

A. BACKGROUND

A.1. Name of proposed project, if applicable: *Ordinance amendment to update and correct environmental regulations within the City of Buckley and establishing regulations for low impact development (LID)*

A.2. Name of applicant: *City of Buckley*

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

*City Planner Kathy Thompson
360.761.7812*

A.4. Date checklist prepared: *December 14, 2016*

A.5. Agency requesting checklist: *City of Buckley*

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

The planning commission hearing is unscheduled, to be followed by a recommendation to the city council; adoption is anticipated to be by April, 2017.

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

The municipal code is a system of regulations that are in constant need of upkeep, which include additions, deletions, expansions, and corrections. We are currently also working on revisions to Title 12 to accommodate low impact development regulations.

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

Shoreline Management Program adopted in 2013.

A.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.

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

None known for this ordinance proposal.

- A.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.)

The proposed ordinance will amend Chapters 12.08, 12.09, 12.10, 12.11, 12.12, and 12.13 of the Buckley Municipal Code.

- A.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 ordinance will affect all zones within the city boundaries. The City of Buckley is about four square miles (4 sq. mi.) within portions of Sections 33, 34, and 35 of Township 20, Range 2E, and portions of Sections 4, 10, and 11 of Township 19, Range 2E, and all of Sections 2 and 3 of Township 19, Range 2E.

B. ENVIRONMENTAL ELEMENTS

B.1. Earth

- B.1.a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....

The City of Buckley is fairly flat with the lowest elevations at a channelized river and floodplain to the north and the highest elevations to the south. Typically,

- B.1.b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics will be identified during specific project reviews. The ordinance amendment affects all slopes of 40 percent or more.

- B.1.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.

A majority of the City of Buckley is Buckley Loam, a hydric soil. Other soils include Greenwater loam sand, 0 to 8 percent slope, Puyallup fine

sandy loam, and Pilchuck loamy fine sand, 0 to 3 percent slope. Specific soil classification will be required for subsequent specific proposals.

- B.1.d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils or slopes may exist within the city, but none will be affected by this non-project action. Specific soil or slope limitations for specific construction sites will be identified before construction begins.

- B.1.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.

Fill and grading will not occur as a result of this non-project action. Specific information for subsequent construction sites will be reviewed before construction begins.

- B.1.f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

As a non-project action, the ordinance amendment will not involve clearing or construction. Erosion controls will be placed on any subsequent construction project.

- B.1.g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

As a non-project action, the ordinance amendment will not add impervious surfaces. Impervious coverage will be reviewed as part of subsequent construction projects.

- B.1.h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion potential of future projects will be addressed on a project-by-project basis. All projects shall be required to comply with adopted sedimentation and erosion control measures.

B.2. *Air*

- B.2.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.

As a non-project action, the ordinance amendment, no emissions to the air will result. Air emissions will be addressed on a project-by-project

basis. All projects shall be required to comply with air quality standards.

B.2.b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable to this non-project action. This issue will be addressed during project-specific review as appropriate.

B.2.c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable to this non-project action. This issue will be addressed during project-specific review as appropriate.

B.3. *Water*

B.3.a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The White River is on the north city limits, south of which are numerous streams, wetlands, and drainage ways; Spiketon Ditch runs east-west along the southeast portion of the city around which may be some wetlands.

As a non-project action, the ordinance amendment will not affect the surface water bodies within any zone. Any future construction plans will meet applicable city, state, and federal codes concerning construction near water bodies.

- 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.

No. This issue will be addressed during project-specific 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.

Not applicable to the non-project action. This issue will be addressed during project-specific review as appropriate.

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

Not applicable to the non-project action. This information will be provided, reviewed, and assessed during application for specific project actions.

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

The ordinance proposal corrects and updates the flood regulations for the City of Buckley (BMC 12.11). All future construction plans will meet applicable city, state, and federal codes concerning construction near or in floodplains.

- 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. This information will be provided and reviewed during project-specific review as appropriate.

B.3.b. Ground:

- 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.

No. The ordinance amendment corrects and updates the aquifer recharge area regulations (BMC 12.10). Impacts to groundwater supplies shall be addressed during application for specific project actions.

- 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.

