SEPA[1] Environmental Checklist

Exhibit F.1
City Council
Public Hearing Staff Report

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. Name of proposed project, if applicable:

City of Sequim Development code updates - Title 17 Land Divisions & Chapter 18.21 Special Housing Requirements

2. Name of applicant:

City of Sequim, Department of Community and Economic Development.

3. Address and phone number of applicant and contact person:

152 W Cedar St, Sequim, WA 98382

Travis Simmons, 360-681-3438.

4. Date checklist prepared:

January 8, 2026.

5. Agency requesting checklist:

City of Sequim.

6. Proposed timing of schedule (including phasing, if applicable):

Adopt by April 2026.

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

Title 17 Land Divisions – no further updates expected.

Chapter 18.21 Special Housing Requirements – this will be rolled into a future Title 18 rewrite.

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

No specific environmental information has been prepared for this proposal. Land use development utilizing the codes subject to this proposal may be required to provide environmental review at the time of application.

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

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

City Council approval is necessary to codify the proposed municipal code amendments/updates.

11. Give 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

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Title 17 Land Divisions – a full rewrite of existing Title 17 Subdivisions to include all types of allowed land division processes. The division of land into lots is governed by Washington State through 58.17 RCW and by local ordinances adopted under that chapter's authority. Title 17 was last substantially updated in 1998, with periodically specific amendments since then.

Title 17 Land Division full update modernizes the code, ensures compliance with recent changes in Washington State law, and improves clarity, consistency, and predictability for applicants, staff, and decision-makers, including new requirements related to lot splitting, unit lot subdivisions, and other housing-related reforms.

Chapter 18.21 Special Housing Requirements – this chapter is being proposed to codify multiple state housing mandates such as ADUs, STEP housing, and residential parking requirements. In addition, this chapter has been expanded to include additional housing updates that the city is proposing to support other code updates such as Title 17.

12. **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.**

This proposal will apply city-wide and affects properties throughout the City of Sequim. The responses in this checklist imply city-wide applicability, unless otherwise stated. The updates are to the Sequim Municipal Code – Title 17 and Title 18.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

The City of Sequim's topography varies throughout the city, from flat areas mainly north of Highway 101 to steep slopes south of Highway 101. There are also significant topographic changes along some of the creeks that run through Sequim such as Bell Creek and Johnson Creek. Future developments will be subject to additional SEPA review as appropriate. Environmental review and threshold determinations will be required as necessary. Site specific development impacts are not identified at this time.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

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

typically associated w/ stream ravines KB

Steep slope critical areas (that exceed 40 percent) are mapped on Clallam County's multipurpose map and also shows geohazard areas. Future developments that are encumbered by steep slopes will require additional environmental information and review at the time of development.

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.

The dominant soils in Sequim are gravelly, sandy soils. These soils have a history of being extremely permeable. ✓

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

Geohazards are mapped on Clallam County's multipurpose map. Unstable soils/slopes are regulated by the City's critical areas ordinance. No development is proposed at this time. Review of soil conditions will at the time specific projects move forward. ✓

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. ✓

No development is proposed at this time.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

No development is proposed at this time. Future developments will be subject to additional SEPA review and clearing and grading regulations as appropriate. ✓

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

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

No development is proposed at this time. Future developments will be subject to additional SEPA review and the City's stormwater management requirements, as appropriate. ✓

2. Air

Find help answering air questions[4]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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.

The City of Sequim has multiple surface water sources. The main being Sequim Bay and its adjacent Pitship Marsh as well as two creeks, Johnson Creek (discharges into Sequim Bay) and Bell Creek (discharges north of Sequim Bay). Another important water source is the Dungeness River, and while it does not run directly through Sequim, the river provides local irrigation water and impacts local hydrology. ✓

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.

