

**City of Issaquah
Community Planning and Development Department
P.O. Box 1307
Issaquah, Washington 98027**

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

- 1. Name of proposed project:** Title 18 Amendments: Zoning Table Updates
- 2. Name of applicant:** City of Issaquah
- 3. Address and phone number of applicant and contact person:**

City of Issaquah
Community Planning and Development Department
P.O. Box 1307
Issaquah, Washington 98027

Contact Person: Valerie Porter, Associate Planner, valeriep@issaquahwa.gov, 425.837.3094

- 4. Date checklist prepared:** August 8, 2023
- 5. Agency requesting checklist:** City of Issaquah
- 6. Proposed timing or schedule (including phasing, if applicable):**
The City's Planning Policy Commission will hold a public hearing on August 24, 2023, and it is anticipated that after taking public comments, the Planning Policy Commission will make a recommendation regarding these amendments to the City Council. City Council is anticipated to take action on September 8, 2023.
- 7. Plans for future additions, expansion, or further activity related to or connected with this proposal:**
No further activity is planned at this time.
- 8. Environmental information that has been prepared, or will be prepared, directly related to this proposal:**
This checklist. The proposed amendments are non-project actions and would not have direct impacts on the environment. Any specific project impacts would be evaluated with project applications.
- 9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:**
Not applicable.
- 10. List of government approvals or permits that will be needed for the proposal:**
The proposed Title 18 amendments will require review and decision by the City Council. Required notice to the Washington State Department of Commerce will be provided via e-mail.
- 11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site:** Proposed Title 18 amendments include: Revising IMC 18.404.100.B Table Mixed Zones Form and Intensity Minimum Standards to change the zoning density; and adding Mixed Use

Residential (MUR) zone standards to the Table 18.404.100.B Mixed Zones Form and Intensity Minimum Standards, which was inadvertently omitted from the table.

Location of the proposal, including street address if any, and section, township, and range; a legal description, site plan, vicinity map, and topographic map, if reasonably available:

The proposed amendments are non-project actions.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underline one): flat, rolling, hilly, steep slopes, mountainous, other

The City of Issaquah is generally located within and around a valley at the south end of Lake Sammamish. The downtown area is located primarily on the valley floor with the more suburban sections of the City located upon the surrounding hillsides. The terrain ranges from flat to rolling, hilly and steep slopes within the City of Issaquah limits.

b. What is the steepest slope on the site (approximate percent slope)?

Not applicable. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils, and note any prime farmland.

Although the City of Issaquah has many different general types of soils both on the valley floor and the surrounding hillsides, the proposed Comprehensive Plan amendments will not disturb any of these soils. The City of Issaquah is an urban environment with no large-scale agricultural activity. Specific project impacts would be evaluated with project applications.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Yes, in limited hillside areas as identified with the City of Issaquah's critical areas mapping. Specific project impacts would be evaluated with project applications.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

No grading is proposed at this time. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

f. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications for designated transportation projects.

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

3. Water

a. Surface:

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There are several streams, ponds and wetlands within the vicinity of the City and three lakes. The streams include Issaquah Creek main fork, Tibbetts Creek, the North Fork of Issaquah Creek, the East Fork of Issaquah Creek, Mine Hill Creek and Cabin Creek. Mine Hill Creek, Cabin Creek, East Fork of Issaquah Creek and the North Fork of Issaquah Creek all flow into the main stem of Issaquah Creek; from there, the Issaquah Creek flows into Lake Sammamish. The other lakes within the City are Round Lake and Tradition Lake. The streams and wetlands range from class one to class four wetlands depending upon location and improvements. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- 3) **Estimate the amount of fill and dredge material that could be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The City of Issaquah has several areas that lie within the 100-year floodplain. Specific project impacts would be evaluated with project applications.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable.

3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

4. Plants

a. Check or circle types of vegetation found on the site:

(Answers note plants in the City as a whole. The proposal is a non-project action.)

deciduous tree: alder, maple, aspen, poplar, black cottonwood, Oregon ash

coniferous tree: Douglas-fir, western red cedar, pine, western hemlock

shrubs: willow, Himalayan blackberry, Japanese knotweed

grass

pasture

crops

wet soil plants: cattail, buttercup, bullrush, reed canarygrass, other

water plants: water lily, eelgrass, milfoil, sedges

other types of vegetation: cherry, hazelnut, locust, ornamentals

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened or endangered species or critical habitat known to be on or near the site.

