



CITY OF SNOHOMISH

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · (360) 568-3115 · WWW.SNOHOMISHWA.GOV

STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. 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 [\[help\]](#)

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.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS [\[help\]](#)

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.

Project #:	SEPA19-0007	
Date:	12/31/19	Staff Intake: KWA



A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable:
Binding Site Plan Procedures ordinance
2. Name of applicant:
City of Snohomish Planning & Development Services
3. Address and phone number of applicant and contact person:
116 Union Avenue, Snohomish, WA 98290
Glen Pickus, Planning Director, 360-282-3173
4. Date checklist prepared:
12/30/2019
5. Agency requesting checklist:
City of Snohomish
6. Proposed timing or schedule (including phasing, if applicable):
Non-project action, proposed for adoption by City Council in February 2020
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No. This proposal is for a non-project action with no directly related plans for future physical additions, expansions, or activities.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.
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.
10. List any government approvals or permits that will be needed for your proposal, if known.

Adoption by the Snohomish City Council.



- 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.)

Non-project action: Amendment to create a new section in SMC 14.215, Subdivisions, to create a binding site plan process as provided for by RCW 58.17.035.

- 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 is not site specific. Proposed changes have potential impact on all properties in the City of Snohomish.

B. ENVIRONMENTAL ELEMENTS

1. Earth [\[help\]](#)

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

N/A

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

N/A

- 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.

N/A



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

N/A

- 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.

N/A

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

N/A

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

N/A

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

As a non-project action, no erosion reduction or control measures are proposed or required. Future site-specific development or land use action would be subject to project level SEPA and regulatory review would require the implementation of applicable City regulations to control erosion or other impacts to earth.

2. Air [\[help\]](#)

- 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, no emissions to air will occur as a direct result of this proposal.

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

N/A

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

As a non-project action, no measures to reduce or control emissions or other impacts to air are proposed or required.

3. Water [\[help\]](#)

- 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.

Several water bodies are present within the City's UGA, including rivers (Snohomish River, Pilchuck River), streams, and wetlands.



- 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.

N/A

- 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.

N/A

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

N/A

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

N/A

- 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.

As a non-project action, no waste material will be discharged to surface waters.

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.

As a non-project action, no ground water will be withdrawn and no water will be discharged to ground water.

- 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.

As a non-project action, no waste material will be discharged into the ground from septic tanks or other sources.



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.

As a non-project action, no stormwater runoff would occur.

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

As a non-project action, waste materials will not enter ground or surface waters.

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

As a non-project action, drainage patterns will not be affected by this proposal.

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

As a non-project action, no measures to reduce or control surface, ground, and runoff water impacts are proposed or required. Future site-specific development or land use action would be subject to project level SEPA and regulatory review and would require the implementation of applicable City regulations to control surface, ground, and runoff water impacts.

4. **Plants** [\[help\]](#)

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?

As a non-project action, no vegetation will be removed or altered.

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

U.S. Fish and Wildlife Services provides legal listing for ESA species under its jurisdiction.
National Marine Fisheries Service provides legal listing for ESA species under its jurisdiction.
Washington State Department of Fish and Wildlife provides legal listing for ESA species under its jurisdiction.
Washington State Department of Natural Resources provides legal listing for ESA species under its jurisdiction.

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, no measures to preserve or enhance vegetation are proposed or required for this proposal.



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

N/A

5. Animals [\[help\]](#)

- 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 _____

N/A

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

U.S. Fish and Wildlife Services provides legal listing for ESA species under its jurisdiction.

National Marine Fisheries Service provides legal listing for ESA species under its jurisdiction.

Washington State Department of Fish and Wildlife provides legal listing for ESA species under its jurisdiction.

Washington State Department of Natural Resources provides legal listing for ESA species under its jurisdiction.

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

All of western Washington is part of the Pacific Flyway for migratory birds.
As a non-project action, the proposal will not affect migratory species.

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

As a non-project action, no measures to preserve or enhance wildlife are not required or proposed.

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

N/A

6. Energy and natural resources [\[help\]](#)

- 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.

As a non-project action, no energy would be consumed by this proposal.

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

As a non-project action, the proposal would not affect the potential use of solar energy by any property.



- 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 measures to reduce or control energy impacts are proposed or required.

7. Environmental health [\[help\]](#)

- 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.

As a non-project action, no environmental health hazards would result from this proposal.

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

N/A

- 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.

N/A

- 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.

N/A

- 4) Describe special emergency services that might be required.

N/A

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

As a non-project proposal, no measures to control environmental health hazards are proposed or required.

- b. Noise

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

Noises typical of developed, urban areas exist within city limits. This non-project action is not site-specific and therefore will not be affected by ambient noise.



- 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.

N/A

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

As a non-project action, no measures to reduce or control noise impacts are proposed or required.

8. Land and shoreline use [\[help\]](#)

- 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.

This non-project action pertains to lands within the City. Existing land uses will not be affected by the proposal.

- 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?

N/A

- 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:

N/A

- c. Describe any structures on the site.

N/A

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

N/A

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

The non-project proposal has potential applicability to all zoning classifications. Land use designations may be found on the City's adopted Land Use Designation Map.



