

ENVIRONMENTAL CHECKLIST

FOR

**City of Ellensburg
Land Development Code Update**

(S13-05)

A. BACKGROUND

- 1. Name of proposed project, if applicable:**
City of Ellensburg Land Development Code
- 2. Name of applicant:**
City of Ellensburg
- 3. Address and phone number of applicant and contact person:**
Community Development Department
501 N. Anderson Street
Ellensburg, WA 98926
(509) 962-7231
Contact: Dan Valoff, Senior Planner
- 4. Date checklist prepared:**
July 08, 2013
- 5. Agency requesting checklist:**
City of Ellensburg Community Development Department
- 6. Proposed timing or schedule (including phasing, if applicable):**
The Land Development Code is expected to be adopted in October 2013.
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? NO If yes, explain:**
Not at this time, however future amendments to the Land Development Code are possible.
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**
The Final Supplemental EIS for the City of Ellensburg Comprehensive Plan Update that was issued on February 22, 2006, and that updated the EIS prepared for the 1995 City of Ellensburg Comprehensive Plan, has been identified by the Lead Agency as directly relating to this proposal, as being appropriate for this proposal after independent review, and as meeting the City's environmental review needs for the current proposal. The FSEIS was not challenged and is formally adopted as part of this SEPA Checklist and will accompany the proposal to the decision-maker.

The adopted FSEIS, as well as the Environmental Checklist and other City files for this non-project action, are available to be read between the hours of 8 AM to 12 PM and 1 PM to 5 PM, Monday thru Friday, at the City of Ellensburg Community Development Department, City Hall,

501 N. Anderson, Ellensburg, WA 98926. Or they can be reviewed on the City's webpage at www.ci.ellensburg.wa.us. Compact Discs containing the proposed Land Development Code and this SEPA Checklist are also available upon request at the Community Development Department.

9. **Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? No. If yes, explain:**
None

10. **List any governmental approvals or permits that will be needed for your proposal, if known:**
City Council approval is required to adopt the Land Development Code.

11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site, (subdivision with number of lots, zone change, apartment complex with number of buildings and units, commercial structure, activity within a critical area, square footage ... etc.):**

The purpose of the Land Development Code is to provide regulations and procedures, by which the citizens of the city can guide the development of their community in a logical and orderly manner, maintain a quality environment and provide for the conservation, protection and enhancement of the public health, safety and general welfare. The Land Development Code provides for the implementation of the goals and policies of the Ellensburg comprehensive plan through the adoption, administration and enforcement of zoning maps, regulations, procedures, and programs.

More specifically, the Land Development Code modernizes the existing city land development regulations by: consolidating all land development regulations into a single Code chapter; establishing uniform review processes for various "types" of land use permit applications, similar to most other jurisdictions in the state; correcting inconsistencies in the existing regulations and between the existing regulations and the comprehensive plan; updating the land development regulations to implement that comprehensive plan through current best planning practices such as increasing densities closer to the urban center of the city, allowing for mixed commercial and residential uses, revising the residential options to allow for smaller lots sizes, smaller structures, etc.; establishing design standards on a city-wide level and on a project specific level that provide the developer with more options for meeting the design requirements, encouraging more connectivity for all modes of transportation with emphasis on pedestrian and non-motorized transportation connectivity; and by allowing for a greater variety of road width design options.

The Land Development Code does not amend the existing Critical Areas Ordinance, nor the existing SEPA Ordinance, nor the existing Airport Overlay Zone Ordinance, other than to update those code chapters to work with the revised permit review processes established by the Land Development Code.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address. Provide a legal description:**
The Land Development Code is applicable city wide.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- A. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:**
There is a variety of terrain within the City of Ellensburg
- B. What is the steepest slope on the site (approximate percent slope)?**
The steepest slope within Ellensburg is approximately 40%
- C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland:**
Various soil types are found within the City of Ellensburg
- D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe:**
Not applicable to this non-project action proposal
- E. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:**
None proposed in this non-project action. Future specific development proposals may involve filling and grading and will be reviewed and regulated under the codes and regulations in place at time of permit application. The Land Development Code establishes new development processes and regulations for fill and grading activities.
- F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:**
None proposed in this non-project action. Future specific development proposals may involve erosion due to clearing, construction or use and will be reviewed and regulated under the codes and regulations in place at time of permit application. The Land Development Code establishes new development processes and regulations for fill and grading activities.
- G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or building)?**
None proposed in this non-project action. Future specific development proposals may involve covering portions of sites with impervious surfaces and will be reviewed and regulated under the codes and regulations in place at time of permit application.