Not applicable to the non-project action. Impacts to groundwater supplies shall be addressed during application for specific project actions.

B.3.c. Water runoff (including storm water):

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

As a non-project action, the ordinance amendment will not affect runoff within the city. Any future construction plans will meet applicable city, state, and federal codes concerning storm water.

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

Not applicable to the non-project action. Impacts to surface water shall be addressed during application for specific project actions.

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

No. Impacts to surface water shall be addressed during application for specific project actions.

B.3.d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

None. This information will be provided and reviewed during application for site-specific projects.

B.4. **Plants**

B.4.a. Check the types of vegetation found on the site:

<input checked="" type="checkbox"/>	Deciduous tree: Alder, maple, aspen, other
<input checked="" type="checkbox"/>	Evergreen tree: Fir, cedar, pine, other
<input checked="" type="checkbox"/>	Shrubs
<input checked="" type="checkbox"/>	Grass
<input checked="" type="checkbox"/>	Pasture
<input type="checkbox"/>	Crop or grain
<input type="checkbox"/>	Orchards, vineyards or other permanent crops.
<input checked="" type="checkbox"/>	Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
<input type="checkbox"/>	Water plants: Water lily, eelgrass, milfoil, other
<input checked="" type="checkbox"/>	Other types of vegetation

The city contains all plant types. Specific plants will be identified within subsequent site-specific actions.

B.4.b. What kind and amount of vegetation will be removed or altered?

As a non-project action, the ordinance amendment will not remove vegetation. Any future construction plans will meet applicable city laws and policies concerning vegetation removal.

B.4.c. List threatened and endangered species known to be on or near the site.

Not applicable. The city may or may not have existing threatened or endangered plant species. Any species meeting these criteria will be identified and inventoried during site-specific applications for subsequent project actions. The ordinance amendment addresses endangered flora and/or fauna through Chapter 12.08 BMC.

B.4.d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

As a non-project action, the ordinance amendment will not affect vegetation. Any future construction plans will meet applicable city laws and policies concerning vegetation removal.

B.4.e. List all noxious weeds and invasive species known to be on or near the site.

The city may contain noxious weeds and/or invasive species. As a non-project action, the ordinance amendment will not affect vegetation. Any future construction plans will meet applicable city laws and policies concerning vegetation removal. The proposed amendment addresses invasive species in Chapter 12.08 BMC.

B.5. Animals

B.5.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:

The city has a variety of bird and animal species within its borders. This non-project action doesn't result in a disturbance to any specific site where the species may exist. All individual, project-specific applications shall be reviewed for potential impacts to any existing species of habitat.

B.5.b. List any threatened and endangered species known to be on or near the site.

As a non-project action, the ordinance amendment will not affect endangered or threatened species. Any future construction plans will

meet applicable city, state, and federal laws and policies concerning wildlife.

B.5.c. Is the site part of a migration route? If so, explain.

The city may be part of the pacific flyway zone. This is a non-project action that will not affect bird habitat. This information will be provided and reviewed with any project application to ensure compliance with any city, state, or federal law concerning migratory routes.

B.5.d. Proposed measures to preserve or enhance wildlife, if any:

As a non-project action, this information is not applicable. Any future construction plans will provide information for appropriate preservation and/or wildlife enhancement.

B.5.e. List any invasive animal species known to be on or near the site.

The City of Buckley does not contain invasive animal species.

B.6. *Energy and natural resources*

B.6.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.

Not applicable to this non-project action. This information shall be submitted and reviewed during application for a site-specific project action.

B.6.b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, this is not applicable to this non-project action. Solar power may be addressed during application for a site-specific project action.

B.6.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:

Not applicable to this non-project action. This information shall be submitted and reviewed during application for a site-specific project action.

B.7. Environmental health

B.7.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.

Amendments to the critical areas codes will not provide health hazards or cause exposure to toxic chemicals, risk of fire or explosion, spill, or hazardous waste.

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

The city may contain contaminated sites within its corporate boundaries; this code amendment will not exacerbate any existing contamination.

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.

None.

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.

None.

4) Describe special emergency services that might be required.

None.

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

None.

B.7.b. Noise

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

Not applicable to this non-project action. Noise information will be submitted and reviewed during application for a site-specific project action.

