

*City of Cle Elum*  
119 West First Street  
Cle Elum, WA 98922



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**CITY OF CLE ELUM**  
**STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST**  
**AND DETERMINATION OF NONSIGNIFICANCE (DNS)**  
**& HEARING NOTICES**

**Who?**

Applicant: City of Cle Elum

State Environmental Policy Act (SEPA) Lead Agency: City of Cle Elum

SEPA Official: Lucy Temple, City Planner

**What?**

The City of Cle Elum has issued a Determination of Nonsignificance (DNS) for a State Environmental Policy Act (SEPA) Checklist to review the City's proposed Zoning map and text amendments, including rezoning several properties around the City.

**When?**

A 14-day comment period is required, which ends **October 29, 2019**. Once the current comment period ends and all written comments received are reviewed, the Lead Agency will determine whether to retain, withdraw, or amend the DNS as appropriate.

The Cle Elum Planning Commission will hold an **open record public hearing** November 5, 2019 at 6pm, and the City Council will hold a **closed record public hearing** December 10, 2019 at 6pm.

**Where?**

This non-project action applies to several areas throughout Cle Elum, including a number of specific properties within Cle Elum municipal limits. A comparison map is available at City Hall or on the development regulation update webpage:  
<http://cityofcleelum.com/development-regulation-updates/>

**Why?**

Per Cle Elum Municipal Code 15.28.200, WAC 197-11-340(2), and 197-11-800(d) this SEPA Checklist and DNS are being distributed to you as an agency with Jurisdiction. Others will receive the documentation as a courtesy or due to a request.

The purpose of this SEPA Checklist is to environmentally evaluate the City's Zoning Ordinance for the proposed text and map amendments. The DNS is the decision document issued by the SEPA Official at the SEPA Lead Agency.

**COMMENTS SHOULD BE SENT TO:**

Lucy Temple, SEPA Official  
[lucy@cityofcleelum.com](mailto:lucy@cityofcleelum.com) OR 119 West First Street  
Cle Elum, WA 98922

# CITY OF CLE ELUM

## SEPA COMMENT PERIOD

The City of Cle Elum has issued a SEPA Determination of Significance for proposed City Zoning Ordinance and Map amendments for compliance with the 2019 Comprehensive Plan.