Puget Sound Chinook Salmon were listed as a “threatened” species under the Endangered Species Act (ESA) in May 1999. Chinook are present in the main stem of Issaquah Creek and the East Fork. Bald eagles, an ESA listed threatened species, are known to nest near Lake Sammamish. However, the proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

5. Animals

a. Circle any birds or animals that have been observed on or near the site or are known to be on or near the site? (Answers note wildlife in the City as a whole. Proposal is a non-project action.)

invertebrates: aquatic and terrestrial insects, other

fish: salmon, trout, bass, other

amphibians: frogs, salamanders, other

birds: bald eagles, owls, hawks, woodpecker, kingfisher, mallards, other

mammals: elk, deer, bobcat, beaver, bear, other

b. List any threatened or endangered species or critical habitat known to be on or near the site:

Puget Sound Chinook Salmon were listed as a “threatened” species under the Endangered Species Act (ESA) in May 1999. Chinook are present in the main stem of Issaquah Creek and the East Fork. Bald eagles are nesting on the shores of Lake Sammamish. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

c. Is the site part of a migration route? If so, explain.

The Issaquah basin is part of the Pacific flyway and migratory bird species, including waterfowl use Issaquah Creek seasonally. Issaquah Creek is host to returning salmonids each year including sockeye, coho, chinook, kokanee, and cutthroat. However, the proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

d. Proposed measures to preserve or enhance wildlife, if any:

The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

6. Energy and Natural Resources

a. What kinds of energy (electricity, natural gas, oil, wood, solar) will be used to meet the completed project’s energy needs? Describe whether it will be used for heating, manufacturing, etc.

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- b. Would your project affect potential use of solar energy by adjacent properties? If so, generally describe.**

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Not applicable. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.**

No.

- (1) Describe special emergency services that might be required:**

Not applicable.

- (2) Proposed measures to reduce or control environmental health hazards, if any:**

The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- b. Noise**

- (1) What types of noise exist in the area that may affect your project (for example: traffic, equipment operation, other)?**

Not applicable.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable.

- (3) Proposed measures to reduce or control noise impacts, if any:**

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?**

The uses within the City vary from low density residential to multifamily residential to retail/office to commercial to urban village. To the north is the City of Sammamish; to the south of the City are Squak Mountain and Cougar Mountain state parks. The City of Bellevue borders Issaquah on the west and the unincorporated King County borders Issaquah on the east.

- b. Has the site been used for agriculture? If so, describe?**

Historically, there were agricultural uses in the valley floor along Issaquah Creek, consisting mostly of pastures and animal keeping. Most of these uses ceased within Issaquah by the 1950s.

c. Describe any structures on the site.

Structures within the City include, but are not limited to, office buildings, retail shops, single family homes, multifamily developments, retail, auto dealerships, and City offices.

d. Will any structures be demolished?

No.

e. What are the current zoning classifications of the site?

The City of Issaquah has 37 zoning districts, Community Facilities (CF)– Facilities, CF-Recreation, CF-Open Space, CF-Facilities Privately Owned, CF-Recreation Privately Owned, CF-Open Space Privately Owned, Destination Retail, Intensive Commercial, Mineral Resources, Mixed Use, Mixed Use-Central Issaquah, Single Family (SF)- Suburban, SF-Estates, SF-Small Lot, SF-Duplex, Conservancy Recreation, Conservancy Residential, Tradition Plateau – Natural Resource Conservation Area, Urban Core, Village Residential, Intensive Commercial-Central Issaquah, Cultural and Business District, Urban Village (UV)-SF1, UV-SF0, UV-Multifamily, Multifamily-Medium, Multifamily-Medium Olde Town, Multifamily-High East Sunset, Multifamily-High, UV-Mixed Use Residential, Mixed Use Residential, UV-Commercial/Retail, UV-Office, UV-Village Center, UV-Rowley, and UV-Lakeside.

f. What is the current comprehensive plan designation of the site?

The proposed changes will affect development occurring with the Mixed Use Residential, Mixed Use-Central Issaquah, Intensive Commercial-Central Issaquah, and Village Residential zoning districts.

g. If applicable, what is the current shoreline master program designation of the site?

The City of Issaquah Shoreline Master Program lists seven different shoreline environment designations, including: Shoreline Commercial/Mixed Use (SCMU), Transportation High Intensity (THI), Lake Sammamish Shoreline Residential (LS-SR), Issaquah Creek Shoreline Residential (IC-SR), Lake Sammamish Urban Conservancy (LS-UC), Issaquah Creek Urban Conservancy (UC), and Natural (N). Parcels 3424069217 and 3324069121 have a designation of Urban Conservancy. Parcel 2024069119 is not near a shoreline.

h. Has any part of the site been classified as an “environmentally sensitive” area?

