

# COMPREHENSIVE PLAN AMENDMENT APPLICATION



PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

**Type of Request:**

- Comprehensive Plan Text Amendment
- Future Land Use Map Amendment

**Applicant/Contact Name:** Leana Kinley

Physical Address: 7121 E. Loop Rd. Stevenson, WA 98648

Mailing Address: P.O. Box 371 Stevenson, WA 98648

Phone: 509-427-5970 E-Mail Address: leana@ci.stevenson.wa.us

**Brief Proposal Summary:** Create a Capital Improvement Program to preserve or enhance existing facilities and provide new assets that will support service needs and community growth in an efficient manner.

**Signature of Applicant:** [Signature] **Date:** 9/30/19

Incomplete applications will not be accepted • Please ensure that all submittals are included

Complete this section if the request involves a Future Land use Map amendment or other specific real property.  
If there are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

**Property Owner:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

**Subject Property Address (Or Nearest Intersection):** \_\_\_\_\_

**Tax Parcel Number:** \_\_\_\_\_ **Zoning:** \_\_\_\_\_

**Water Supply Source:**  City  Well **Sewage Disposal Method:**  City  Septic

*As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC 17.11.*

*I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.*

**Signature of Property Owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

RECEIVED

SEP 30 2019

BY: 3:30 PM [Signature]

For Official Use Only.  
Date Application Received \_\_\_\_\_ • Date Application Complete \_\_\_\_\_



SUBMIT TO:  
City Hall  
7121 E Loop Road

# COMPREHENSIVE PLAN AMENDMENT

The following information is required for all proposals to amend the Comprehensive Plan. Applications without the required information will not be accepted. The City may request 3<sup>rd</sup> party review of any submittals. The cost of such review is generally the responsibility of the applicant. See SMC 17.11 for full details on proposing amendments to the comprehensive plan.

- Application Fee** (Amount: \$1,250 Date: 9/30/19 Receipt #: Internal Adj.)
- Completed and Signed Comprehensive Plan Amendment Application**
- Completed and Signed SEPA Environmental Checklist and Associated Fee** (unless categorically exempt)
- Narrative of the Plan Amendment Explaining:**
  - Why the proposed amendment is being requested
  - How the proposed amendment meets the approval criteria of SMC 17.11
- Any Additional Information** (Reports or Studies identified by the Zoning Administrator under SMC 17.11.040.B)

The following is required to evaluate proposed Comprehensive Plan Text Amendments.

- Proposed Amendatory Language**

The following is required to evaluate proposed Future Land Use Map Amendments.

- Site Plan** that is accurate and legible, includes a north arrow and scale and shows:
  - Existing and Proposed Future Land Use and Zoning designations
  - Current use of all properties within the proposal area
  - Proposed use of any specific proposal in the proposal area
- Names and Addresses** of all property owners in the proposal area *and* all property owners within 300 feet of the proposal area boundary
- Signatures** of any property owners within the proposal area supporting the proposal

The following is required to evaluate proposals involving changes to Specific Real Property (other than Future Land Use Map amendments).

- Title Report** showing ownership and encumbrances of the subject property(ies)
- Site Plan** that is accurate and legible, includes a north arrow and scale and shows:
  - Area and dimensions of all lots and adjacent public and private roads
  - Location, dimensions, distance to property lines, and elevation plans for all existing and proposed structures, alterations and improvements
  - Location and type of any known or suspected critical areas (as designated in SMC 18.13)
  - Location of any significant trees (defined in SMC 17.10.740), public utilities, private wells, and drainfields
- Names and Addresses** of all property owners in the proposal area *and* all property owners within 300 feet of the proposal area boundary
- Signatures** of any property owners within the proposal area supporting the proposal



## Goal 8- Utilities & Urban Services



### **“Reliable utilities and convenient services fulfill the needs of the current and future community.”**

City governments exist to serve their citizens. This Goal of the Comprehensive Plan emphasizes the aspects by which the City can serve its citizens through proper management and provision of utility services.

