



SEPA Infill Exemptions, Planned Action and Overlake Neighborhood Plan Addendum

City Council Staff Report
May 7, 2024



Agenda

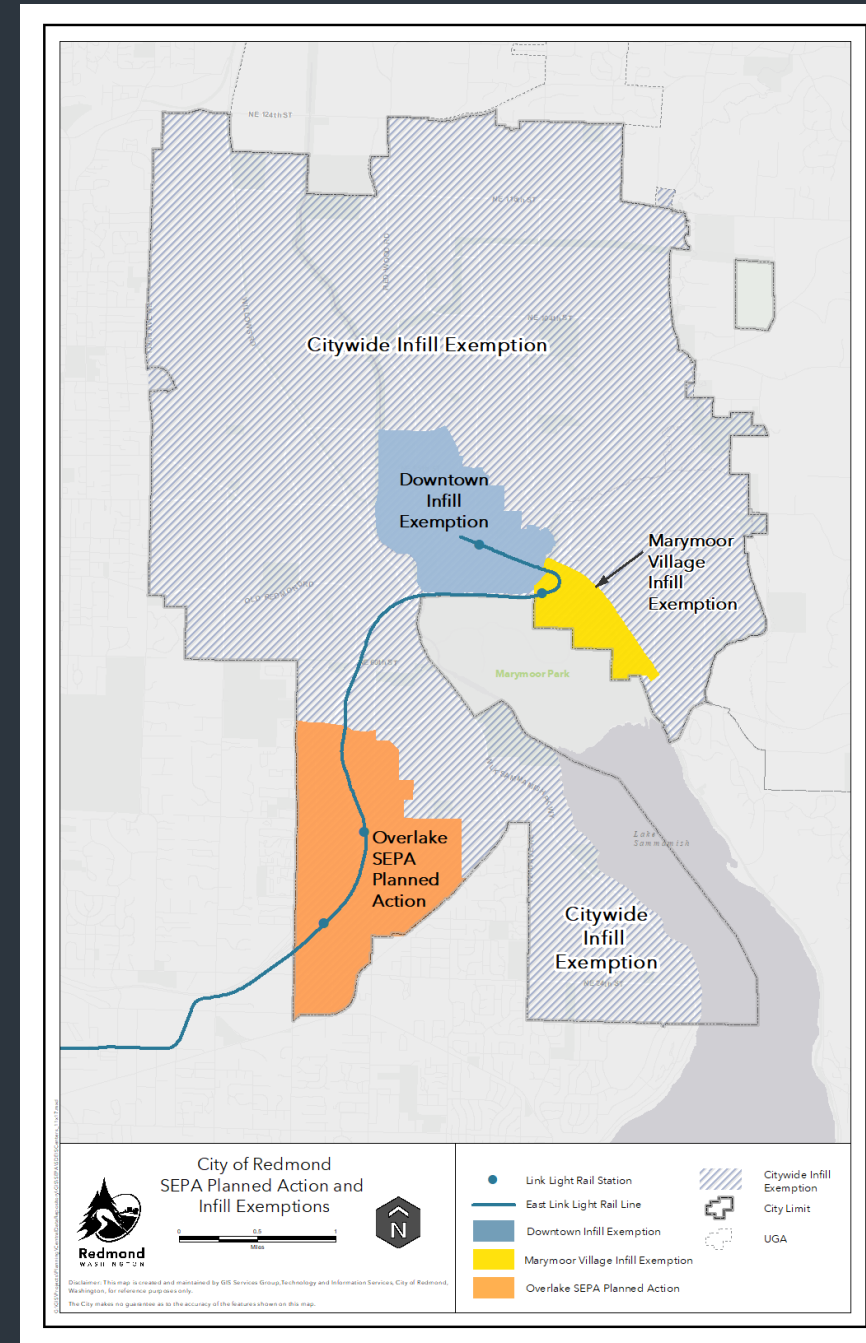
- SEPA Regulation Updates
- Overlake Neighborhood Plan Addendum
- RMC Updates

Objective

Provide overview of these implementation actions that implement Redmond 2050 policy.

