



CITY OF
SEQUIM

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SEPA ENVIRONMENTAL CHECKLIST

152 W. Cedar Street, Washington 98370
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A. BACKGROUND

Name of proposed project, if applicable:

2019 Amendments to Chapter 18.33 Accessory Dwelling Units

Date Prepared:
October 7, 2019

Name of Applicant:
City of Sequim

Address:
152 W. Cedar Street
Sequim, WA 98382

Phone Number:
(360) 681-3435

Contact:
Barry Berezowsky

Agency Requesting Checklist: City of Sequim

Proposed timing or schedule (including phasing, if applicable):

The City Planning Commission will hold a public hearing on these amendments on November 5, 2019 at 6:10 pm and the City Council will hold a workshop on November 11, 2019 at 5:00 pm and a Public Hearing at 6:15 pm, November 25, 2019. All meeting dates are subject to change.

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.

The City's land use regulations are amended periodically, consistent with the Growth Management Act (GMA). The proposed changes will apply to future proposals subject to review under the Title 18.33 and will provide the basis to evaluate and regulate future development proposals.

List any environmental information you know about that has been prepared, directly related to this proposal.

No specific environmental information has been prepared for these amendments. Land use development projects submitted to the City will be required to be processed under the provisions of Title 19, and will require environmental review when development is proposed, pursuant to SEPA rules.

Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.

Permits will be processed under the current Chapter 18.33 until new regulations are adopted and go into effect.

List any government approvals or permits that will be needed for your proposal, if known.
City Council approval and adoption.

Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The need for more affordable housing is probably the single most important reason for the growing interest in a accessory dwelling units. Several studies by both public and private housing groups have amply documented the nature and extent of the affordable housing crisis in Washington.¹ Many see ADUs, which use existing housing resources, as a simple and inexpensive way for communities to respond to the affordable housing crisis. ADUs typically cost 25 to 40 percent less to build than new, comparably-sized housing units since they do not require development of new land, and because construction costs are lower. Consequently, ADUs are usually much less expensive to rent.

Allowing the development of accessory dwelling units, or ADUs, in single-family homes is becoming an increasingly popular technique for creating low- and moderate-income housing for both homeowners and renters. Homeowners benefit from the additional rental income that they can use to pay part of their mortgage payment or to help with the upkeep on their homes. Renters benefit from the availability of moderately priced rental housing in single-family neighborhoods. The community benefits from the addition of affordable housing for little or no public expense.

ADUs are most commonly understood to be a separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot. ADUs are usually subordinate in size, location, and appearance to the primary unit.

Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The amendments will be in affect within the corporate city limits of the City of Sequim, WA.

B. ENVIRONMENTAL ELEMENTS

Agree Disagree Mitigate

1. Earth

- a. General description of the site (check one): xflat x rolling x hilly x steep
x slopes x mountainous other.

Sequim's topography varies throughout the city, from flat to areas of steep slopes. Actual development will be subject to additional SEPA review as appropriate. Environmental review and a threshold determination will be required at the time of development review. Site specific development impacts are not identified at this time.

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

There are areas within the city limits with slopes exceeding 30 percent, and potential geohazard areas are mapped on the City's critical areas maps. At the time of a development proposal, additional information on slopes will be required. Future development will require additional environmental review.

<p>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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p><i>According to the USDA Soil Series, Sequim's soils consist of very deep, somewhat excessively drained soils formed in old alluvium. GEOGRAPHICALLY ASSOCIATED SOILS: These are the Carlsborg, Clallam, Dungeness, Hoypus, and Yearly soils. Carlsborg soils lack a mollic epipedon. Clallam soils are loamy-skeletal and have a densic contact at a depth of 20 to 40 inches. Dungeness soils are coarse-silty. Hoypus soils lack a mollic epipedon. Yearly soils are fine-loamy and have a densic contact at a depth of 20 to 40 inches</i></p>	X		
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p><i>Geohazards are mapped in the City's critical areas maps and unstable soils/slopes are regulated by the City's Critical Areas Ordinance. No development is proposed at this time. Review of soil conditions will occur at the time specific proposals move forward.</i></p>	X		
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p><i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Erosion control would be addressed through existing City ordinances, including the clearing and grading and critical areas regulations.</i></p>	X		
<p>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</p> <p><i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Erosion control would be addressed through existing City ordinances, including the clearing and grading and critical areas regulations.</i></p>	X		
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p><i>This is not applicable to this non-project action. No development is proposed at this time. Projects will require further analysis and SEPA review, where appropriate.</i></p>	X		
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p><i>This is not applicable to this non-project action. No development is proposed at this time. Projects will require further analysis and SEPA review, where appropriate.</i></p>	X		
2. Air			
<p>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.</p> <p><i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p><i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		

