek. The existing house on Lot 1 is non-conforming to the current stream buffer standards. The proposed short plat would not expand or alter the existing home.
3. The City's Subdivision code (IMC Chapter 18.13) requires that short plats create legal building sites or that nonbuildable lots be approved for specific purposes and marked nonbuildable on the plat. Proposed Lot 2 is currently undeveloped and located entirely within the 100-foot stream buffer of Issaquah Creek. Lot 2 is proposed to be donated to the City of Issaquah for preservation as open space. The short plat will include notation that the lot is nonbuildable.
4. SEPA Rules, WAC 197-11-158(2)(d), direct a lead agency to place the following statement in the threshold determination if all of a project's impacts are addressed by other applicable laws and no conditions will be required under SEPA: "The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA."

Responsible SEPA Official: Peter Rosen
Position/Title: Senior Environmental Planner
Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094
Date: 8/6/2014 **Signature:** 

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Issaquah Development Services Department
Issaquah Parks and Public Works Engineering Departments