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

Not applicable to this non-project action. Future specific development proposals will undergo separate SEPA review and measures to reduce or control erosion, or other impacts to the earth, and will be addressed under the codes and regulations in place at time of permit application.

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 proposed in this non-project action. Future specific development proposals may involve emissions to the air during construction and when those projects are completed, and will be reviewed and regulated under the codes and regulations in place at time of permit application.

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

None identified in relation to this non-project action.

C. Proposed measures to reduce or control emissions or other impacts to air, if any:

None proposed in this non-project action. Future specific development proposals will undergo separate SEPA review and measures to reduce or control emissions or other impacts to air, if any, and will be addressed under the codes and regulations in place at time of permit application.

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 the surface water body flows into:

There are numerous surface water bodies within the immediate vicinity of the city limits including: Reecer Creek, Wilson Creek, Mercer Creek, Currier Creek, Whiskey Creek, Lyle Creek, Englehorn Pond, Matoon Lake, Irene Rinehart Ponds, West Interchange Ponds and the Yakima River.

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:

None proposed in this non-project action. Future specific development proposals may involve work over, in, or adjacent to the described waters and will be reviewed and regulated under the codes and regulations in place at time of permit

application.

- 3) **Estimate the amount of fill and dredge material that would 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 proposed in this non-project action. Future specific development proposals may involve fill and dredge materials that may be placed in or removed from surface water or wetlands and will be reviewed and regulated under the codes and regulations in place at time of permit application.
- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known:**
None proposed in this non-project action. Future specific development proposals that may involve surface water withdrawals or diversions will be reviewed and regulated under the codes and regulations in place at time of permit application.
- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan:**
Portions of the land within the city limits are within a 100-year floodplain.
- 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:**
None proposed in this non-project action. Future specific development proposals that may involve discharges of waste materials to surface waters will be reviewed and regulated under the codes and regulations in place at time of permit application.

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:**
None proposed in this non-project action. Future specific development proposals may involve ground water withdrawal or water discharge to ground water and will be reviewed and regulated under the codes and regulations in place at time of permit application.
- 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.**
None proposed in this non-project action. Future specific development proposals may involve waste material discharge into the ground and will be reviewed and

regulated under the codes and regulations in place at time of permit application.

C. Water Runoff (including storm water)

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

None proposed in this non-project action. Future specific development proposals may involve runoff (including storm water) and will be reviewed and regulated under the codes and regulations in place at time of permit application.

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

None proposed in this non-project action. Future specific development proposals may involve waste material entering ground or surface waters and will be reviewed and regulated under the codes and regulations in place at time of permit application.

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

None proposed in this non-project action. Future specific development proposals that may involve waste material discharge into the ground will be reviewed and regulated under the codes and regulations in place at time of permit application.

4. Plants

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

All of the following types of vegetation may be found within the City of Ellensburg; however the proposal is not site specific:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | deciduous tree: alder, maple, aspen, other |
| <input checked="" type="checkbox"/> | evergreen tree: fir, cedar, pine, other |
| <input checked="" type="checkbox"/> | shrubs |
| <input checked="" type="checkbox"/> | grass |
| <input checked="" type="checkbox"/> | pasture |
| <input checked="" type="checkbox"/> | crop or grain |
| <input checked="" type="checkbox"/> | wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other |
| <input checked="" type="checkbox"/> | water plants: water lily, eelgrass, milfoil, other |
| <input checked="" type="checkbox"/> | other types of vegetation |

B. What kind and amount of vegetation will be removed or altered:

None proposed in this non-project action. Future specific development proposals may involve removal or alteration of vegetation and will be reviewed and regulated under the codes and regulations in place at time of permit application.

- C. **List threatened or endangered species known to be on or near the site:**
None are known to be within the city limits. Future specific development proposals that may involve threatened or endangered species will be reviewed and regulated under the codes and regulations in place at time of permit application.
- D. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**
None proposed in this non-project action. Future specific development proposals may involve waste material discharge into the ground and will be reviewed and regulated under the codes and regulations in place at time of permit application. This non-project action imposes new landscaping requirements on new development in the city.