**HEARING DATES:** Nov 5, 2019 at 6 pm, and Dec 10, 2019 at 6 pm

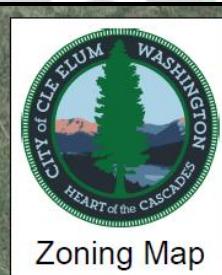
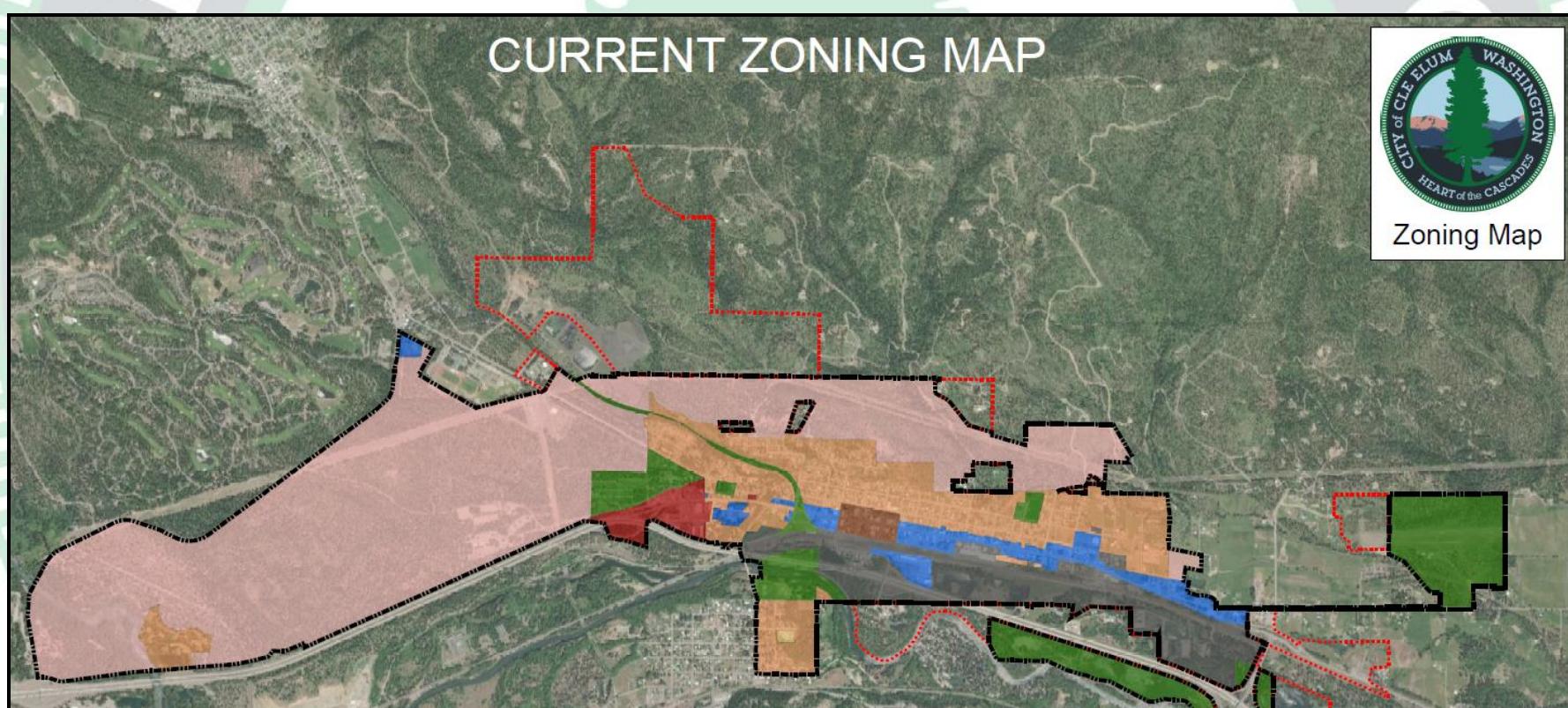
**LOCATION:** Cle Elum City Hall – Council Chambers

**WRITTEN COMMENTS ACCEPTED until 4:30 pm, October 29, 2019**

Written comments should be mailed or emailed to Lucy Temple, Cle Elum City Hall 119 W 1<sup>st</sup> St, Cle Elum, WA 98922; [lucy@cityofcleelum.com](mailto:lucy@cityofcleelum.com)

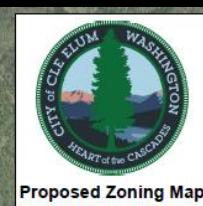
**DOCUMENTS AVAILABLE:** The SEPA Determination of Significance may be reviewed at City Hall or online at <http://cityofcleelum.com/city-services/administrative-services/public-notices/> USE THIS LINK FOR BEST AVAILABLE MAPS

**QUESTIONS:** Lucy Temple, City Planner, Cle Elum City Hall, 119 W. 1<sup>st</sup> St., Cle Elum WA 98922, 509-674-2262; [lucy@cityofcleelum.com](mailto:lucy@cityofcleelum.com)



