

A. BACKGROUND

1. Name of proposed project, if applicable:

City of Mount Vernon 2016 Comprehensive Plan Amendments

2. Name of applicant:

*City of Mount Vernon
Community & Economic Development Department*

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

*Contact Person: Rebecca Lowell
P.O. Box 809, 910 Cleveland Street
Mount Vernon, WA 98273
(360) 336-6214
rebeccab@mountvernonwa.gov*

4. Date checklist prepared:

May 27, 2016

5. Agency requesting checklist:

City of Mount Vernon

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

The proposed amendments will be adopted by year end 2016.

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

The Comprehensive Plan will be revised and updated, as needed.

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

The existing Comprehensive Plan was prepared with environmental information that is cited within the document. The attached updates have been prepared with the existing environmental information as a baseline and new information has been utilized and created. See the accompanying materials for the references to the new environmental information.

The SEPA determinations and environmental review documents for previous City Comprehensive Plan amendments are hereby adopted by reference. These determinations and documents are of record within Ordinances 3313, 3387, 3412, 3472, and 3505. Additionally, the environmental review completed for the City's existing critical areas ordinance with its EIS (final dated 1.24.07) and the environmental review and technical studies completed for the City's Shoreline Management Master Program (Ordinance 3535) are also hereby adopted in their entirety.

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.

No. As a non-project action, this plan will be effective throughout the City of Mount Vernon.

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

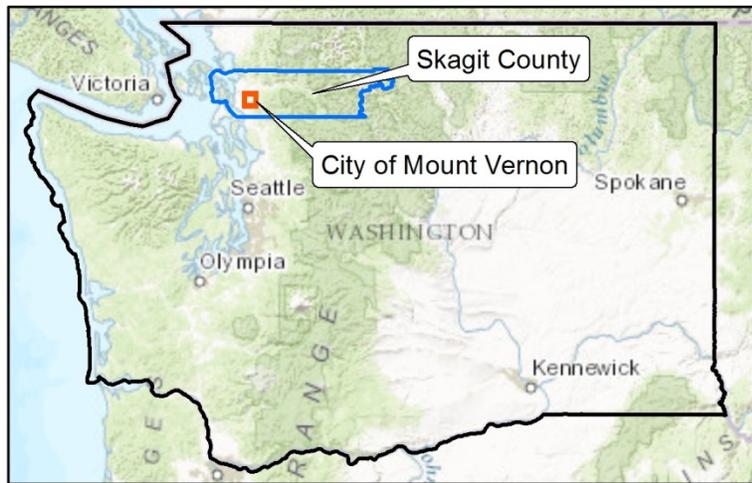
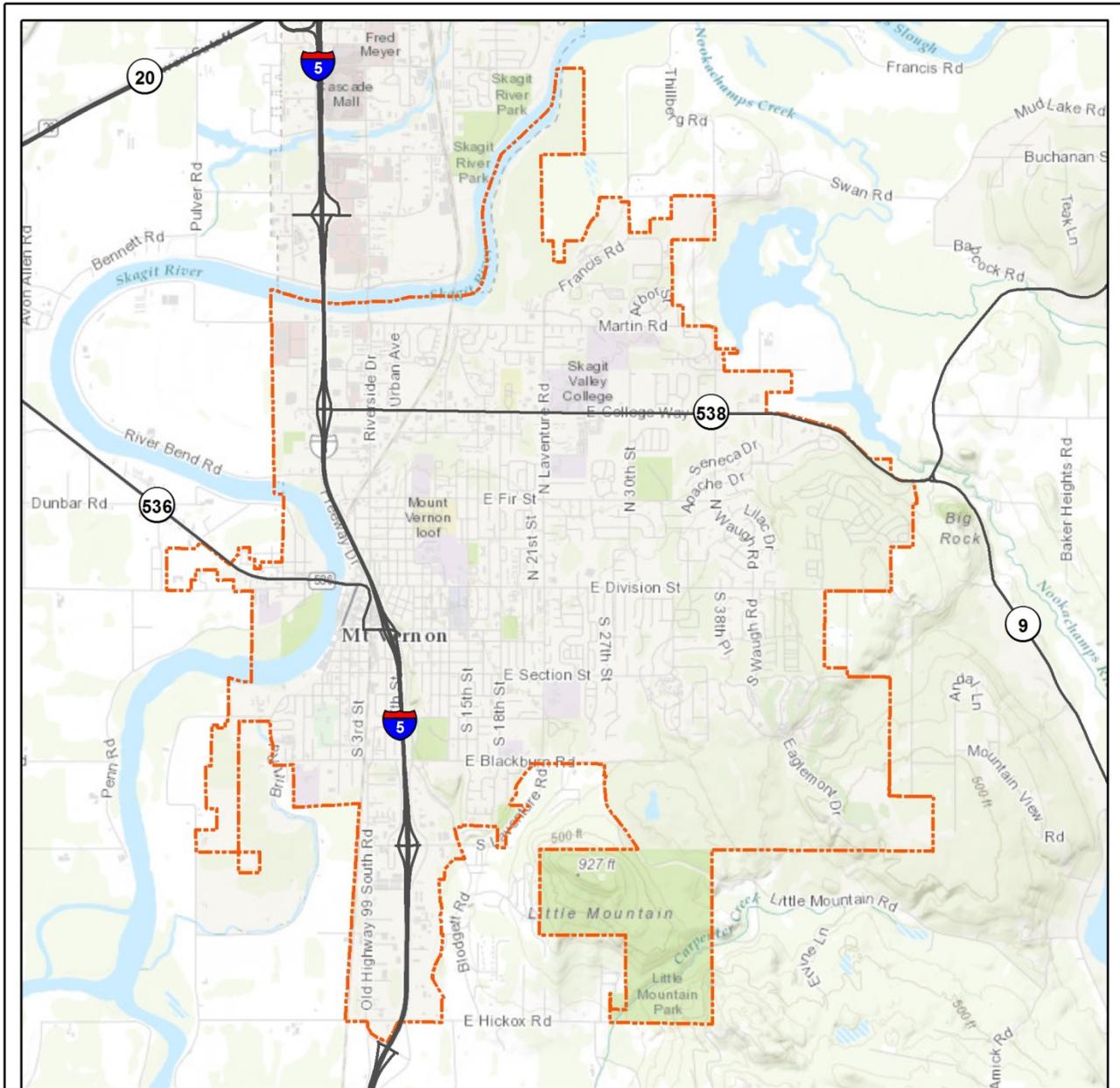
Review by the Mount Vernon Planning Commission. Review and approval by the City of Mount Vernon City Council and review by the Department of Commerce.