5. **Animals**

- A. **Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**
A variety of birds and animals reside in the city limits but the question is not applicable to the proposal because it is a non-project action and any impacts will be determined on a project basis at time of permit application.
- B. **List any threatened or endangered species known to be on or near the site:**
None known to be present in the city limits. Future specific development proposals that may involve threatened or endangered species will be reviewed and regulated under the codes and regulations in place at time of permit application.
- C. **Is the site part of a migration route? If so, explain:**
Some migratory birds are likely to visit the Ellensburg area, but the question is not applicable to this non-project action because it not a site specific action.
- D. **Proposed measures to preserve or enhance wildlife, if any:**
Future specific development proposals that may involve threatened or endangered species will be reviewed and regulated under the codes and regulations in place at time of permit application.

6. **Energy and Natural Resources**

- A. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed energy needs? Describe whether it will be used for heating, manufacturing, etc.:**
None proposed in this non-project action. Future specific development proposals may involve a variety of energy use to meet the completed project's energy needs. The City's Energy Services Department provides both electric and natural gas energy throughout the city that is used for heating and manufacturing.

B. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe:

None proposed in this non-project action. Future specific development proposals may affect the potential use of solar energy by adjacent properties and will be reviewed and regulated under the codes and regulations in place at time of permit application. The new Land Development Code encourages the consideration of solar access in subdivision design.

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:

The city operates an energy efficiency program that provides energy audits to individual households and has adopted an Energy Efficiency and Conservation Strategy that identifies future options for energy efficiency and conservation measures and establishes a process for evaluating such proposals prior to committing city resources.

7. Environmental Health

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

None proposed in this non-project action. Future specific development proposals may involve environmental health hazards and will be reviewed and regulated under the codes and regulations in place at time of permit application.

1) Describe special emergency services that might be required:

Will be determined on a project basis based on codes and regulations in place at time of permit application.

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

None proposed in this non-project action. Future specific development proposals that may involve environmental health hazards will be reviewed and regulated under the codes and regulations in place at time of permit application.

B. Noise

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

There are a wide variety of noise generators in the city limits. No specific additional noise generators are proposed in this non-project action. Future specific development proposals that may involve noise impacts will be reviewed and regulated under the codes in place at time of permit application. The City has adopted a noise ordinance that will remain in place unchanged after the Land Development Code has been adopted.

- 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.**

None proposed in this non-project action. Future specific development proposals may involve noise impacts and will be reviewed and regulated under the codes and regulations in place at time of permit application.

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

None proposed in this non-project action. Future specific development proposals may involve noise impacts and will be reviewed and regulated under the codes and regulations in place at time of permit application.

8. Land and Shoreline Use

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

The Land Development Code applies to all properties city wide which includes all current uses in the city.

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

Portions of the city have historically been used for agriculture, although only a few scattered parcels of land within the city limits remain in agricultural use as pasture.

- C. **Describe any structures on the site.**

There is a wide variety of existing structures within the city limits.

- D. **Will any structures be demolished? If so, what?**

None proposed in this non-project action. Future specific development proposals may involve the demolition of structures and will be reviewed and regulated under the codes and regulations in place at time of permit application.

- E. **What is the current zoning classification of the site?**

The city has a variety of zoning classifications for residential, commercial, industrial, and public reserve land uses. The Land Development Code does not change any of the current zoning classifications, but does expand some of the uses within those zoning classifications in order to implement the city's comprehensive plan.

- F. **What is the current comprehensive plan designation of the site?**

The city has a variety of current comprehensive plan designations for land within the city limits including residential, commercial, industrial and public reserve designations.

- G. **If applicable, what is the current shoreline master program designation of the site?**

The city currently has a very small portion of shoreline jurisdiction land within the city limits and utilizes the Kittitas County Shoreline Master Program to regulate those shorelines. The city is currently in the process of developing a Shoreline Master Program with assistance from the Washington State Department of Ecology. That new SMP will

be incorporated into the Land Development Code once approved by Ecology and adopted by the city.