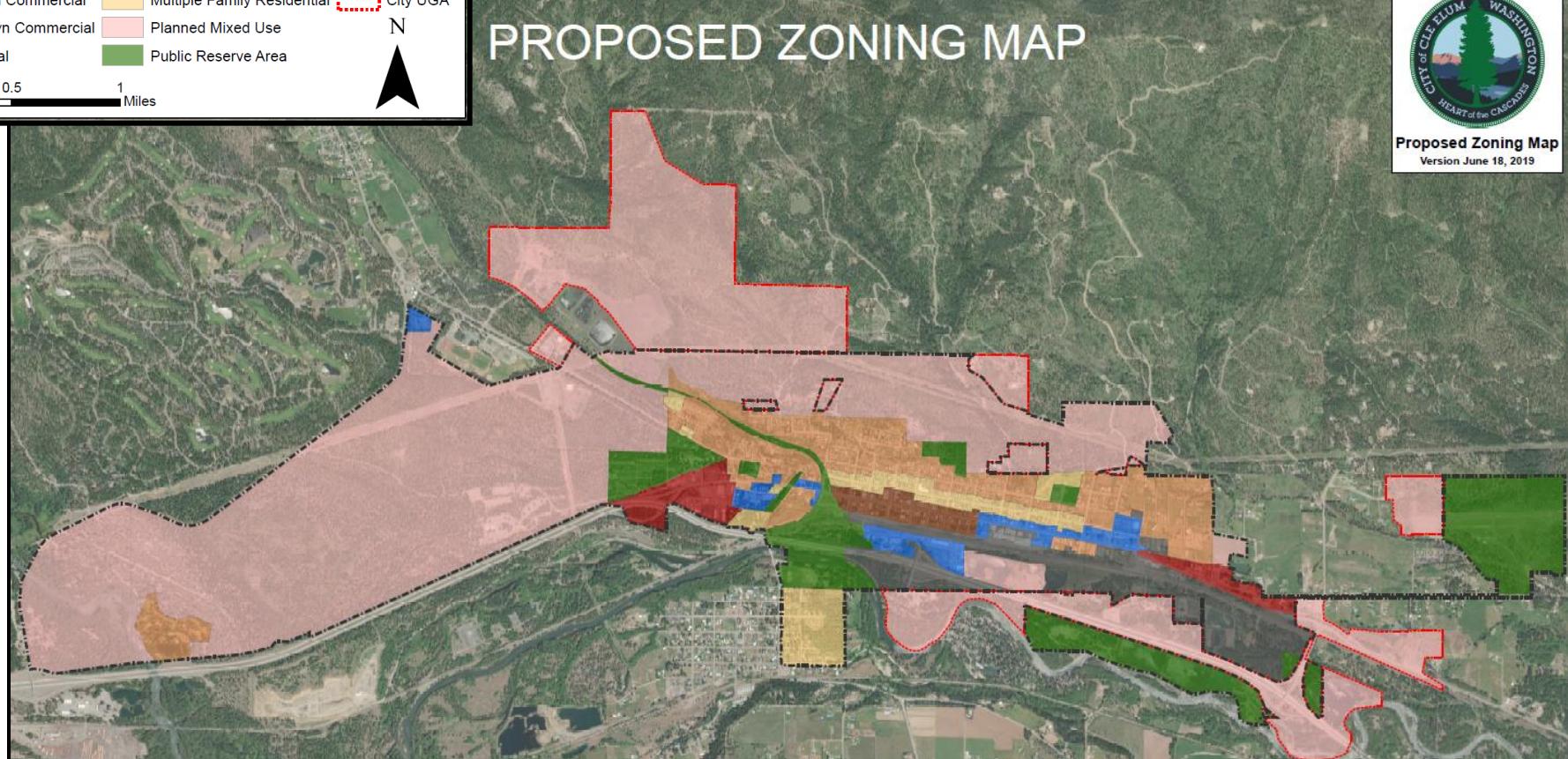
Zoning Map

**PROPOSED ZONING MAP**



Proposed Zoning Map

Version June 18, 2019





**CITY OF CLE ELUM**  
**DETERMINATION OF NONSIGNIFICANCE (DNS)**  
**October 15, 2019**

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**DESCRIPTION OF PROPOSAL:**