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 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.)

Proposed are updates to the existing Comprehensive Plan. These proposals will be of city-wide significance. See the accompanying materials for the full text of the proposed updates and amendments to the Comprehensive Plan. Every Chapter of the existing Comprehensive Plan, including the Background and Introduction are being updated. Additionally, a new Health and Wellness Element has been included.

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.

The proposal is a non-project action and would become effective throughout the City of Mount Vernon. Below is map identifying Mount Vernon's regional setting and corporate boundaries.



Map 1.0 - Setting

- - - City of Mount Vernon Boundary
- - - Skagit County Boundary
- State Highway



Basemap and data courtesy of ESRI, Skagit County, WSDOT, City of Mount Vernon

Map by MV GIS 3/21/16

B. ENVIRONMENTAL ELEMENTS

ITEMS 1 THROUGH 16 ARE FILLED IN WITH INFORMATION THAT IS MORE GENERAL IN NATURE BECAUSE THIS IS A NON-PROJECT ACTION.

1. Earth

- a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____
- b. What is the steepest slope on the site (approximate percent slope)?
- 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.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- 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.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The City of Mount Vernon, Washington lies within the Skagit River Valley at elevations ranging up to approximately 200 feet above sea level. Mount Vernon occupies approximately 12 square miles (~8,034 acres) within the Skagit River watershed.

The major geologic influences in the City include plate tectonics, glacial advancement and recession, and volcanic activity. Dominant surface features and topography of the Puget Lowland (which the City is located within) can be attributed to the most recent ice-sheet advance (known as the Vashon stade of the Fraser glaciation) which culminated around 16,000 years ago. As glaciers receded from Washington around 13,000 years ago, glacial deposits 60 meters thick or more were left behind. Subsequently, post glacial modifications, primarily from fluvial processes, began creating the landscape features that are present today.

The Land Use, Capital Facilities and Parks and Recreation Elements contain additional details with regard to this question.

2. Air

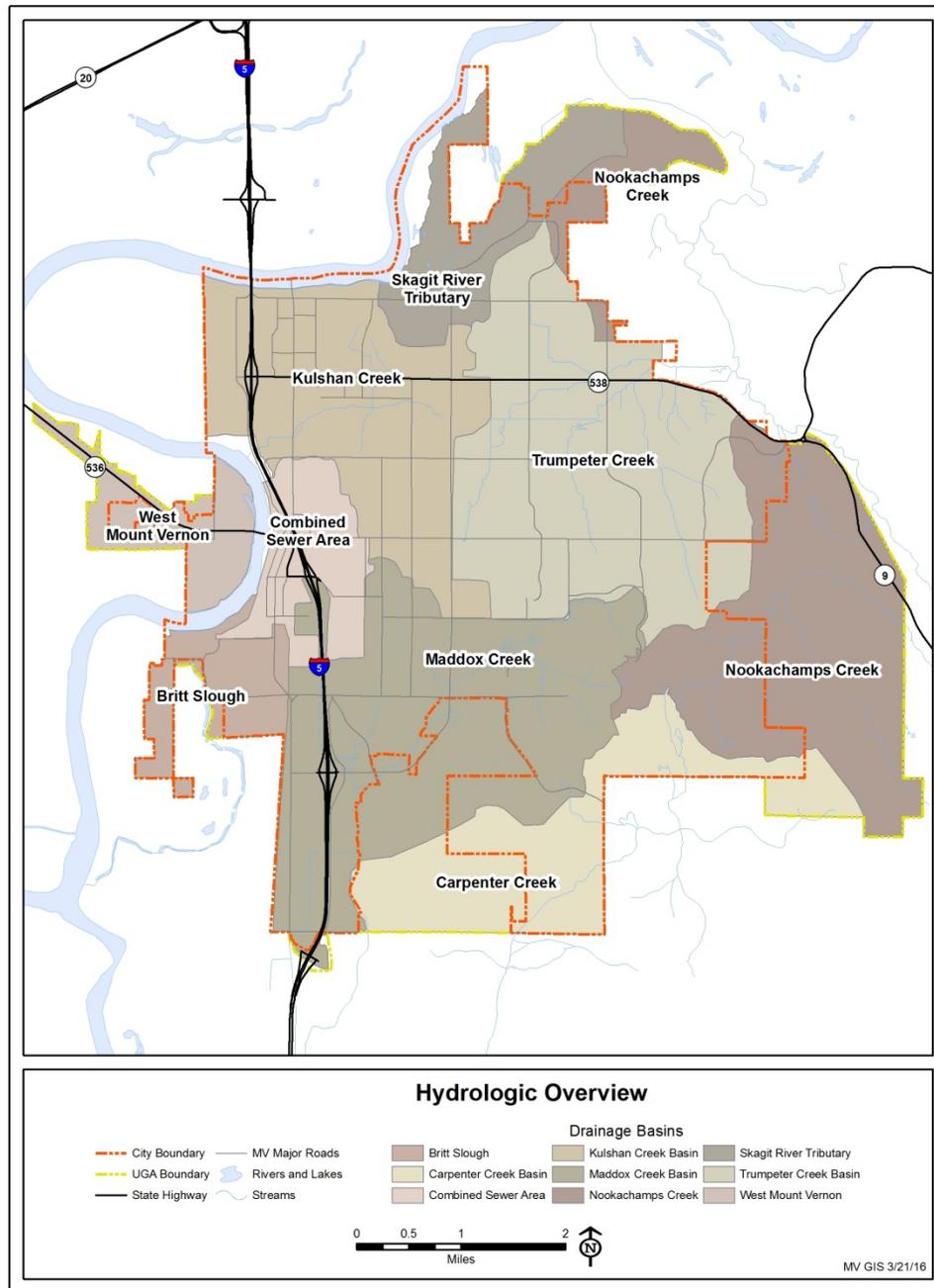
- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