- H. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**
There are a variety of areas in the city limits that have been classified as "environmentally sensitive" areas in the city's critical area ordinance including wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, geologic hazard areas, and aquifer recharge areas. Those "environmentally sensitive" areas are, and will continue to be regulated by the city's critical area ordinance. That critical area ordinance is not being amended by this new Land Development Code except to update the review processes to fit within the new permit review process "type" processes in the Land Development Code.
- I. Approximately how many people would reside or work in the completed project?**
The current city population as of April 1, 2013 is estimated by the Washington State Office of Financial Management (OFM) as 18,370. The city is expected to grow at a rate of approximately 1.5% to 2% per year for the current comprehensive plan horizon.
- J. Approximately how many people would the completed project displace?**
None proposed in this non-project action. Future specific development proposals may involve displacement of people and will be reviewed and regulated under the codes and regulations in place at time of permit application.
- K. Proposed measures to avoid or reduce displacement impacts, if any:**
None proposed in this non-project action. Future specific development proposals that may involve displacement of people will be reviewed and regulated under the codes and regulations in place at time of permit application.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
This non-project action specifically implements the comprehensive plan. The Final Supplemental Environmental Impact Statement that was prepared for the updated comprehensive plan is being adopted as part of the SEPA review for the Land Development Code.
- 9. Housing**
- A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
None proposed in this non-project action. Future specific development proposals will provide additional housing units for high, middle and low-income populations. The Land Development Code specifically provides additional housing type options that can be used to ensure an appropriate mix of high, middle and low-income housing within the community.
- B. Approximately how many units, if any, would be eliminated? Indicate whether**

high, middle, or low-income housing.

None proposed in this non-project action. Future specific development proposals may involve the elimination of housing units including high, middle or low-income housing. and will be reviewed and regulated under the codes and regulations in place at time of permit application.

C. Will the proposal impact the need for housing?

The Land Development Code assumes an increased need for housing as the city grows. It has also been designed to provide for certain categories of housing that the current development regulations either do not allow or make more expensive to develop such as, townhouses, cottage housing, zero-lot line housing, mixed residential and commercial housing, etc. Those options are designed to provide options for high, middle and low-income housing that currently are not available in the city based on the current land development regulations.

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

None proposed in this non-project action. Future specific development proposals that may involve housing impacts will be reviewed and regulated under the codes and regulations in place at time of permit application.

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?

None proposed in this non-project action. Future specific development proposals may involve structures of varying height and varying exterior building materials and will be reviewed and regulated under the codes and regulations in place at time of permit application. The Land Development Code provides for certain height restrictions to maintain the character of the historic register districts in the city and provides for a variety of exterior building material options.

B. What views in the immediate vicinity would be altered or obstructed?

None proposed in this non-project action. Future specific development proposals may involve some alteration or obstruction of views and will be reviewed and regulated under the codes and regulations in place at time of permit application. The Land Development Code encourages the protection of view corridors and establishes specific design standards to minimize visual impacts from new development.

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

None proposed in this non-project action. Future specific development proposals may involve the alteration or obstruction of views and will be reviewed and regulated under the codes and regulations in place at time of permit application. The Land Development Code establishes specific design standards to minimize visual impacts from new development.

11. Light and Glare

A. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None proposed in this non-project action. Future specific development proposals may involve the production of light or glare at various times of the day and will be reviewed and regulated under the codes and regulations in place at time of permit application. The city's current Outdoor Lighting Ordinance is incorporated into the Land Development Code without any changes and will continue to regulate outdoor lighting impacts from both existing and new development within the city.

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

None proposed in this non-project action. Future specific development proposals may involve light or glare that may be a safety hazard or interfere with views and will be reviewed and regulated under the codes and regulations in place at time of permit application. The city's current Outdoor Lighting Ordinance is incorporated into the Land Development Code without any changes and will continue to regulate outdoor lighting impacts from both existing and new development in the city.

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

None proposed in this non-project action. There are a variety of existing off-site sources of light or glare in the city and future specific development proposals that may involve such light or glare sources will be reviewed and regulated under the codes and regulations in place at time of permit application.

D. Proposed measures to reduce or control light and glare impacts, if any:

None proposed in this non-project action. Future specific development proposals that may involve light or glare impacts will be reviewed and regulated under the codes and regulations in place at time of permit application.