<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any. <i>None. No development is proposed at this time. Determination will be made at the time specific proposals move forward. New construction will comply with the requirements of the Sequim Municipal Code and the Engineering Department, which will be reviewed at the time of a specific project proposal moving forward.</i></p>	X		
3. Water			
a. Surface:			
<p>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. <i>Sequim's main surface water body is Sequim Bay; there are numerous streams and wetlands throughout the city limits. There is no development proposed at this time; future development will require consistency with the City's Critical and Environmentally Sensitive Areas regulations and additional environmental review.</i></p>	X		
<p>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. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>3) Estimate the amount of fill and dredge 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. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>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. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
b. Ground:			

<p>1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>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. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
c. Water Runoff (including storm water):			
<p>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. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>2) Could waste materials enter ground or surface waters? If so, generally describe. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
4. Plants			

<p>a. Check types of vegetation found on the site:</p> <p>x Deciduous tree: alder, maple, aspen, other x Evergreen tree: fir, cedar, pine, other x Shrubs x Grass x Pasture x Crop or grain x Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other x Water plants: water lily, eelgrass, milfoil, other x Other types of vegetation</p>	X		
<p>b. What kind and amount of vegetation will be removed or altered? <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>c. List threatened or endangered species known to be on or near the site. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>e. List all noxious weeds and invasive species known to be on or near the site. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
5. Animals			
<p>a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site: x Birds: hawk, heron, eagle, songbirds, other: x Mammals: deer, bear, elk, beaver, other: x Fish: bass, salmon, trout, herring, shellfish, other:</p>	X		
<p>b. List any threatened or endangered species known to be on or near site. <i>Sequim has several listed species, including bald eagle, blue heron, , salmon (Chinook, chum, coho), steelhead, cutthroat and Dungeness Crab,</i> <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>c. Is the site part of a migration route? If so, explain. <i>Sequim Bay and adjacent streams are known to contain anadromous salmonids. The City is located within the Pacific Flyway - a flight corridor for migrating waterfowl and other birds - that extends from Alaska to Mexico and South America.</i></p>	X		

<p><i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>			
<p>d. Proposed measures to preserve or enhance wildlife, if any. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward. The City's Critical Areas Ordinance provides protection for wildlife. Any additional mitigation necessary will be identified at the time of site-specific development review.</i></p>	X		
<p>e. List any invasive animal species known to be on or near the site. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward. The City's Critical Areas Ordinance provides protection for wildlife. Any additional mitigation necessary will be identified at the time of site-specific development review.</i></p>	X		
<p>6. Energy and Natural Resources</p>			
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Electric energy is available city-wide and natural gas is available in specific locations in the city limits.</i></p>	X		
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>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. <i>No development is proposed at this time. Determination will be made at the time specific proposals move forward. Electric energy is available citywide and natural gas is available in specific locations in the city limits.</i></p>	X		
<p>7. Environmental Health</p>			
<p>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. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>1) Describe any known or possible contamination at the site from present or past uses. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		

<p>2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>4) Describe special emergency services that might be required. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>5) Proposed measures to reduce or control environmental health hazards, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
b. Noise			
<p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? <i>The city has a typical level of noise expected in an urban environment</i></p>	X		
<p>2) What types of 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. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>3) Proposed measures to reduce or control noise impacts, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
8. Land and Shoreline Use			
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. <i>The city has a variety of single-family residential development along with commercial areas, and other uses including multifamily residential, light industrial, institutional, and parks.</i></p>	X		

<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>c. Describe any structures on the site. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>d. Will any structures be demolished? If so, what? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>e. What is the current zoning classification of the site? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>f. What is the current comprehensive plan designation of the site? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>g. If applicable, what is the current shoreline master program designation of the site? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>i. Approximately how many people would reside or work in the completed project? This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward</p>	X		
<p>j. Approximately how many people would the completed project displace? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		

<p>k. Proposed measures to avoid or reduce displacement impacts, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
9. Housing			
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. <i>Although no development is proposed at this time it is anticipated that this proposed ordinance will afford the opportunity for additional housing alternatives by providing a more practical approach to establishing an accessory dwelling unit on properties with an existing residential use</i></p>	X		
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>c. Proposed measures to reduce or control housing impacts, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
10. Aesthetics			
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>b. What views in the immediate vicinity would be altered or obstructed? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>c. Proposed measures to reduce or control aesthetic impacts, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
11. Light and Glare			