As a non-project action no emissions to the air will result or affect this update. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding emissions to the air and other impacts to the air.

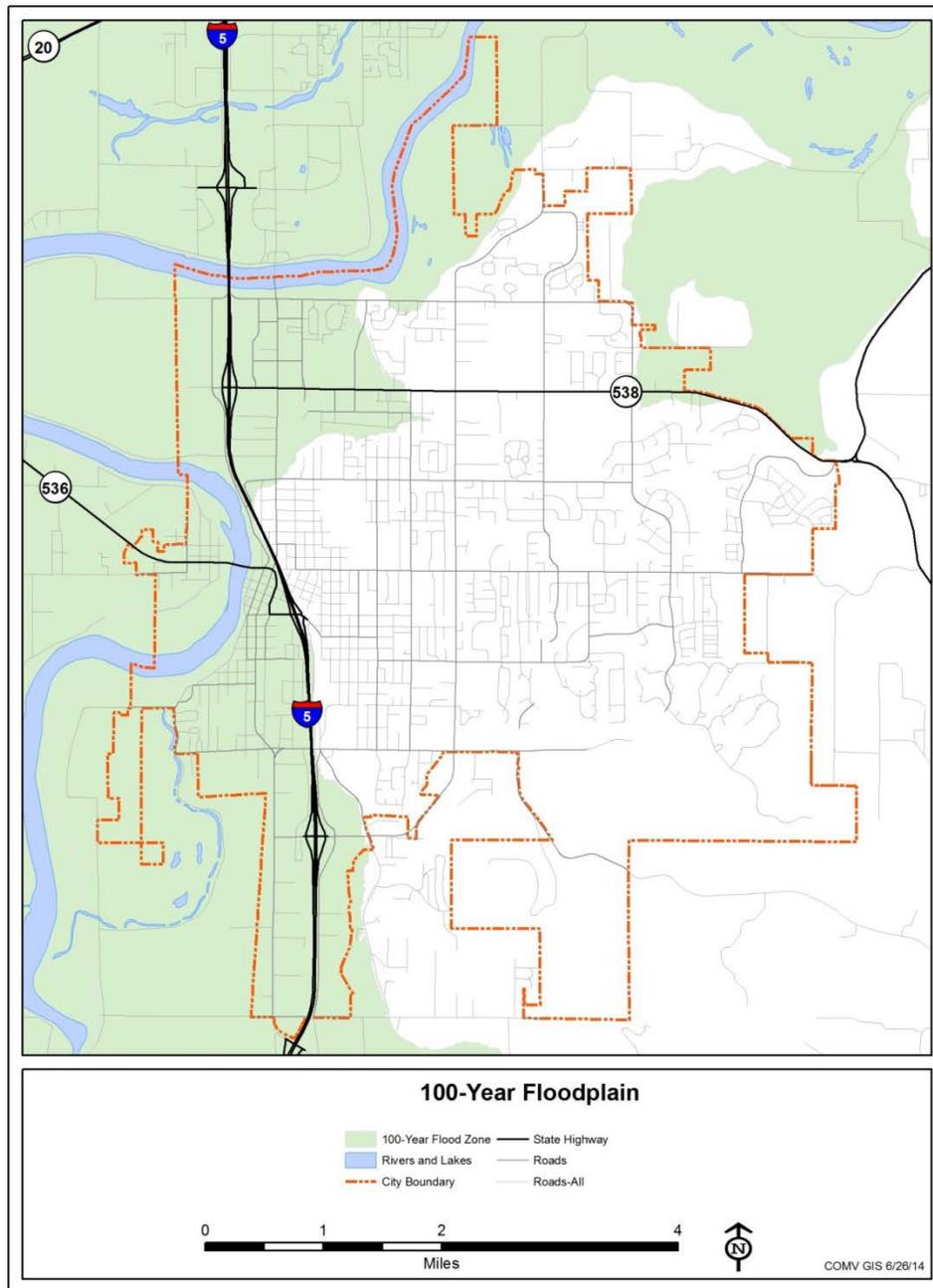
3. Water

- a. Surface Water:
 - 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.
 - 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.
 - 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.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
 - 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.
- b. Ground Water:
 - 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.
 - 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.
- 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.
 - 2) Could waste materials enter ground or surface waters? If so, generally describe.
 - 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The City is just six miles east of Puget Sound located on the left and right bank of the Skagit River Valley. There are 23 primary streams flowing through the City that extend approximately 24.85 miles. The Skagit River, a “shoreline of statewide significance”, is a major salmon system, that flows through the City in addition to Kulshan, Trumpeter, Logan, Thunderbird, Lindgren, Kiowa, Edgemont, Carpenter, Maddox, GC, Monte Vista, Flowers, Martha Washington, and Little Mountain (tributary to Maddox) Creeks. The City is also laced with category II and III wetlands and smaller stream systems that feed into the listed streams. Following is a map identifying the general location of the City’s drainage basins and major stream systems.



There are parts of the City that are located within the regulated floodplain as shown on the following map.



Potable water is supplied to City residents through Public Utility District #1.

As a non-project action no impacts to ground, surface, or potable water will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding regulated critical areas, stormwater runoff and all other potential impacts to both ground and surface water.

The Land Use and Capital Facilities/Public Utility Elements contain additional details with regard to this question.

4. Plants

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

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