12. Recreation

A. What designated and informal recreational opportunities are in the immediate vicinity?

There are a variety of recreational opportunities within the city limits and in the unincorporated immediate vicinity that are both designated or informal, ranging from city parks of all sizes and purposes, ballfields, swimming and sunbathing ponds, hiking and walking trails within the developed city and along the Yakima River, and outdoor activities for all seasons such as hunting, fishing, bird watching, off-road vehicle activities, etc.

B. Would the proposed project displace any existing recreational uses? If so, describe:

None proposed in this non-project action. Future specific development proposals may involve the displacement of existing recreational uses and will be reviewed and regulated under the codes and regulations in place at time of permit application.

C. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed in this non-project action. Future specific development proposals that may involve the displacement of existing recreational uses will be reviewed and regulated under the codes and regulations in place at time of permit application.

13. Historic and Cultural Preservation

- A. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**
The City of Ellensburg has two national historic districts as well as a Landmark Register of Historic Properties that includes a larger area than those national historic districts. The City participates in the Washington State Certified Local Government Program that requires a formal evaluation, designation and protection process for historic and cultural preservation and utilizes a Landmark and Design Commission in those preservation activities.
- B. Generally describe any landmarks or evidence of historic, or archaeological, scientific, or cultural importance known to be on or next to the site.**
See response in “A” above. The general types of historic, archaeological, scientific or cultural structures include an historic downtown commercial district, an historic residential district, and several individual historic residential properties outside of those historic district boundaries.
- C. Proposed measures to reduce or control impacts, if any:**
None proposed in this non-project action. Future specific development proposals that may involve impacts to landmarks in the city will be reviewed and regulated under the codes and regulations in place at time of permit application. The city’s current Landmarks and Design Ordinance is incorporated into the Land Development Code without any changes to the historic preservation regulations and will continue to regulate historic preservation impacts from both existing and new development in the city. In addition, the city will continue to identify and designate landmarks within the city in accordance with the provisions of that Landmarks and Design Ordinance.

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.**
None proposed in this non-project action. There are a variety of public streets within the city that are designated as arterials, collectors, and local access.
- B. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
The city currently operates a public transit system that serves the Central Washington State University campus, the residential area north of that campus, the downtown commercial district, all grocery and variety stores in the community and the Kittitas Valley Healthcare Hospital and Clinics. The distance to the nearest transit stop varies. There is also a public transit route that connects downtown Ellensburg to downtown Yakima which

is approximately 35 miles to the south and serves as the nearest large urban center.

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

None proposed in this non-project action. Future specific development proposals will be required to provide off-street parking based on the codes and regulations in place at time of permit application. The city's current parking requirements are incorporated into the Land Development Code without any changes except that additional parking lot design standards have been developed in the Land Development Code and, as currently drafted, there is some credit available for adjacent on-street parking in commercial areas..

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).

None proposed in this non-project action but as the city grows it is anticipated that new roads, streets and improvements to existing roads or streets will be required. Future specific development proposals will be reviewed and regulated under the codes and regulations in place at time of permit application. The Land Development Code provides for expanded street width and design options from current code requirements.

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

None proposed in this non-project action. Future specific development proposals will use or will occur in the immediate vicinity of rail or air transportation facilities.

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

None proposed in this non-project action. Future specific development proposals that may involve the generation of vehicle trips will be reviewed and regulated under the codes and regulations in place at time of permit application.

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

None proposed in this non-project action. Future specific development proposals that may involve transportation impacts will be reviewed and regulated under the codes and regulations in place at time of permit application. The Land Development Code provides for greater variety of road width and design that will help to mitigate transportation impacts from new development. The city's transportation concurrency provisions will remain in effect with the adoption of the Land Development Code and will ensure that adequate transportation facilities are available for new development.

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.

None proposed in this non-project action. Future specific development proposals will increase the need for public services and will be reviewed and regulated under the codes and regulations in place at time of permit application.

- B. Proposed measures to reduce or control direct impacts on public services, if any.**
None proposed in this non-project action. Future specific development proposals that may involve an increased need for public services will be reviewed and regulated under the codes and regulations in place at time of permit application.