The City of Stevenson provides a number of public services to its residents. Responsible management of tax- and rate-payer contributions tops the list, but the City also ensures buildings are inspected for safety, clean drinking water is provided to the tap, fires are suppressed before they can spread, sewage is collected and treated, justice is served through policing and the court system, and neighborhood nuisances are remedied. The City also coordinates with outside utility and service providers to ensure that its residents and visitors receive the services they require.

### **“The community receives urban services at or above a set level of service.”**

As the community changes over time, its needs will also change. This Sub-Goal establishes level of service (LOS) standards for urban services. These standards will provide baselines for incorporation into the system of plans developed by the City and its partners. As the community's needs and desires change, these level of service standards should be monitored to ensure they lead toward fulfillment of this plan's Goals.

### **“Urban services are provided according to a rational plan aligning the community's expectations with its capabilities.”**

Whether these services are provided through a pipe, over a wire, or at a desk, capital facilities are necessary to support them. The presence or lack of these facilities will determine the services that can be provided to the Stevenson community. As the city grows, new capital facilities will be necessary to provide urban services, and as time goes on, existing capital facilities will need to be replaced. The creation and adherence to a Capital Facilities Plan is an important component of managing Stevenson's growth, development, and change.

The Objectives and Tactics leading to the fulfillment of this Goal and its Sub-Goals contain methods by which the City can manage and improve upon the public services it provides and ensure that other utility and service providers do likewise.



OBJECTIVE	CORNERSTONE PRINCIPLES				TACTICS	RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	HQ	NSB	HE	AW				
<b>Goal 8- Utilities &amp; Urban Services</b>								
8.1- Encourage City staff and officials to enhance their skills through training and continuing education on topics relevant to their job performance, such as management and communication.						All Departments		Ongoing
8.2- Develop a long-range financial plan.						Administration		Ongoing
8.3- Periodically review and revise the capital facilities plan.						Administration & Public Works		Ongoing
8.4- Identify and correct health and safety hazards within the Stevenson Urban Area.						Administration	County, Port	Ongoing
8.5- Establish maintenance programs to preserve the long-term viability of the City's capital facilities.						Administration & Public Works		Short-Term
8.6- Offset the costs of new development to existing city residents by establishing development charges.						Administration		Ongoing
8.7- Provide adequate easement and right-of-way widths for public and private utilities and emergency and other services.						Planning & Public Works		Ongoing
8.8- Base the provision for future public facilities and utilities upon financial cost and adequacy of desired levels of service.					8.8-1- Consider providing public facilities and utilities in advance of need. 8.8-2- Coordinate urban development with private utility agencies to ensure the availability of services when needed. 8.8-3- Continue to provide water and sewer services within the Urban Area.	Administration	County, PUD	Ongoing



OBJECTIVE	CORNERSTONE PRINCIPLES				TACTICS	RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	HQL	NSB	HE	AW				
<b>Goal 8- Utilities &amp; Urban Services</b>								
8.9- Manage urbanization through the expansion of the sewer system.					8.9-1- Permit septic systems only when provision of sewer service is technically infeasible within the planning period. 8.9-2- Revise land development regulations to prohibit septic system installations in areas where provision of sewer service is feasible during the planning period.	Planning & Public Works		Ongoing
8.10- Consider alternative waste disposal systems for difficult sites and to encourage conservation of water.						Public Works		Ongoing
8.11- Coordinate the infrastructure improvement and maintenance projects of multiple utilities to reduce costs and disruptive impacts.						Public Works		Ongoing
8.12- Establish a stormwater utility to provide for the collection and treatment of stormwater runoff and the maintenance of stormwater facilities.					8.12-1- Establish standards for land development ordinances to provide for the collection and treatment of stormwater runoff.	Public Works		Short-Term
8.13- Consider alternative energy resources to benefit the community.					8.13-1- Facilitate and support local energy resource development and use, such as geothermal.	Administration	County, Port, PUD, State	Mid-Range
8.14- Facilitate and support the expansion of high-speed communication utilities such as broadband, fiber optics, and Wi-Fi.						Administration		Ongoing
8.15- Facilitate and support the burial of existing aboveground utility lines.						Administration & Public Works	Private Utilities, PUD	Ongoing