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.

Not applicable to this non-project action. Noise information will be submitted and reviewed during application for a site-specific project action.

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

Not applicable to this non-project action. Noise reduction information will be submitted and reviewed during application for a site-specific project action.

B.8. Land and shoreline use

B.8.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.

Not applicable to this non-project action. The areas close to the White River are most likely to be affected by this ordinance amendment, however. Current uses in the area next to the river include a public park, utilities, storm outfall, the White River Flume, and the Cascade Water Alliance (Formerly Puget Power property) Diversion Dam. Other areas within the city may be affected by this ordinance amendment, however.

B.8.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?

The city was historically a logging and farming community with numerous dairies, pastures, and berry farms in operation over its long history. This non-project action proposes no change to existing uses. Subsequent site-specific proposals shall submit this information for review and comment.

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.

B.8.c. Describe any structures on the site.

The city contains numerous structures, including schools, churches, businesses, farms, barns, houses, and apartments. This non-project action proposes no change to existing structures. Subsequent site-

specific proposals shall submit this information for review and comment.

B.8.d. Will any structures be demolished? If so, what?

As a non-project action, the ordinance amendment will not demolish and structure or building within the zone. Any future construction plans will meet applicable city laws and policies.

B.8.e. What is the current zoning classification of the site?

The city contains five residential zones, one strictly commercial zone, one light industrial zone, and three mixed-use zones, a public zone and a sensitive area zone.

B.8.f. What is the current comprehensive plan designation of the site?

The city's current comprehensive plan designations are Commercial and mixed use, Urban Lower Density, Urban Higher Density, and Industrial & General Commercial.

B.8.g. If applicable, what is the current shoreline master program designation of the site?

The city's shoreline environments are Aquatic, Natural, Urban Conservancy, and Special Use.

B.8.h. Has any part of the site been classified critical area by the city or county? If so, specify.

The City of Buckley did not declare any areas of the city as "critical" under SEPA. Several areas, however, are critical and will be addressed under Title 12, BMC.

B.8.i. Approximately how many people would reside or work in the completed project?

None.

B.8.j. Approximately how many people would the completed project displace?

None.

B.8.k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

B.8.l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None.

B.8.m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None.

B.9. **Housing**

B.9.a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

B.9.b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

B.9.c. Proposed measures to reduce or control housing impacts, if any:

None.

B.10. **Aesthetics**

B.10.a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable. The proposed ordinance doesn't address building height. Subsequent site-specific project actions shall propose building height for city review.

B.10.b. What views in the immediate vicinity would be altered or obstructed?

The proposed ordinance is not designed to affect views.

B.10.c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable. The proposed ordinance doesn't address aesthetics. Subsequent site-specific project actions shall assess aesthetic impacts for city review.

B.11. Light and glare

B.11.a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable. The proposed ordinance will not provide light. Subsequent site-specific project actions shall provide lighting plans for city review.

B.11.b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. The proposed ordinance will not provide light or surfaces from which glare may occur. Subsequent site-specific project actions shall provide information concerning this subject for city review.

B.11.c. What existing offsite sources of light or glare may affect your proposal?

The proposed ordinance will not be affected by off-site light or glare. Subsequent site-specific project actions shall provide this information for city review.

B.11.d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable. The proposed ordinance does not address light or glare impacts. Subsequent site-specific project actions shall indicate how the city codes are met concerning glare and light.

B.12. Recreation

B.12.a. What designated and informal recreational opportunities are in the immediate vicinity?

Not applicable to this ordinance amendment. The city contains a variety of formal and informal active and passive recreational opportunities within its boundaries.

B.12.b. Would the proposed project displace any existing recreational uses? If so, describe.

This ordinance amendment does not affect recreation as a use.

B.12.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 to this ordinance amendment. This information will be provided and reviewed during application processes for site-specific proposals.

B.13. Historic and cultural preservation

B.13.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.

The city contains several buildings built in the late 1800s and early 1900s, but none are listed on any national, state, or local preservation registers.

B.13.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.

The city may or may not have places and/or objects listed on or proposed for national, state, or local preservation registers; however, these will be identified and assessed during application for site-specific project actions. Subsequent construction requests shall be bound under state law to stop construction and report any find to at least the state office of archeology and historic preservation.