16. Utilities

- A. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, cable television, other.**
Utilities currently available within the incorporated city limits include: electricity, natural gas, water, refuse service, telephone, sanitary sewer, stormwater, cable television and others.
- B. Describe the utilities that are proposed for the project, the utility providing service, and the general construction activities on the site or in the immediate vicinity which might be needed.**
None proposed in this non-project action. Future specific development proposals will require utility services that will be reviewed and regulated under the codes and regulations in place at time of permit application.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the City is relying on them to make its decision.



Signature

7-8-13

Date Submitted

D. SEPA SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of 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 proposed Land Development Code would not directly result in any increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Future development projects that will be reviewed and regulated by this proposed Land Development Code could result in some increase, however, such future projects would be subject to project specific SEPA review at time of permit application and subject to the regulations of the Land Development Code in place at time of permit application.

Proposed measures to reduce such increases are:

Subsequent projects resulting from the proposed Land Development Code will be subject to project specific SEPA review which will identify specific measures to reduce any increases. In general, the current City ordinances relating to storm water runoff, noise and disposal of hazardous waste serve to adequately mitigate any such increases.

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

The proposed Land Development Code would not directly affect plants, animals, fish or marine life. Subsequent projects that will be reviewed and regulated by this proposed Land Development Code could have some impact on plants, animals, fish or marine life, however, such future projects would be subject to project specific SEPA review at time of permit application and subject to the regulations of the Land Development Code in place at time of permit application. The City's current Critical Area Ordinance prepared pursuant to the Growth Management Act (GMA) is based on Best Available Science (BAS) and is incorporated unchanged into the Land Development Code. That Critical Area Ordinance serves to adequately mitigate any such impact to plants, animals, fish or marine life through the imposition of necessary buffers and design standards on projects that involve such impacts.

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

Subsequent projects resulting from the proposed Land Development Code will be subject to project specific Critical Area Ordinance review which will identify specific measures to protect or conserve plants, animals, fish or marine life. In addition, such projects may undergo SEPA review if the Critical Area Ordinance does not adequately mitigate such impacts.

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

The proposed Land Development Code would not directly be likely to deplete energy or natural

resources. Subsequent projects resulting from the proposed Land Development Code could result in some depletion of energy or natural resources, however, such future projects would be subject to project specific SEPA review.

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

Subsequent projects resulting from the proposed Land Development Code will be subject to project specific SEPA review which will identify specific measures to protect or conserve energy and natural resources.

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?**

The proposed Land Development Code will not directly be likely to use or affect environmentally sensitive areas or areas designated for governmental protection

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

Subsequent projects that will be reviewed and regulated under the proposed Land Development Code will be subject to project specific Critical Area Ordinance review and regulation that will identify specific measures to protect or to avoid or reduce impacts to environmentally sensitive areas or areas designated for governmental protection. In addition, SEPA review may also occur to ensure that such impacts are properly mitigated.

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?**

Subsequent projects that will be reviewed and regulated under the proposed Land Development Code will be subject to project specific SEPA review which will identify specific measures to ensure they are compatible with existing plans. The Land Development Code specifically implements the city's comprehensive plan, thereby ensuring that the city's land development processes are consistent and compatible with the existing comprehensive plan. In addition, the City is currently developing a Shoreline Master Program with assistance from the Washington State Department of Ecology that will be adopted into the Land Development Code and will provide both regulation and mitigation for impacts to shoreline from future uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Subsequent projects resulting from the proposed amendment will be subject to project specific SEPA review which will identify specific measures to protect or to avoid or reduce impacts to shoreline and land uses. In addition, the Land Development Code, and the currently being drafted Shoreline Master Program, provide significantly more direction and protection features than current city development regulations and that will further help to avoid or reduce shoreline and land use impacts.

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

The proposed Land Development Code will not directly increase demands on transportation or public services and utilities. Subsequent projects that will be reviewed and regulated under the

proposed Land Development Code could result in some increased demand on transportation or public services and utilities, however, such future projects would be subject to project specific SEPA review as well as the more expanded development regulations in the Land Development Code.

Proposed measures to reduce or respond to such demand(s) are:

Subsequent projects that will be reviewed and regulated under the proposed Land Development Code will be subject to project specific SEPA review which will identify specific measures to reduce or respond to such demand(s).

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 Land Development Code is not expected to conflict with local, state, or federal laws or requirements for the protection of the environment.