<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>c. What existing off-site sources of light or glare may affect your proposal? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>d. Proposed measures to reduce or control light and glare impacts, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
12. Recreation			
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? <i>There are a variety of recreational opportunities equally disbursed throughout the city including parks ranging from neighborhood to community scale. and, the Olympic Discovery Trail.</i></p>	X		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
13. Historic and Cultural Preservation			
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		

<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>c Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>d. Proposed measures to reduce or control impacts, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>14. Transportation</p>			
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		

<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>h. Proposed measures to reduce or control transportation impacts, if any. <i>At the time of development review, projects will be reviewed for traffic impacts and appropriate mitigation will be imposed.</i></p>	X		
15. Public Services			
<p>a. Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. <i>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</i></p>	X		
16. Utilities			

a. Check the utilities currently available at the site:

- electric
- natural gas
- water
- refuse service
- telephone,
- sanitary sewer
- septic system
- other.

Utilities are also available throughout the city. No development is proposed with the amendments, and specific determination of utility services will be made at the time of development review

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 which might be needed.

Utilities are also available throughout the city. No development is proposed with the amendments, and specific determination of utility services will be made at the time of development review

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.


Barry A. Berezowsky
Responsible Official


Senior Planner


Date Submitted:

D. S 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 the elements of the environment. When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, that 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 substance; or production of noise?
As a non-project action, updates to the Title 18, Zoning, would not create any of these effects. All development and uses will be subject to all applicable local, state and federal regulatory requirements and will be reviewed on a case-by-case basis during the development review process.

Proposed measures to avoid or reduce such increases are:

No measures are proposed with the update. However, measures will be identified as necessary during the development permit and environmental process for specific projects. Compliance with city regulations and other appropriate mitigations would reduce increases.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
As a non-project action, amendments to Title 18 would not directly affect plants, animals, fish or marine life. Projects resulting from the update may require further review under SEPA.

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

The CAO provides regulatory protective measures to protect and conserve vegetation and wildlife habitat. Additional measures may be identified during the development permit and environmental review process for specific projects.

3. How would the proposal be likely to deplete energy or natural resources?
As a non-project action, updates to Title 18 would not deplete energy or natural resources. Projects resulting from the amendments will require further environmental review at the time of development application.

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

Measures would be identified during the project specific development permit and environmental review. Compliance with city regulations and other appropriate mitigations would provide the appropriate measures to reduce impacts.

4.	<p>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?</p> <p><i>No development is proposed with the proposed updates to Title 18. The CAO includes standards to protect critical areas and their buffers when development is proposed.</i></p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are: <i>Measures would be identified during the project specific development permit and environmental review. Compliance with city regulations and other appropriate mitigations would provide the appropriate measures to reduce impacts.</i></p>
5.	<p>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?</p> <p><i>The proposed updates to Title 18 will not change existing land use patterns.</i></p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are: <i>The amendments being considered do not pose shoreline or land use impacts. All development applications will be subject to further review under SEPA, the city's zoning code and the Shoreline Master Program where appropriate.</i></p>
6.	<p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p><i>No development is proposed with the Title 18 amendments. However, future developments in the city may have increased demands, which would be identified during the specific project development review. Projects resulting from amendments may require further review under SEPA which will be accomplished as required under WAC 197-11 and the Sequim Municipal Code.</i></p> <p>Proposed measures to reduce or respond to such demand(s) are: <i>Measures to reduce impacts on transportation, public services and utilities would be identified during project specific development review. Compliance with city regulations and other appropriate mitigations could provide the appropriate measures to reduce impacts.</i></p>
7.	<p>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p><i>The proposed amendments do not conflict with any local, state or federal laws or requirements for the protection of the environment. All future development proposals would be required to follow all applicable regulations regarding the protection of the environment.</i></p>

¹ For more on the affordable housing crisis in Washington see: Closing the Gap: Housing Needs in Washington State, by James L. McIntire and Stanislav Fritz, University of Washington, Graduate School of Public Affairs, Institute for Public Policy and Management, Seattle, WA, prepared for the Washington State Department of Community Development, December 1990; The State of Washington 1992 Comprehensive Housing Affordability Strategy, Washington State Department of Community Development, November 1991; and Washington State Housing Needs and Market Trends: An Overview, by Raj Joshi, et al., Washington State Department of Community Development, Olympia, WA, March 1989