CORNERSTONE PRINCIPLES		RESPONSIBLE DEPARTMENT		LIKELY PARTNERS		TIMELINE	
OBJECTIVE	TACTICS	HQL	NSB	HE	AW		
<b>Goal 8 – Utilities &amp; Urban Services</b>							
8.16– Require the burial of new utility lines.						Planning & Public Works	Private Utilities
8.17– Facilitate and encourage the collection, recycling, disposal, and reuse of solid waste within the Stevenson Urban Area.	8.17-1– Consider solid waste for use in biomass energy projects. 8.17-2– Consider composting solid waste through a community-scale facility.					Public Works	County Solid Waste
8.18– Periodically review and revise the City's law enforcement program.						Administration	
8.19– Support Stevenson Fire Department and the Skamania County Hospital District to maintain high quality services.	8.19-1– Consider establishing a joint facility to house emergency response agencies.					Administration	
8.20– Encourage establishment of county-wide mitigation and emergency action programs for spills, explosions and other disasters.						Administration	County, EMS, Fire
8.21- Reduce visual blights and hazards associated with aboveground utility lines.	8A.21-1- Facilitate and support the burial of existing aboveground utility lines. 8A.21-2- Require the burial of new utility lines.					Administration, Planning & Public Works	Private Utilities, PUD
<b>Goal 8A- The community receives urban services at or above the general levels of service established herein.</b>							
8A.1- Provide transportation and circulation services at the general level of service (LOS) standards established herein.	8A.1-1- Ensure all arterial streets function at an average daily Level of Service (LOS) of D or better. 8A.1-2- Provide pedestrian sidewalks on both sides of all arterial streets and all other streets identified as school walking routes. 8A.1-3- Provide adequate transit service at or above the current operating LOS.					Planning & Public Works	County, WSDOT



<p>8A.2- Provide water services at the general LOS standard established herein.</p>	<p>8A.2-1- Ensure all single-family units are served at or above <b>2 gpm @ 30 psi</b> (Fire – <b>1000 gpm @ 20psi for single-family units &gt; 3,600 sq ft; 500 gpm @ 20psi for units &lt;3,600 sq ft</b>).</p> <p>8A.2-2- Ensure all multi-family units are served at or above <b>1 gmp @ 30 psi</b> (fire per <b>Uniform Fire Code</b>).</p> <p>8A.2-3- Ensure all commercial and industrial development is serviced at or above the standard in the <b>Uniform Fire Code</b>.</p>			<p>Public Works</p>	<p>County</p>	<p>Ongoing</p>
<p>8A.3- Provide sanitary sewer service at or greater than a LOS standard of <b>300 gpd per person</b> at the <b>time of development</b>.</p>	<p>8A.3-1- Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</p>			<p>Planning &amp; Public Works</p>	<p>County</p>	<p>Ongoing</p>
<p>8A.4- Provide storm sewer services at the current operating LOS.</p>	<p>8A.4-1- Establish a stormwater program to limit sites' post-development stormwater run-off to that allowed by the Stormwater Management Manual for Western Washington (SWMWW) as adopted by the City.</p>			<p>Public Works</p>	<p>County</p>	<p>Ongoing</p>
<p>8A.5- Ensure electrical service is provided at or greater than a LOS standard of <b>118 volts (120 volt base)</b> at the <b>time of development</b>.</p>				<p>Administration, Planning &amp; Public Works</p>	<p>PUD</p>	<p>Ongoing</p>
<p>8A.6- Ensure telecommunications services are provided at the general LOS standard established herein.</p>	<p>8A.6-1- Ensure telephone services is provided at or above the following general LOS standard:</p> <ul style="list-style-type: none"> <li>• Residential: <b>1 service per unit</b></li> <li>• Commercial: <b>1 service per business</b></li> <li>• Industrial: <b>1 service per business</b></li> </ul> <p>8A.6-2- Ensure cable television services is provided at or above the following general LOS standard:</p> <ul style="list-style-type: none"> <li>• Residential: <b>1 service per unit</b></li> <li>• Commercial: <b>0 service per business</b></li> <li>• Industrial: <b>0 service per business</b></li> </ul>			<p>Planning &amp; Public Works</p>	<p>Private Utilities, PUD</p>	<p>Ongoing</p>
<p>8A.7- Ensure parks are provided at a city-wide LOS standard of <b>10 acres of parks per 1,000 population</b>.</p>				<p>Administration, Planning &amp; Public Works</p>	<p>County, Port, SCSD</p>	<p>Ongoing</p>