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[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

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.**

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

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

There is a floodway mapped in FEMA's draft update that runs with Bell Creek. Additional potential flood zones are mapped on Clallam County's multipurpose map. Future developments will be reviewed for impacts to floodplains as appropriate. ✓

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 development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

b. **Ground:**
Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

c. Water Runoff (including stormwater):

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.**

No development is proposed at this time. Future developments will be subject to additional SEPA review and City of Sequim stormwater regulations as appropriate. ✓

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

No development is proposed at this time. Future developments will be subject to additional SEPA review and City of Sequim stormwater regulations as appropriate. ✓

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No development is proposed at this time. Future developments will be subject to additional SEPA review and City of Sequim stormwater regulations as appropriate. ✓

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

No development is proposed at this time. Future developments will be subject to additional SEPA review and City of Sequim stormwater regulations as appropriate. ✓

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☒ **pasture**

☐ **crop or grain**

☒ **orchards, vineyards, or other permanent crops.**

☒ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☒ **water plants: water lily, eelgrass, milfoil, other**

☒ **other types of vegetation: native prickly pear cactus**

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

c. **List threatened and endangered species known to be on or near the site.**

Site specific plants will be reviewed at the time of future project submittal. Future developments will be subject to additional SEPA review as appropriate.

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. Landscaping is typically required for new developments.

e. List all noxious weeds and invasive species known to be on or near the site.

Site specific plants will be reviewed at the time of future project submittal. Future developments will be subject to additional SEPA review as appropriate.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Most of the listed examples below could be present in Sequim city limits. Specific sites will be reviewed for the presence of animals at the time of future project submittal. Future developments will be subject to additional SEPA review as appropriate.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. List any threatened and endangered species known to be on or near the site.

There are a number of federally threatened species that could be present in Sequim. Some include the northern spotted owl and the Taylor's checkerspot butterfly. Specific sites will be reviewed for the presence of animals at the time of future project submittal. Future developments will be subject to additional SEPA review as appropriate.

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

The Pacific Flyway encompasses all of the City of Sequim. Specific site impacts to migration routes will be reviewed at the time of future project submittal. Future developments will be subject to additional SEPA review as appropriate.

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. Landscaping is typically required for new developments.

e. List any invasive animal species known to be on or near the site.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

Site specific animals will be reviewed at the time of future project submittal. Future developments will be subject to additional SEPA review as appropriate.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

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.

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

1. Describe any known or possible contamination at the site from present or past uses.

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

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.

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

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[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

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.**

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

4. **Describe special emergency services that might be required.**

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

5. **Proposed measures to reduce or control environmental health hazards, if any.**

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

b. Noise

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

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)?**

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate. ✓

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.**

The City of Sequim is developed with a variety of single-family homes, some multifamily and nonresidential uses that include commercial, light industrial, medical and parks. ✓

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**

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

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?**

   No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

c. Describe any structures on the site.

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

d. Will any structures be demolished? If so, what?

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

e. What is the current zoning classification of the site?

The City of Sequim has multiple different zoning classifications ranging from residential to heavy commercial. Site specific zoning requirements will be determined at the time of future project submittals.

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

The City of Sequim has multiple different comprehensive plan designations ranging from low density residential to heavy commercial. Review for comprehensive plan consistency on specific sites will be determined at the time of future project submittal.

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

The City of Sequim has multiple shoreline designations. Determination of shoreline designation and applicable review requirements will be determined at the time of future project submittal.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There are critical areas identified on the Clallam County multipurpose map. The true extent of these critical areas will be reviewed at the time of future project submittal. Future developments will be subject to additional SEPA and environmental review as appropriate.

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

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

This is a non-project proposal and will not displace any residents.

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

No site specific development is proposed with the updated code language. Determination of specific measures to ensure compatibility will be determined when future project applications are submitted.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No site specific development is proposed with the updated code language. Determination of specific measures to reduce or control impacts will be determined when future project applications are submitted.

9. Housing

Find help answering housing questions[12]

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

None. This is a non-project action. However, it is intent of Chapter 18.21 to remove barriers to certain types of housing.

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

None. This is a non-project action.

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

None. This is a non-project action. However, it is the intent of new Chapter 18.21.~~100~~ 060 provisions to provide incentives and opportunities for developers of low-income housing.