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

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

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

Mount Vernon is located within the Pacific Northwest that has plentiful rainfall and more mild summers. All of the above plants listed within sub-section 'a' occur in Mount Vernon.

As a non-project action no impacts plants will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding plants.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. 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.
c. Is the site part of a migration route? If so, explain.
d. Proposed measures to preserve or enhance wildlife, if any:
e. List any invasive animal species known to be on or near the site.

All of the above animals listed within sub-section 'a' occur in Mount Vernon. Mount Vernon is part of the migratory route known as the American Pacific Flyway. The Skagit River that flows through the City is the largest basin in the Puget Sound, and possesses the most abundant and diverse populations of salmon, steelhead trout, and bull trout in the region.

As a non-project action no impacts to animals will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding animals.

6. Energy and natural resources

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

As a non-project action no impacts to energy and natural resources will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding energy and natural 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.
- 1) Describe any known or possible contamination at the site from present or past uses.
 - 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.
 - 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.

- 4) Describe special emergency services that might be required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:

As a non-project action no impacts to environmental health will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding environmental health.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
- 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.
- 3) Proposed measures to reduce or control noise impacts, if any:

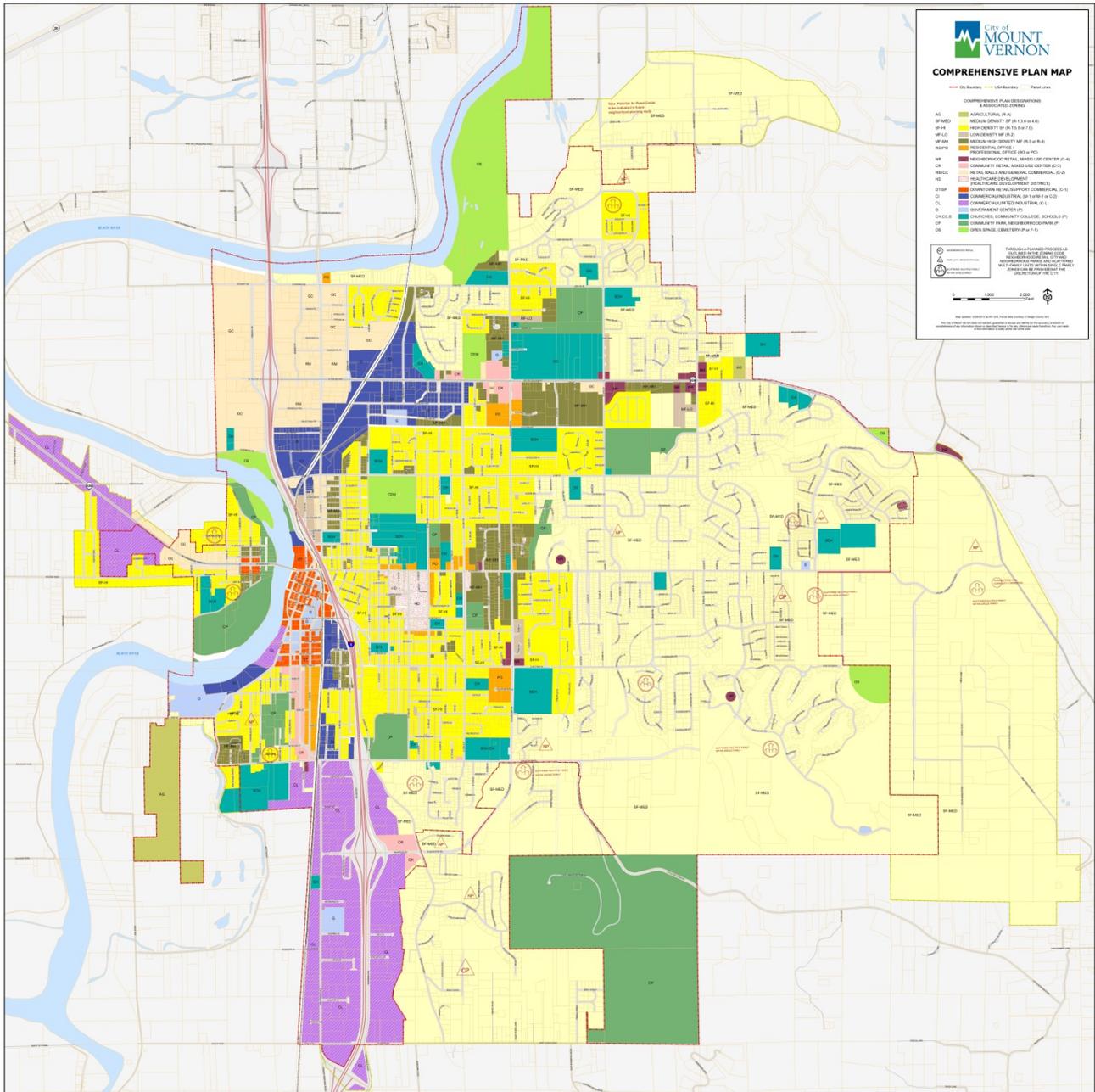
As a non-project action no noise impacts will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding noise.

