

Montgomery, Sandra

From: Montgomery, Sandra
Sent: Friday, June 10, 2016 1:15 PM
To: Montgomery, Sandra
Subject: FW: Bosses are gone. Got a question regarding if SEPA is required.

From: Haines, Stephanie
Sent: Friday, June 10, 2016 1:05 PM
To: McKim, Andy <Andy.McKim@seattle.gov>; Montgomery, Sandra <Sandra.Montgomery@seattle.gov>; Mills, William <William.Mills@seattle.gov>
Cc: Suder, Jerry <Jerry.Suder@seattle.gov>
Subject: RE: Bosses are gone. Got a question regarding if SEPA is required.

Thanks Andy. I added a brief note in HWT under the project number 3020298

From: McKim, Andy
Sent: Monday, June 06, 2016 11:22 AM
To: Montgomery, Sandra <Sandra.Montgomery@seattle.gov>; Mills, William <William.Mills@seattle.gov>; Haines, Stephanie <Stephanie.Haines@seattle.gov>
Cc: Suder, Jerry <Jerry.Suder@seattle.gov>
Subject: RE: Bosses are gone. Got a question regarding if SEPA is required.

I talked to Stephanie and Jerry.

All of us had the gut response that SEPA is required for a contract rezone. But based on the criteria in Section 25.05.800.F.3 (thanks for sending them) it looks to me as if the proposal is categorically exempt.

- a. The property is in an urban growth area.
- b. I took a quick look at the Comp Plan, and don't see anything that this proposal would not be consistent with.
- c. I checked with Tom Hauger, and he told me there was an EIS in 2004 for the Comp Plan we are currently using (although there have been amendments since then) and the new version of the Comp Plan (not yet adopted by City Council) also has had an EIS.

Andy

From: Montgomery, Sandra
Sent: Friday, June 03, 2016 4:29 PM
To: McKim, Andy <Andy.McKim@seattle.gov>; Mills, William <William.Mills@seattle.gov>; Haines, Stephanie <Stephanie.Haines@seattle.gov>
Subject: Bosses are gone. Got a question regarding if SEPA is required.

Is SEPA required?

This is a contract rezone at 1419 E John
Current zone is LR3
Capitol Hill Urban Center Village

Existing use is duplex per king county assessor (didn't find white card)

Project is to rezone 3,600 sq.ft. from LR3 to NC2 and change use of a duplex to a medical office. GREAT location next to group health on capitol hill.

SEPA threshold is 12,000 sq.ft. for new construction

SEPA threshold is 8 units for new construction and threshold for change of use.

Categorical jumps for uses is non-residential to non-residential uses in the chart.

SEPA Ordinance excerpt, Categorical exemptions for land use decisions 25.05.800F:

Help me with F3 please... rezone exempt if....

agreement, or when the use under the lease, easement or other authorization is otherwise exempt

F. Land use decisions. The following land use decisions shall be exempt:

1. Land use decisions for exempt projects, except that rezones shall comply with subsection 25.05.800F.2.
2. Other land use decisions not qualified for exemption under subsection 25.05.800F.1 (such as a home occupation use):
 - a. The authorized activities will be conducted within an existing building or facility qualifying for a home occupation use;
 - b. The activities will not change the character of the building or facility in a way that would remove it from the residential character of the neighborhood;
3. Where an exempt project requires a rezone, the rezone is exempt only if:
 - a. The project is in an urban growth area in a city or county planning under RCW 36.70A.040;
 - b. The proposed rezone is consistent with and does not require an amendment to the comprehensive plan;
 - c. The applicable comprehensive plan was previously subjected to environmental review and an EIS was adopted; and the EIS adequately addressed the environmental impacts of the rezone.
4. Except upon lands covered by water, the approval of short plats or short subdivisions pursuant to RCW 58.17.035 up to the same number of lots as the original short subdivision boundaries provided the cumulative divisions do not exceed the original short subdivision boundaries.
5. Annexation of territory by a city or town;

Thanks,
-san