**Goal 8B- Urban services are provided according to a rational plan aligning the community's expectations with its capabilities.**

<p>8B.1- Ensure individual urban service plans are developed to provide services consistent with the general LOS standards established herein. Such plans should establish detailed and desired LOS standards based on:</p> <ul style="list-style-type: none"> <li>• Inventories of current facilities.</li> <li>• Measurements of current and future capacities.</li> <li>• A financial feasibility analysis, and</li> <li>• A capital improvement plan suitable to accommodate the growth, development and change expected during the planning period.</li> </ul>	<p>8B.1-1- Develop individual plans for public services provided by the City, such as transportation and circulation, water, sanitary sewer, storm sewer, parks and recreation services, and fire.</p> <p>8B.1-2- Encourage development of individual plans for urban services provided within the Stevenson Urban Area by private and/or public agencies, such as telecommunications, schools, non-city provided transportation, electrical power, and solid waste. Such plans should ensure the availability of services when needed.</p>					<p>Administration, Planning &amp; Public Works</p>	<p>County, Private Utilities, PUD, WSDOT</p>	<p>Short-Term</p>
<p>8B.2- Establish a capital improvement program to ensure of LOS standards are maintained and/or exceeded and to preserve the long-term viability of the City's capital facilities.</p>	<p>8B.2-1- Consider providing urban services in advance of need.</p> <p>8B.2-2- Identify and correct health and safety hazards within the Stevenson Urban Area.</p>					<p>Administration, Planning &amp; Public Works</p>	<p>County, Private Utilities, PUD</p>	<p>Short-Term</p>
<p>8B.4-1- Adopt an annual Capital Facilities Plan consistent with the Comprehensive Plan and incorporating the improvements identified in individual urban service plans. Such plans may be adopted and amended without being considered as an amendment to the Comprehensive Plan, following a public hearing, before the City Council.</p>	<p>8B.4-1- Coordinate the capital facility improvement and maintenance projects of multiple urban service providers to reduce costs and disruptive impacts.</p> <p>8B.4-2- Establish a New Improvements for Community Enhancement (NICE) Neighborhoods Program to allow the community to initiate projects for inclusion in the Capital Facilities Plan.</p>					<p>Public Works</p>	<p>County, Port, Private Utilities, PUD, SCSD</p>	<p>Ongoing</p>
<p>8B.5- Establish standards for land development to ensure general and detailed LOS standards are maintained.</p>	<p>8B.5-1- Require concurrency at the time of development for the urban services necessary to support development, especially, paved streets, curbs, and sidewalks, water service, sanitary sewer service, electrical service, solid waste management, stormwater management, telecommunications service, and emergency services.</p> <p>8B.5-2- Require provision, within 6 years of the time of development, of urban services not</p>					<p>Administration, Planning &amp; Public Works</p>	<p>County, Private Utilities, PUD</p>	<p>Short-Term</p>