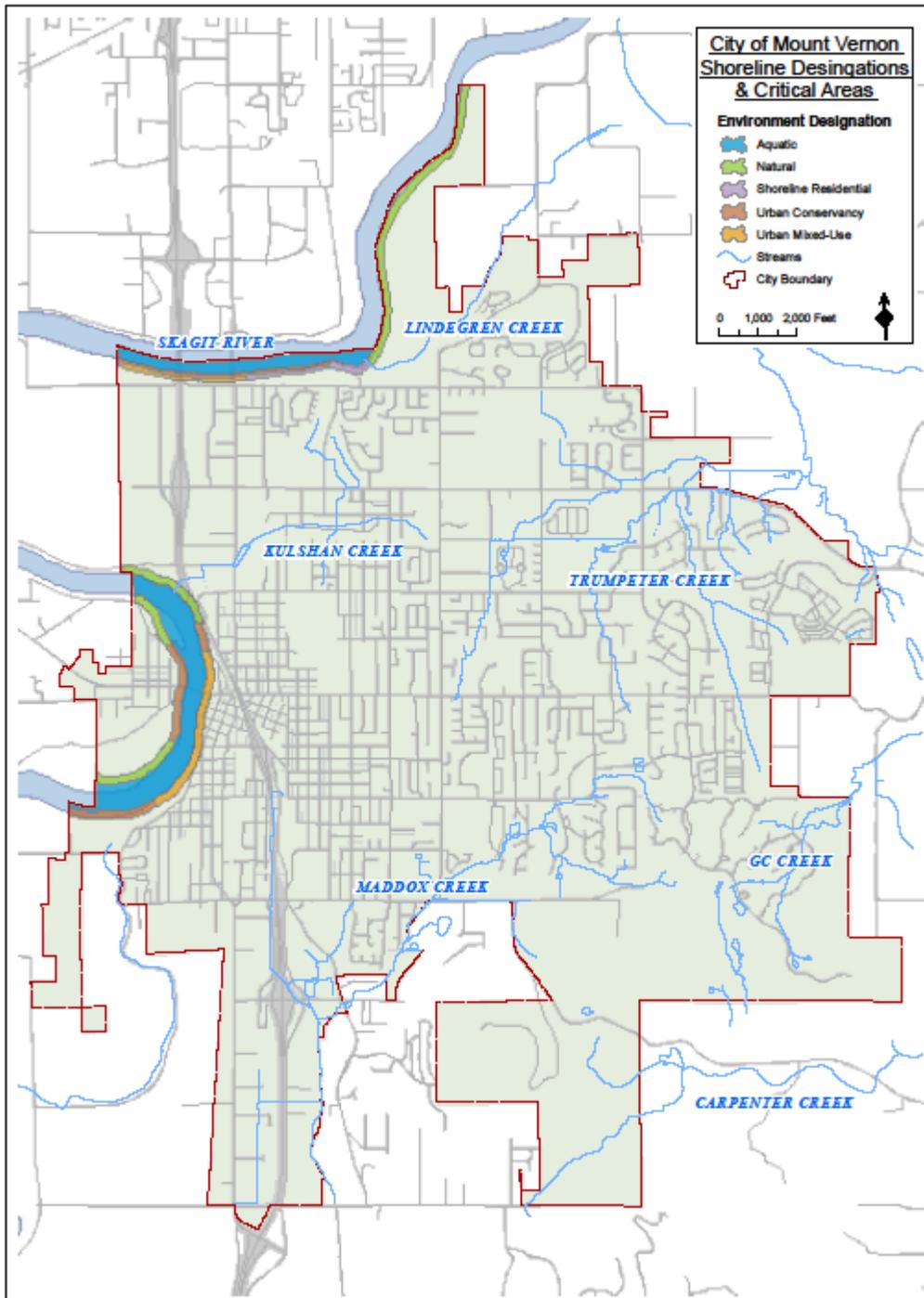
8. Land and shoreline use

- 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.
- 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 as a result 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?
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:
- c. Describe any structures on the site.
- d. Will any structures be demolished? If so, what?
- e. What is the current zoning classification of the site?
- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
- i. Approximately how many people would reside or work in the completed project?
- j. Approximately how many people would the completed project displace?
- k. Proposed measures to avoid or reduce displacement impacts, if any:
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