There are several streams, lakes, ponds and wetlands within the City of Issaquah. The streams and wetlands range from class one to class four wetlands. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

i. Approximately how many people would reside or work in the completed project?

Approximately 40,950 people currently reside within the City limits (OFM April, 2022). The current planning horizon for Issaquah’s Comprehensive Plan update anticipates Issaquah’s population could reach over 50,000 by 2040 (assuming no further annexations).

j. Approximately how many people would the completed project displace?

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None. The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

- 1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None at this time. Should housing be developed, low- and middle-income housing is required in the Urban Core and Mixed Use-Central Issaquah zones.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

- c. Proposed measures to reduce or control housing impacts, if any:**

The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable.

- b. What views in the immediate vicinity would be altered or obstructed?**

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

None. The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

11. Light and Glare

- a. What type of light or glare will proposal produce? What time of day would it mainly occur?**

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable.

- c. What existing off-site sources of light or glare may affect your proposal?**

Not applicable.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

There are many different parks within the City of Issaquah. These parks range in recreational use from passive hiking trails to ballparks to community center buildings.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on or eligible for national, State, or local preservation registers known to be on or next to the site? If so, generally describe.

None.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The City has identified several potential historic landmarks and has seven designated landmarks, however, none are within the vicinity of the proposed redesignations and rezones.

c. Proposed measures to reduce or control impacts, if any:

None. The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.

Major public highways and/or streets serving Issaquah include, but are not limited to, Interstate 90, State Route 900, Gilman Blvd., Newport Way, East Lake Sammamish Parkway, Sammamish Road, and SE 56th St.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The City of Issaquah is served by two transit agencies: King County Metro and Sound Transit. The Issaquah Transit Center is located along State Route 900 at Maple Street. This facility serves both agencies with bus stops located along arterials throughout the City for Metro and Sound Transit routes. Specific project impacts would be evaluated with project applications.

c. How many parking spaces would the completed project have? How many would the project eliminate?

None.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No water, rail, or air transportation facilities are currently operating in the City of Issaquah. Specific project impacts would be evaluated with project applications.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable.

g. Proposed measures to reduce or control transportation impacts, if any:

No, specific project impacts would be evaluated with project applications. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

b. Proposed measures to reduce or control direct impacts on public services, if any:

None. The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications. Water and sewer utilities are available throughout the City, depending on location, from the City of Issaquah, the Sammamish Plateau Water and Sewer District, and the City of Bellevue. Limited areas of septic service are located within the City of Issaquah. Other utility service providers include Puget Sound Energy (electricity and gas) and Century Link (telephone).

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.

The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

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.

Signature: Valerie Poutre

Title: Associate Planner

Date Submitted: August 8, 2023

D. NON-PROJECT SUPPLEMENT

TO BE COMPLETED BY APPLICANT

**EVALUATION
FOR AGENCY
USE ONLY**

(Do not use this sheet for project actions)

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 unlikely to cause significant changes in discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

None. The City of Issaquah Land Use Code contains a number of mitigation requirements, such as those found in Chapter 18.802 IMC Critical Area Regulations, that are applied at the project level. In addition, the City of Issaquah has programs such as the Commute Trip Reduction (CTR) program and invests in local transit in order to avoid or reduce the potential vehicular emissions associated with development. Furthermore, Issaquah has several other standards including the adopted Storm Water Management Manual which contain measures to address potential impacts.

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

The proposal is not likely to affect plants, fish, or marine life. Specific project impacts would be evaluated with project applications.

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

There are no proposed changes to these protection measures.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is unlikely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

The Comprehensive Plan has set a goal of reducing greenhouse gas emissions to 80% below 2007 levels, by 2050. There are no proposed changes to these protection measures.

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?

There are no proposed changes to these protection measures.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The Comprehensive Plan contains goals and policies to protect these resources. There are no proposed changes to these protection measures. There are no proposed changes to the critical area regulations within the Land Use Code.

5. 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?

There are no proposed changes that allow or encourage land and shoreline uses incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are: The proposed amendments would not make changes that would affect land and shoreline uses.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Specific project impacts would be evaluated with project applications. There are no proposed changes that would increase demand on transportation or public services and utilities.

Proposed measure to reduce or respond to such demand(s) are: See above.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed amendments are viewed as consistent with the Issaquah Comprehensive Plan, the Issaquah Municipal Code, the King County Countywide Planning Policies, and the Washington State Growth Management Act.