21.70 SEPA Regulation Updates Proposed



- Expand categorical exemption thresholds
- Add infill exemptions
- Update Overlake Planned Action
- Remove “his or her” language and
- Update procedures, general requirements, and substantive authority sections (consistency with changes to RZC 21.76, etc.)
- Reference to new Appendix 11



Overlake Planned Action and Neighborhood Plan Addendum

- Planned Action updated to match Redmond 2050 growth allocations and timelines, make Metro Center the boundary
- Applicability and mitigation measures updated and moved to new RZC Appendix 11
- Overlake Neighborhood Plan Addendum
 - *Required for Center Certification, no new policies – using what is already reviewed / recommended*



	Mitigation Measure: An action taken to prevent, reduce, or control adverse environmental effects of a planned action consistent with WAC 197-11-768, as described in the Final EIS and incorporated into Exhibit B of this Ordinance.
	Performance Measure: A criterion that any development must adhere to <u>in order to</u> meet current City codes and other standards and demonstrate that it is consistent with the Final EIS. <i>Note: In some cases, applicable development regulations may allow multiple pathways to achieve outcomes whereas the Planned Action mitigation might be more specific.</i>

Categorical Exemptions

Some types of projects and some agency actions have been exempted from the requirements of SEPA by the Legislature.

These exemptions are contained in state law, Chapter 43.21C RCW and [WAC 197-11-800\(1\)\(d\)](#).

Proposed Revision:

1. Residential Development. The construction or location of any residential structures with maximum exemption levels of:
 - a. 30 or fewer single-family dwelling units; or
 - b. 100 or fewer single-family less than 1,500 square feet in size; or
 - c. ~~60~~200 or fewer multifamily units;

Infill Exemptions

Infill Exemptions

Downtown: RCW 43.21C.229(2)(a)

Marymoor: RCW 43.21C.229(2)(a)
(Limitations apply in Marymoor Core and Marymoor Edge zone)

Citywide:

- [RCW 43.21C.229\(2\)\(a\)](#) for mixed use zones: NMU, CMU, UMU
- [RCW 43.21C.229\(3\)](#) for residential zones: NR, NM

NMU = Neighborhood Mixed-Use
CMU = Corridor Mixed-Use
UMU = Urban Mixed Use

NR = Neighborhood Residential
NM = Neighborhood Multi-Family

- [RCW 43.21C.229\(2\)\(a\)](#) categorically exempts:
 - (i) Residential development;
 - (ii) Mixed-use development; or
 - (iii) Commercial development up to 65,000 square feet, excluding retail development;
- [RCW 43.21C.229\(3\)](#) exempts:
 - All project to develop one or more residential housing units (single-family, missing middle, or multi-family)



Overlake Planned Action Revisions

- Update to match Redmond 2050 growth allocations and timelines
- Reserving what remains under current planned action until it expires (2030)
- Updates to mitigation measures (reflecting updated Best Available Science and what's needed to accommodate growth)
- Applicability and mitigation measures moved to new RZC Appendix 11
- Change applicable area from OBAT and OV zones to Metro Center

Mitigation

New RZC Appendix 11

- Planned Action Ordinance Checklist
- Mitigation Measures and Performance Standards
- Regulations Serving as Mitigation Measures

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Overlake Neighborhood Plan Addendum

- **Required for Center Certification**
- **NO NEW POLICIES OR MITIGATION** – All using what is already reviewed / recommended
- Collecting information from EIS documents, the Comp Plan, Transportation Master Plan, and other functional plan updates and pulling all Overlake related information into one document
- Other data required for certification added
- NOTE: maps are being updated and will be swapped out when done

RMC Update

- Because we are changing zoning regulations, we should make sure that the Capital Facility Charges Code uses the new zoning district names
- Overlake Village going from 80% to 100% impervious surface allowance (with same language as used for 100% impervious in Downtown), but stormwater management approach needs to be updated to support this change and still advance the City's Stormwater Regional Facilities Program and meets NPDES permit obligations

Questions?

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