B.13.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.

None.

B.13.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.

None.

B.14. Transportation

B.14.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.

The city contains SR 410, a state highway. This highway leads to Sumner to the west and Mt. Rainier and Yakima to the east and SR 165, which leads to Wilkeson and Carbonado. Adequate road facilities shall be considered during review of any specific project action.

B.14.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?

The City of Buckley is not served at this time by regional transit. The closest transit facilities are about six miles to the City of Bonney Lake or about five miles to the City of Enumclaw.

B.14.c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

Not applicable to this non-project action. This information shall be provided and reviewed during application for site-specific project actions.

B.14.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).

As a non-project action, no traffic improvement needs are foreseen. Traffic impacts shall be reviewed with subsequent construction requests.

B.14.e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No water, rail, or air transportation facilities are within the city limits.

B.14.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?

As a non-project action, no vehicular trips are foreseen. Trip generation and traffic impacts shall be reviewed with subsequent construction requests.

B.14.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.

No.

B.14.h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable to this non-project action. This information shall be provided and reviewed during application for site-specific project actions.

B.15. Public services

B.15.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.

No. As a non-project action, no impacts are foreseen. Public service needs shall be reviewed with subsequent construction requests.

B.15.b. Proposed measures to reduce or control direct impacts on public services, if any.

As a non-project action, no impacts are foreseen and no measures to reduce or control possible impacts are provided. Public service needs shall be reviewed with subsequent construction requests.

B.16. Utilities

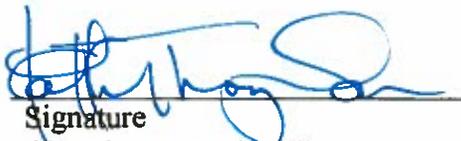
B.16.a. Circle utilities currently available at the site: *electricity, natural gas, water, refuse service, telephone, sanitary sewer*, septic system, other.

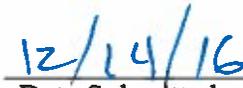
B.16.b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

As a non-project action, the ordinance amendment will not provide a need for utilities. Subsequent construction requests will be reviewed for compliance to state and local utility requirements.

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.


Signature
City Planner Kathy Thompson


Date Submitted

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet 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.

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.

- D.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?

Critical areas ordinances generally do not negatively affect water discharge, emissions to air, toxic substances, or noise production.

Proposed measures to avoid or reduce such increases are:
The proposal doesn't address these issues.

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

Critical areas ordinances generally do not negatively affect plants, animals, fish, or marine life.

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

The proposal addresses these issues removes confusion with listed noxious weeds by referencing the state's noxious weed control board brochure.

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

Critical areas ordinances generally do not deplete energy or natural resources.

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

The proposed ordinance does not address these issues.

- D.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, flood plains, or prime farmlands?

Urban critical areas ordinances generally do not affect parks, wilderness areas, wild and scenic rivers, or prime farmlands.

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

The proposal addresses these issues, as follows:

- ***Environmentally sensitive areas in general are addressed in BMC 12.08; this chapter also addresses all critical area definitions, content***

of critical area reports, lists allowed activities, and mitigation requirements.

- *Threatened or endangered species habitat is addressed in BMC 12.13*
- *Historic or cultural sites are addressed in BMC 12.08.340.*
- *Wetlands are addressed in BMC 12.09; the amendment updates the definitions, updates the function scoring, references the Shoreline Management Program, adds land use intensity buffers, and creates mitigation measures to reduce impacts for buffer width averaging.*
- *Floodplains are addressed in BMC 12.08 and 12.11; definitions are revised.*

D.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?

Critical areas ordinances generally do not negatively affect land and shoreline use. The proposal will allow the city to comply with state regulations.

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

The Shoreline Management Program and the proposal require no net loss of functions and values.

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

Critical areas ordinances generally do not increase demands on transportation.

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

The proposal doesn't address these issues.

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

Laws affecting this ordinance include state regulations concerning critical areas, low impact development, and FEMA policies on floods.

[Statutory Authority: RCW [43.21C.110](#) and 43.21C.100 [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW [43.21C.110](#). WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]