Chapter 3  
Goals & Objectives

	<p><u>necessary to support development such as parks and recreation services and transit services.</u></p> <p>8B.5-3-- Offset the impacts of new development to existing city residents by establishing systems development charges and fee-in-lieu programs.</p>						
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# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

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

## ***Instructions for applicants:***

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

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

## ***Instructions for Lead Agencies:***

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

## ***Use of checklist for nonproject proposals:***

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

## ***A. Background*** [HELP]

1. Name of proposed project, if applicable: Stevenson Capital Improvement Program
2. Name of applicant: City of Stevenson

3. Address and phone number of applicant and contact person: Leana Kinley, 7121 E. Loop Rd, Stevenson, WA 98648 (509) 427-5970

4. Date checklist prepared: 8/22/19

5. Agency requesting checklist: City of Stevenson

6. Proposed timing or schedule (including phasing, if applicable):  
Proposed adoption by 12/31/2020, non-project action, implementation over time.

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

Non-project action identifying potential projects and policies to pursue over time. As the City is not fully planning under the Growth Management Act, this program will NOT result in planned actions under RCW 43.21C.440, and threshold determinations will be made for the policies and projects described in the program at the time they are pursued.

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

This program considered environmental information previously prepared for critical areas. No new environmental information was prepared.

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.

N/A-Non-Project

10. List any government approvals or permits that will be needed for your proposal, if known.  
City Council must adopt the plan through ordinance. No other approvals required.

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 Future Land Use Map attached covers all of city limits and its environs within the Urban Area defined by the Columbia River gorge National Scenic Area Act. Land uses include high and low density residential and high and low intensity trade.

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.

City of Stevenson, Skamania County, Washington. See also vicinity map attached.

## **B. Environmental Elements** [HELP]

### 1. **Earth** [help]

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)?

Vertical or near-vertical

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.

Predominately loamy soils (Clayey/gravelly/sandy) along with riverine deposits and rock outcrops. The area contains isolated pockets of prime agricultural soils, many of which already have housing developments.

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

See geological hazard map.

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 Non-Project

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

N/A Non-Project

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

N/A Non-Project

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

N/A Non-Project

### 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.

N/A Non-Project

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

N/A Non-Project

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

N/A Non-Project

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

#### a. Surface Water: [\[help\]](#)

- 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.

See wetlands and stream habitat map attached.

- 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 Non-Project

- 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 Non-Project

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

N/A Non-Project

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

See frequently flooded areas map attached.

- 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.

N/A Non-Project

#### b. Ground Water: [\[help\]](#)

- 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.

N/A Non-Project

- 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.

N/A NON-PROJECT

#### 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.

N/A Non-Project

2) Could waste materials enter ground or surface waters? If so, generally describe.  
N/A Non-Project

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

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:  
N/A Non-Project

**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                                    Abundant plant life consistent with area-wide proposal.
- 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?  
N/A Non-Project

c. List threatened and endangered species known to be on or near the site.  
None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
N/A Non-Project

e. List all noxious weeds and invasive species known to be on or near the site.  
N/A Non-Project

**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:

- X birds: hawk, heron, eagle, songbirds, other:
  - X mammals: deer, bear, elk, beaver, other:
  - X fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_
- Abundant animal life consistent with area-wide proposal.

- b. List any threatened and endangered species known to be on or near the site.  
Anadromous fish in Columbia River, Kanaka, Nelson and Rock creeks.
- c. Is the site part of a migration route? If so, explain.  
Migrating anadromous fish and Canada geese
- d. Proposed measures to preserve or enhance wildlife, if any:  
N/A NON-PROJECT
- e. List any invasive animal species known to be on or near the site.  
None known

## **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.  
N/A Non-Project
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
N/A Non-Project
- 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:  
N/A Non-Project

## **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.  
N/A Non-Project
  - 1) Describe any known or possible contamination at the site from present or past uses.  
N/A Non-Project
  - 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 Non-Project
  - 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 Non-Project
  - 4) Describe special emergency services that might be required.  
N/A Non-Project
  - 5) Proposed measures to reduce or control environmental health hazards, if any:  
N/A Non-Project



*b. Noise*

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

Abundant urban noise consistent with area-wide proposal.

