



CITY OF KENT DETERMINATION OF NONSIGNIFICANCE

Environmental Checklist No. ENV-2018-5 **Project:** Urban Separators
RPSA-2182087
ZCA-2016-2
RPP6-2160444

Description: The City of Kent has initiated a non-project environmental review for a proposal to:

- A) Amend the land use plan map designation for 8 parcels at the Northeast corner of the intersection of SE 200th St. and 108th Ave. SE from "Urban Separator" to "SF-6," and amend the zoning designation for these 8 parcels from SR-1 to SR-6; and
- B) Amend sections 12.04.263 Clustering in Urban Separators; 15.04.020 Residential Land Uses; and 15.04.030 Residential Land Use and Development Conditions; and add section 15.02.114.1 Duplex with Ownership Interest; pertaining to permitted uses, subdivision requirements, and development standards in urban separators and the SR-1 zoning district. The proposed amendments better align Kent's cluster subdivision requirements with those of neighboring jurisdictions, allow 25% of new housing units to be duplex and townhouse, and require critical areas in cluster subdivisions to be permanently reserved in open space tracts.

Location: These proposed amendments impact areas throughout Kent which are designated as urban separators on the City's comprehensive land use plan map.

Applicant: City of Kent, 220 4th Ave. S, Kent, WA 98032

Lead Agency CITY OF KENT

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 (EIS) 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.

- X This DNS is issued under 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of this decision; this constitutes a 14-day comment period. Comments must be submitted by **4:30 p.m., June 15, 2018**. This MDNS is subject to appeal pursuant to Kent City Code section 11.03.520.

Responsible Official Jason Garnham

Position/Title Acting Current Planning Manager

Address 220 S. Fourth Avenue, Kent, WA 98032 Telephone: (253) 856-5439

Dated May 29, 2018 Signature 

APPEAL PROCESS:

AN APPEAL OF A DETERMINATION OF NONSIGNIFICANCE (DNS) MUST BE MADE TO THE KENT HEARING EXAMINER WITHIN FOURTEEN (14) DAYS FOLLOWING THE END OF THE COMMENT PERIOD PER KENT CITY CODE 11.03.520.