The City of Cle Elum is conducting a periodic review of its development regulations for consistency with the adopted 2019 Comprehensive Plan, pursuant to the Washington State [Growth Management Act](#) (GMA) [RCW 36.70A](#). As part of this periodic review, the City is required to ensure the Zoning Map and text amendments are internally consistent with the Cle Elum Municipal Code, and regulations such as the City's Zoning Code are consistent with the Comprehensive Plan. The last comprehensive update to the Zoning Ordinance and Zoning Map were in 2001, which has resulted in numerous required updates and changes to be incorporated into the documents. This proposed Zoning Code update creates the required consistency with the Comprehensive Plan and updates outdated or ineffective code, and includes changes which are required to achieve consistency with state law. This is a non-project action under SEPA. Specific environmental review will be required when subsequent site-specific development proposals are submitted and threshold determinations will be made on individual or cumulative bases as appropriate.

**PROPOONENT:** City of Cle Elum

**LOCATION OF PROPOSAL:** Non-project action applicable to City municipal limits.

**LEAD AGENCY:** City of Cle Elum

**DETERMINATION:**

The lead agency for this proposal has determined that the proposal (SEP-2019-009) does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030\(2\)\(c\)](#) and [WAC 197-11](#). This decision was made after review of a completed SEPA environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on the City's proposed Zoning Map and text amendments are found on the City's Development Regulations Update webpage at:  
<http://cityofcleelum.com/development-regulation-updates/>

**ACTION:**

This DNS is issued under WAC [197-11-340\(2\)\(v\)](#) and [CEMC 15.28](#); the lead agency will not typically act on this proposal for 14 days from the date the DNS is signed.

**RESPONSIBLE OFFICIAL:** Lucy Temple

**POSITION/TITLE:** City Planner

**ADDRESS:** 119 West First Street, Cle Elum, WA 98922

**EMAIL:** [planning@cityofcleelum.com](mailto:planning@cityofcleelum.com)

**PHONE NUMBER:** (509) 674-2262

**DATE:** October 15, 2019

**Signature:**

A handwritten signature in blue ink that reads "Lucy Temple".

Pursuant to CEMC 15.28.250 this DNS may be appealed by submitting specific factual objections in writing with a fee of \$550.00 to the Cle Elum City Council, 119 West First Street, Cle Elum, WA 98922.

# 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.

### Application Fees

\$800.00 Cle Elum SEPA fee

\$175.00 Cle Elum public notice/newspaper fee

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\$975.00 Total fees due for this application (one fee paid to the City of Cle Elum)

## **A. Background** [\[HELP\]](#)

**1. Name of proposed project, if applicable:**

2019 Zoning Ordinance and Map Amendments.

**2. Name of applicant:**

City of Cle Elum

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

Lucy Temple, City Planner  
119 West First Street, Cle Elum, WA 98922  
509-674-2262

**4. Date checklist prepared:**

October 11, 2019

**5. Agency requesting checklist:**

City of Cle Elum, Planning

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

The City of Cle Elum's Zoning Ordinance and Map are currently undergoing public review. It is anticipated that the final Zoning Ordinance and Map will be considered by the Cle Elum City Council before the end of August, 2019.

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

This is a non-project action with no direct plans for future activities or physical projects. The Zoning Ordinance and Map will be subject to regular review and public input, including the potential for optional annual amendments and required periodic updates.

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

The City of Cle Elum 2019 Comprehensive Plan Update is underway. These are separate from, but related to the Zoning Ordinance and Map amendments.

This SEPA Checklist is prepared as an environmental review for the 2019 Zoning Ordinance and Map amendments.

**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.**

This is a non-project action as required during the Growth Management Act Periodic Update of the City of Cle Elum Comprehensive Plan. The Comprehensive Plan will be adopted by June 30, 2019. There are no known applications that are pending governmental approvals affecting this update.

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

The final 2019 Zoning Ordinance and Map amendments will be adopted by ordinance(s) by the Cle Elum City Council after appropriate public comment periods, and duly noticed public hearings.

**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.)**

Pursuant to the Washington State Growth Management Act (GMA), the City of Cle Elum adopted the 2019 Comprehensive Plan. As part of this requirement, related development regulations must be

reviewed and amended to maintain consistency with the Comprehensive Plan to remain consistent with state law.