The City has a number of zoning and Comprehensive Plan designations. Following is a copy of the City's zoning map and the Comprehensive Plan map. The City has areas within the Shoreline Management Master Plan. A map identifying these areas is also provided below.

The Land Use Element contains additional details with regard to this question.





Following is a table that identifies the City’s existing population and employment, the expected 20-year growth in both categories and the final targets for both.

TABLE 1.0: EXISTING AND FUTURE GROWTH

| | 2015 EXISTING | 2016 to 2036 GROWTH | 2016 to 2036 TARGET |
|------------|------------------|------------------------|------------------------|
| Population | 33,530 | 11,842 | 46,811 |
| Employment | 16,503 | 4,558 | 21,061 |

As a non-project action no land use or shoreline impacts will occur. Development that is authorized consistent with the City’s development regulations following this update will be required to comply with City, State and Federal requirements regarding noise.

Please see the Land Use Element for additional information.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:

Following is a table that identifies the City’s existing housing units and the number of new housing units planned over the 20-year planning horizon.

TABLE 1.1: HOUSING GROWTH

| EXISTING HOMES 2015 | PLANNED 20-YEAR HOME GROWTH | 2036 HOMES PROJECTED |
|------------------------|--------------------------------|-------------------------|
| 12,762 | 4,537 | 17,299 |

As a non-project action no housing impacts will occur. Development that is authorized consistent with the City’s development regulations following this update will be required to comply with City, State and Federal requirements regarding housing.

Please see the Housing Element for additional information.

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?
- b. What views in the immediate vicinity would be altered or obstructed?
- c. Proposed measures to reduce or control aesthetic impacts, if any:

As a non-project action no aesthetic impacts will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding aesthetic impacts.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light and glare impacts, if any:

As a non-project action no light or glare impacts will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding light and glare.

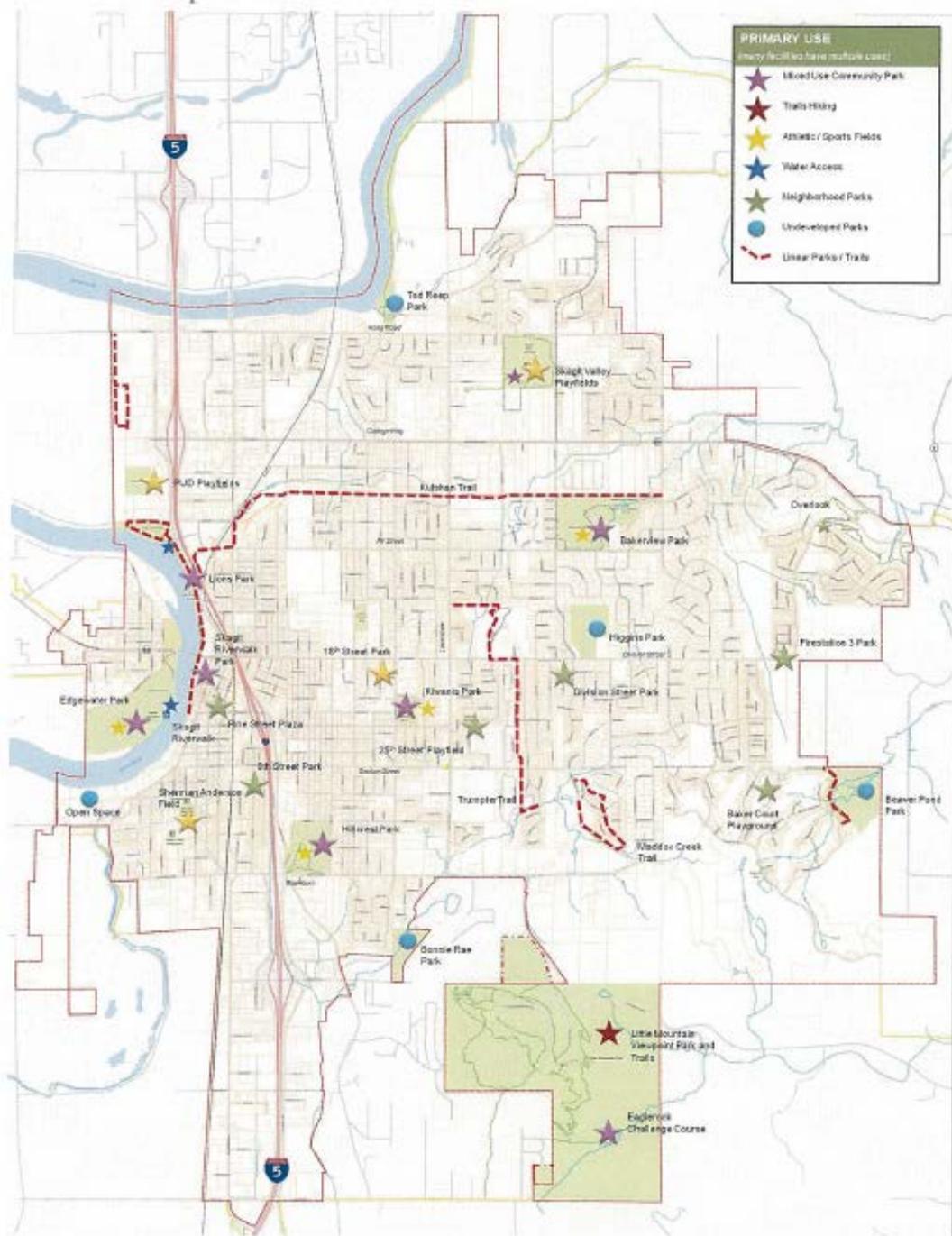
12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The City contains over 860 acres of park land, both developed and undeveloped along with approximately 4.7 miles of trails. Following is a map that identifies the general location of the City's existing recreational facilities.