10. Aesthetics

Find help answering aesthetics questions[13]

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

None. This is a non-project action.

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

None. This is a non-project action.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

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

None. This is a non-project action.

11. Light and glare

Find help answering light and glare questions[14]

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

None. This is a non-project action.

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

Not applicable. Future developments will be subject to additional SEPA review as appropriate.

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

Not applicable. Future developments will be subject to additional SEPA review as appropriate.

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

No development is proposed at this time. Future developments will be subject to additional SEPA review as appropriate.

12. Recreation

Find help answering recreation questions

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

Sequim has a variety of public parks and recreational opportunities throughout the city.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

Not applicable. Future developments will be subject to additional SEPA review as appropriate.

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

Not applicable. Future developments will be subject to additional SEPA review as appropriate.

[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

Unknown at this time. This is a non-project proposal. Determination will be made at the time future development applications are submitted.

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.**

Unknown at this time. This is a non-project proposal. Determination will be made at the time future development applications are submitted.

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.**

Not applicable. Future developments will be subject to additional SEPA review as appropriate.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Not applicable. Future developments will be subject to additional SEPA review as appropriate.

14. Transportation

Find help with answering transportation questions[16]

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Not applicable. Future developments will be subject to additional SEPA review as appropriate.

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?**

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

Not applicable. Future developments will be subject to additional SEPA review as appropriate.

c. **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).**

Not applicable. Future developments will be subject to additional SEPA review as appropriate. ✓

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

Not applicable. Future developments will be subject to additional SEPA review as appropriate. ✓

e. **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 nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Not applicable. Future developments will be subject to additional SEPA review as appropriate. ✓

f. **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.**

Not applicable. Future developments will be subject to additional SEPA review as appropriate. ✓

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

Not applicable. Future developments will be subject to additional SEPA review as appropriate. As well as City traffic impact fees, as applicable. ✓ (KPS)

15. Public services

Find help answering public service questions[17]

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

Not applicable. Future developments will be subject to additional SEPA review as appropriate. ✓

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

Not applicable. Future developments will be subject to additional SEPA review as appropriate. ✓ City utilities' functional plans provide for future capital improvements. (KPS)

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

16. Utilities

Find help answering utilities questions[18]

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

City of Sequim has electricity, water, refuse service, telephone, sewer and septic utilities. Natural gas such as propane is also available. ✓

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.**

Not applicable. Future developments will be subject to additional SEPA review as appropriate. ✓

C.Signature

Find help about who should sign[19]

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.



Type name of signee: Travis Simmons

Position and agency/organization: Senior Planner, City of Sequim

Date submitted: 1/8/2026

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section 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.

Reviewed by Karla Boughton, Interim DCED Director 1/20/2026

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?**

As a non-project proposal, updates to these codes will not create any of these effects. All future 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 this update. However, measures will be identified as necessary during the development permit and potential environmental review 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 proposal, updates to these codes 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 critical area ordinance provides the regulatory protective measures to protect and conserve these habitats. Additional measures may be identified during the development permit and potential environmental review process for specific projects.

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

As a non-project proposal, updates to these codes would not deplete energy or natural resources. Projects resulting from the amendments may 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 potential environmental review process. Compliance with city regulations and other appropriate mitigations would provide the appropriate measures to reduce impacts.

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?**

No development is proposed with the proposed updates. The critical area ordinance includes standards to protect critical areas and their buffers when development is proposed.

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

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

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?**

The proposed code updates will not change existing land use patterns.

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

  The amendments proposed do not pose shoreline impacts. As necessary, land use applications would be subject to additional SEPA review, zoning code review and Shoreline Master Program at the time of application submittal.

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

No development is proposed with the proposed updates. Future developments on specific sites may have increased demands, which would be identified during the project review. Projects resulting from the proposed amendments may be subject to further SEPA review at the time of submittal.

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

  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.

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 do not conflict with any local, state or federal laws or requirements for the protection of the environment. As necessary, future development would be required to follow all applicable regulations regarding the protection of the environment.