The Zoning Ordinance is intended to provide development guidance across all areas located within City of Cle Elum jurisdiction.

Adoption of the Zoning Ordinance and Map amendments does not propose development of any type, but updates code that works to guide development decisions.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This non-project action applies city-wide. The Zoning Ordinance and Map apply to specific areas within the municipal limits.

## **B. Environmental Elements** [\[HELP\]](#)

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

#### **a. General description of the site:**

**(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_**

This non-project action may result in subsequent projects or actions in the future, which will undergo appropriate environmental review and permitting.

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

This is a non-project action that will not directly affect slopes.

#### **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.**

This is a non-project action that will not directly impact soils.

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

This is a non-project action that will not directly impact unstable soils.

#### **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.**

This is a non-project action that does not propose filling or grading. Future projects will undergo appropriate City permitting prior to project approvals.

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

No erosion will result from this non-project action.

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

No impervious surfacing will result from this non-project action. Future project or development proposals will be subject to SEPA and applicable permitting review.

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

This non-project action reviews the Zoning Code and Zoning Map. No measures to reduce or control erosion or other impacts to earth are proposed, but will be assessed during the permitting process.

**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.**

This non-project action applies city-wide. Future proposals will be reviewed alongside the adopted 2019 Comprehensive Plan and the Cle Elum Municipal Code.

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

This non-project action does not have applicable off-site air quality issues.

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

As a non-project action, this proposal will not result in impacts to air quality. Any future proposals will be reviewed alongside the adopted 2019 Comprehensive Plan and the Cle Elum Municipal Code.

**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.**

This non-project action applies city-wide. Within the City municipal limits, water bodies include: the Yakima and Cle Elum rivers, Crystal Creek, Town Ditch, as well as several irrigation channels, non-fish bearing streams, ponds, wetlands, and floodplain areas.

**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.**

This non-project action does not include any work over, in, or adjacent to any water bodies described above. Future development proposals will be reviewed alongside the adopted 2019 Comprehensive Plan and the Cle Elum Municipal Code.

**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.**

This non-project action does not include any work over, in, or adjacent to any water bodies described above. Future development proposals will be reviewed alongside the adopted 2019 Comprehensive Plan and the Cle Elum Municipal Code.

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

This non-project action does not include any work over, in, or adjacent to any water bodies described above. Future development proposals will be reviewed alongside the adopted 2019 Comprehensive Plan and the Cle Elum Municipal Code.

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

Floodplains exist within the City's municipal limits, with most occurring along the Yakima River corridor on either side of Interstate 90.

**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, the proposal does not include any work over, in, or adjacent to water bodies. Future project specific development proposals within the study area that may include work over, in, or adjacent to water bodies will be reviewed consistent with the provisions of the adopted 2019 Comprehensive Plan and applicable provisions of the Cle Elum Municipal Code.

**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.

This non-project action is not expected to impact drinking water. Future proposals will undergo appropriate environmental review and permitting.

**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.**

This non-project action is not expected to impact groundwater. Future proposals will undergo appropriate environmental review and permitting.

**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.**

This non-project action is not expected to impact runoff or stormwater. Future proposals will undergo appropriate environmental review and permitting.

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

This non-project action is not expected to impact ground or surface waters. Future proposals will undergo appropriate environmental review and permitting.

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

This non-project action is not expected to impact drainage patterns. Future proposals will undergo appropriate environmental review and permitting.

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

This non-project action does not propose measures to reduce or control surface, ground, or runoff water or drainage patterns.

**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

This non-project action is not expected to impact plant species. Future proposals will undergo appropriate environmental review and permitting.

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

This non-project action does not proposal to alter or remove vegetation. Future proposals will undergo appropriate environmental review and permitting.

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

The Zoning Ordinance and Map amendments do not propose activities that will affect any endangered plant species.

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

This is a non-project action does not propose any activities directly relating to the impact of plant species.