As a non-project action no impacts to recreational facilities will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding recreation.

Please see the Parks and Recreation Plan for additional details.



Mount Vernon City Park Facility Locations

13. Historic and cultural preservation

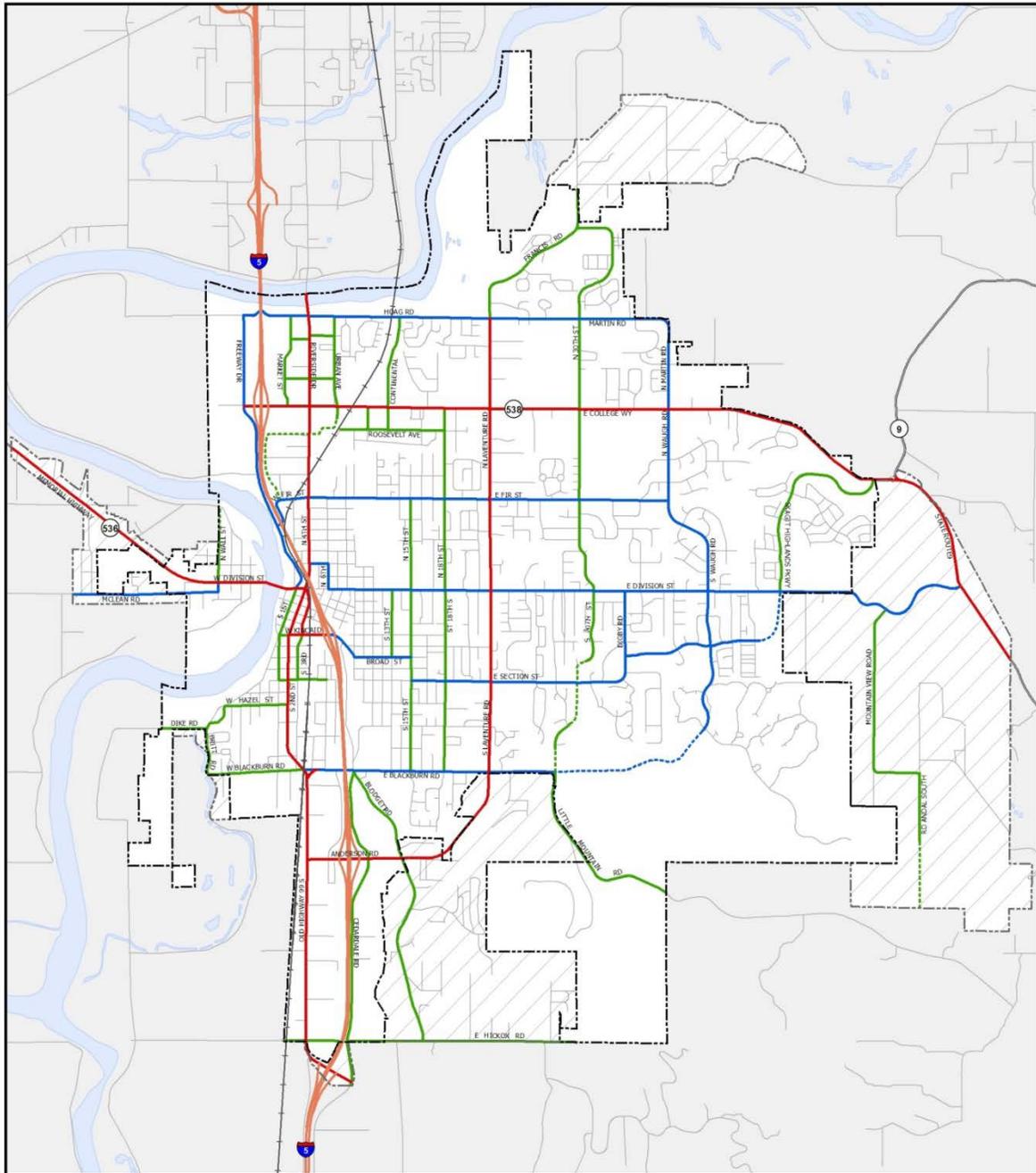
- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
- b. Are there any landmarks, features, or other 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.
- 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.
- 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.