- 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 Non-Project

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

N/A Non-Project

**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.

Commercial, industrial, recreational, and residential uses consistent with area-wide 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?

Previous pasture and small-scale agricultural practices consistent with area-wide proposal.

- 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 Non-Project

- c. Describe any structures on the site.

Abundant structures consistent with area-wide proposal

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

N/A Non-Project

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

N/A Non-Project

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

None

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

N/A Non-Project

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

See critical area map attached

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

20-year mid-range population estimate is 1,989 (up from 1620).

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

N/A Non-Project

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

N/A NON-PROJECT

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

N/A Non-Project

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

N/A Non-Project

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

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

N/A Non-Project

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

N/A Non-Project

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

N/A Non-Project

## **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 Non-Project

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

N/A Non-Project

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

N/A Non-Project

### **11. Light and Glare** [\[help\]](#)

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

N/A Non-Project

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

N/A Non-Project

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

N/A Non-Project

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

N/A Non-Project

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

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

Abundant recreational opportunities consistent with area-wide proposal.

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

N/A Non-Project

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

N/A Non-Project

### **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? If so, specifically describe.

N/A Non-Project

- 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.

N/A Non-Project

- 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.

N/A Non-Project

- 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.

N/A Non-Project

#### **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.  
See attached streets map.
- 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?  
Two transit stops exist on the fixed route. Route also deviates for home pick-up.
- 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 Non-Project
- 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).  
NEW ROADS ANTICIPATED CONSISTENT WITH AREA-WIDE PROPOSAL.
- 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 Non-Project
- 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 Non-Project
- 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.  
N/A Non-Project
- h. Proposed measures to reduce or control transportation impacts, if any:  
N/A Non-Project

#### **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.  
Public service needs will expand with population and service expansion
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
N/A Non-Project

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

- a. Circle utilities currently available at the site:



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

Consistent with RCW 35A.63, the plan anticipates growth and development, but is not likely to create the associated impacts discussed in this question.

Proposed measures to protect or conserve energy and natural resources are:  
The Comprehensive Plan calls for increased density in currently developed areas.

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?

Operating in a confined space, anticipated development would likely use or affect sensitive, cultural, and farmland areas through nearby construction and/or conversion.

Proposed measures to protect such resources or to avoid or reduce impacts are:  
Objectives 1.15, 1.16 and 2.2 of the city's Comprehensive Plan direct the city to preserve and protect cultural resources and sensitive habitat areas through a wide range of tactics. As an Urban Area expected to absorb commercial and residential demand, prime farmland is preserved only until needed (Tactic 2.9-1).

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 comprehensive plan concentrates new high density and intensity development near the Columbia River and lower Rock Creek shoreline and the update of the Shoreline Master Program is in process of being reviewed by the Department of Ecology.

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

Objective 4A.2 of the Comprehensive Plan calls for the balance in the use of the shoreline. The updated shoreline master program requires "no net-loss" be met without negative environmental impacts.

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

Consistent with RCW 35A.63, the program anticipates growth and development, but is not likely to create it or the associated impacts discussed in this question.

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

Goals 7, 8, and 9 of the Comprehensive Plan contain objectives and tactics related to the future of the City's transportation and circulation, utilities and serves, and parks and recreation.

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

The Capital Improvement Program attempt to align the City's desires with its obligation to meet state and federal mandates. No conflicts with such mandates are known or intended.

Different readers may interpret conflicts between the Capital Improvement Program and local laws for environmental protection. If extant, the Capital Improvement Program is intended to be the city's primary policy document, and any environmental protection laws in conflict therewith would be expected to be brought into conformity with this document.