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

This non-project proposal has potential applicability to all Comprehensive Plan land use designations.

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

This non-project action may be applicable to lands within any of the City's Shoreline Master Program designations.

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

Various critical areas including streams, wetlands, and steep slopes are present within the UGA. The non-project proposal is not site specific.

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

N/A

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

N/A

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

As a non-project action, no measures to avoid or reduce displacement impacts are proposed or required.

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

The proposed code amendments are not anticipated to affect compatibility between adjacent land uses and have been determined consistent with the Comprehensive Plan.

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

The proposal is not anticipated to affect compatibility of land uses with commercial use of agricultural and forest lands. No measures are proposed or required.

9. Housing [\[help\]](#)

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

N/A.

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

N/A.



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

As a non-project action, no measures to reduce or control housing impacts are required or proposed.

10. Aesthetics [\[help\]](#)

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

N/A.

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

N/A.

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

As a non-project action, no measures to reduce or control aesthetic impacts are proposed or required for this proposal.

11. Light and glare [\[help\]](#)

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

As a non-project action, no light or glare would be produced as a result of this proposal.

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

N/A

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

N/A

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

As a non-project action, no measures to reduce or control light or glare impacts are proposed or required.

12. Recreation [\[help\]](#)

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

N/A



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

N/A

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

As a non-project action, no measures to reduce or control impacts on recreation are proposed or required.

13. Historic and cultural preservation [\[help\]](#)

- 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.

This non-project action is not site specific. Any development affected by this non-project action will have to address this issue.

- 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.

This non-project action is not site specific. Any development affected by this non-project action will have to address this issue.

- 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.

This non-project action is not site specific. Any development affected by this non-project action will have to address this issue.

- 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.

This non-project action is not site specific. Any development affected by this non-project action will have to address this issue.

14. Transportation [\[help\]](#)

- 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.

This is a non-project action. It is not site-specific. Portions of the City of Snohomish UGA are adjacent to US-2 and SR-9. Any development affected by this non-project action will have to address transportation impacts.



- 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 Snohomish is served by Community Transit bus service.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

- 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).

N/A

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

N/A. This is a non-project action. It is not site-specific. Harvey Air Field and rail lines used for freight are located in the UGA.

- 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?

N/A

- 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.

As a non-project action, the proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products.

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

As a non-project action, no measures to reduce or control transportation impacts are proposed or required.

15. Public services [\[help\]](#)

- 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 increased demand for public services is expected to result from the proposed legislative amendments. Site-specific project actions may affect services including, but not limited, to police and fire. These impacts are reviewed during project level permitting of proposed developments.



- b. Proposed measures to reduce or control direct impacts on public services, if any.
As a non-project action, no measures to reduce or control impacts on public services are proposed or required.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

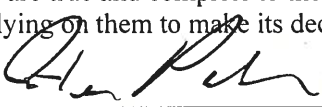
N/A

- 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.

N/A. This is a non-project action is not site specific.

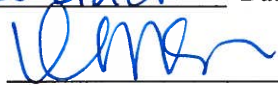
C. Signature [\[help\]](#)

The information and answers provided in this Environmental Checklist (including Supplement for Non-project Actions, if applicable) 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: 

Date Submitted: 12/30/2019

Agency Evaluation completed by: Brooke Eidem Date: 12/31/19

Signature: 



D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to 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.

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 could facilitate development that otherwise may not occur which in turn could increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise, but not in a manner significantly beyond that which can already occur.

Proposed measures to avoid or reduce such increases are:

No measures are proposed, because no adverse impact is expected. Future proposals for development will follow the established permitting process, including a separate SEPA process if applicable, and will be reviewed for compliance with adopted regulations that are intended to facilitate the identification and mitigation of potential adverse impacts.

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

The proposal could facilitate development that otherwise may not occur which in turn could affect plants, animals, or fish, but not in a manner significantly beyond that which can already occur.

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

No mitigation measures are necessary for the non-project legislative action. If significant adverse impacts related to specific development proposals are identified during the permitting process, appropriate mitigation measures will be required pursuant to SEPA authority and other applicable laws and regulations.

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

The proposal could facilitate development that otherwise may not occur which in turn could lead to an increased consumption of energy or natural resources, but not in a manner significantly beyond that which can already occur.

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

No mitigation measures are proposed, since no adverse impact is expected. Future non-exempt, site-specific development or land use proposals will be subject to compliance with regulations for energy efficiency as well as project-level environmental analysis and threshold determinations.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal could facilitate development that otherwise may not occur which in turn could affect affect environmentally sensitive areas or areas designated for governmental protection, but not in a manner significantly beyond that which can already occur.



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

No mitigation measures are proposed, since no adverse impact is expected.

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 proposal will not affect land and shoreline use.

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

None.

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

The proposal could facilitate development that otherwise may not occur which in turn could create an increase in demand for transportation or public services and utilities, but not in a manner significantly beyond that which can already occur.

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

No measures are proposed because no adverse impacts are anticipated. Demands on transportation or public services and utilities are evaluated on a project-specific basis for compliance with applicable standards and mitigation requirements.

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

No such conflicts have been identified.