As a non-project action no impacts to historic buildings, structures or sites will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding historic buildings, structures or sites and cultural preservation.

14. Transportation

- 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.
- 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?
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
- 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).
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?
- 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.
- h. Proposed measures to reduce or control transportation impacts, if any:

Mount Vernon's regional location puts demands on its transportation systems. With the Seattle metropolitan area a short distance to the south, Vancouver B.C. to the north, and the San Juan Islands to the west the City is influenced by many regional travelers and trends. In addition, the City is bisected by several State Routes both north/south and east/west. Below is a map that identifies the functional classification of the City's existing roadway network.



City of
**MOUNT
VERNON**

Arterial Street Plan

0 0.5 1
Miles

| | | |
|---|---|---|
| <p>Street Classification, Status</p> <ul style="list-style-type: none"> — Principal Arterial, Existing — Minor Arterial, Existing — Urban Collector, Existing | <ul style="list-style-type: none"> - - - Principal Arterial, Proposed - - - Minor Arterial, Proposed - - - Urban Collector, Proposed | <ul style="list-style-type: none"> Other Street Railroad City Boundary Urban Growth Area Water Body |
|---|---|---|

Map by MV GIS 3/3/2016

In Mount Vernon Skagit Transit currently operates seven (7) bus routes, park and ride facilities/programs, and a transportation depot named Skagit Station where travelers can connect with services provided by Skagit, Whatcom and Island Transits along with Amtrack and Grayhound. Commuter service to Everett Station where connections to Sound Transit, Everett Transit and Community Transit are also available.

Skagit Station, located in Mount Vernon, is an Amtrack rail link between Seattle, Portland, and Vancouver, B.C. Four (4) trains a day currently stop at the station; two south bound trains and two north bound trains.

As a non-project action no impacts to transportation systems will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding transportation issues.

Please see the Transportation Element for additional information.

15. Public services

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

As a non-project action no impacts to public services will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding public services.

Please see the Capital Facility and Public Service Element for additional information.

16. Utilities

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

All of the utilities listed in sub-section 'a' are available within the City.

As a non-project action no impacts to utilities will occur. Development that is authorized consistent with the City's development regulations following this update will be required to comply with City, State and Federal requirements regarding utilities.

Please see the Capital Facility and Public Service Element for additional information.

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. Under penalty of perjury I swear that all information provided is true and correct.

Signature: 

Name of signee: Rebecca S. Lowell

Position and Agency/Organization: Senior Planner, City of Mount Vernon CEDD

Date Submitted: June 4, 2016

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal itself should not increase discharge or emissions or the production, storage or release of toxic or hazardous substances. The proposal should not increase the production of noise that cannot be mitigated through project specific review and conditions.

Projects that may be permitted following adoption of the proposed amendments will likely be reviewed under SEPA, City of Mount Vernon codes and any other state or federal laws that are invoked depending on the type of projects proposed.

Proposed measures to avoid or reduce such increases are:

Discharges to water, emissions to air, the production, storage or release of toxic or hazardous substances and the production of noise are regulated by State law and development regulations specific to the City.

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

The proposal should not affect plants, animals, fish or marine life that cannot be mitigated through project specific review and conditions. Any projects which may occur as a result of this proposal may be subject to the SEPA process and additional environmental review.

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

The Land Use Element contains new Goals, Policies and Objectives that will guide the City in the protection and/or conservation of plants, animals, fish and/or marine life. Existing State law and City development regulations also address these areas.

Projects that may be permitted following the proposed updates will be reviewed under SEPA depending on the size and/or type of activity, City of Mount Vernon codes and any other state or federal laws that are invoked depending on the type of projects proposed.

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

The proposal is not likely to deplete energy or natural resources to a critical level. The Land Use and Housing Elements both have Goals, Objectives and Policies to encourage mixed use, walkable areas within the City that are intended to reduce automobile use in the City which will mitigate some of the dependence on motor fuels.

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

Reliance on existing State law and City development regulations that address protecting and/or conserving energy and/or natural resources. The Land Use Element also provides Goals, Objectives and Policies with regard to 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?

This project will not directly affect environmentally sensitive areas. Development projects that following the adoption of the Comprehensive Plan will be subject to the City's development regulations and the SEPA process where their possible impacts can be accurately addressed and mitigated.

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

Projects proposed in those areas would be reviewed under existing regulations designed to protect and enhance environmentally sensitive and habit resource areas.

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 amendments would not allow uses that are incompatible with existing plans. Please see the accompanying updates for the proposed changes to uses of land and/or shoreline areas.

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

Ensuring that the proposal is compatible with existing land use plans prior to its incorporation in to the Comprehensive Plan. The Goals, Objectives and Policies proposed are intended to avoid and/or reduce impacts on land and shorelines.

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

City growth over the next 20-years will be additional demands on transportation, public services and utilities over the status-quo. However, the City has articulated mitigation measures to preserve the level-of-service for City residents through planned projects, collection of impact fees, and other strategies outlined within the Comprehensive Plan.

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

As individual projects are submitted to the City site specific impact review will occur. Projects will be required to comply with the City's development regulations and mitigation strategies.

Additional SEPA review will be completed to assess possible impacts and to apply mitigation measures that may be deemed necessary on a case-by-case basis.

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

The proposal is not known to be in conflict with local, state or federal laws or requirements governing the protection of the environment.