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

This non-project action does not directly impact potential noxious weed species. The county noxious weed list can be found at the following site: <https://www.co.kittitas.wa.us/noxious-weeds/documents/weed-list.pdf>

**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 \_\_\_\_\_

This non-project action is not expected to impact animal species. Future proposals will undergo appropriate environmental review and permitting, and will include appropriate consultation with applicable agencies with jurisdiction.

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

This non-project action does not proposal to impact animal species. Future proposals will undergo appropriate environmental review and permitting.

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

The City of Cle Elum area includes migration routes of species such as salmonids, ungulates, and avian species. However, this non-project action does not directly impact any migratory species or their habitats.

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

As a non-project action, the proposal will not impact wildlife and therefore no measures are proposed to preserve or enhance wildlife at this time.

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

The Zoning Ordinance and Map amendments do not propose any specific activity that will affect any animal species at any specific site. Non-native aquatic species are listed in Washington Administrative Code (WAC-220-12-090).

## **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, the proposal will not directly result in any additional need for energy. Future site-specific developments may use electric, natural gas, oil, wood stove, wind or solar energy sources, among others.

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

No solar energy use would be impacted as part of this non-project action. Future developments proposals would be subject to development permit reviews, and building and energy codes.

- 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:**  
Energy conservation features are not applicable as part of this non-project action.

## **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.**

This non-project action is not expected to cause environmental health hazards. The use of any hazardous materials on a project-by-project basis will be subject to federal and state law and the Cle Elum Municipal Code.

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

The Washington State Department of Ecology maintains an online database of sites and facilities of environmental interest within Kittitas County. <https://fortress.wa.gov/ecy/neighborhood/>

These sites are generally located along the state highway corridor between First Street and Interstate 90 (primarily old gas/service stations), and in the vicinity of historic coal mines.

- 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.**

This non-project action is not expected to cause environmental health hazards. The use of any hazardous materials on a project-by-project basis will be subject to federal and state law and the Cle Elum Municipal Code.

- 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.**

This non-project action is not expected to cause environmental health hazards. The use of any hazardous materials on a project-by-project basis will be subject to federal and state law and the Cle Elum Municipal Code.

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

No special emergency services are anticipated for this non-project action.

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

No measures to reduce or control environmental health hazards are required as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review under Cle Elum Municipal Code, including a review of environmental health hazards and potential mitigation.

**b. Noise**

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

Existing noise levels in the City include typical urban, suburban, and rural noises, plus noise impacts from Interstate 90, the Burlington Northern Santa Fe railway corridor, and a municipal airport. This non-project action will not be impacted by these noise sources.

**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.**

Existing noise levels in the City include typical urban, suburban, and rural noises, plus noise impacts from Interstate 90, the Burlington Northern Santa Fe railway corridor, and a municipal airport. This non-project action will not impact these noise sources.

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

Washington Administrative Code (WAC 173-60) establishes performance standards for all types of land uses and development and includes a maximum permissible environmental noise level and environmental designations for noise abatement. WAC 173-62 establishes noise standards for new motor vehicles and operation of motor vehicles on State Highways.

The City of Cle Elum has established zoning for various industrial uses and the 2019 Comprehensive Plan proposes development of a city-specific noise ordinance.

**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 does not propose any specific activity on any specific site. Identified land use designations dictate the types of uses permitted in specific areas of the City. More information on land use designations can be found in the City's adopted 2019 Land Use Element found on the City's Comprehensive Plan webpage: <http://cityofcleelum.com/city-servicesplanningcomprehensive-plan-update/>

**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 has a history of forestry and other resource extraction activities. The City municipal limits do not include agricultural lands. This non-project action does not propose changes to forest or agricultural lands.

**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 effects to surrounding working farms or forest lands will result from this non-project action.

**c. Describe any structures on the site.**

Not Applicable. This is a non-project action.

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

Not Applicable. This is a non-project action.

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

City of Cle Elum zoning classifications are included in Title 17 of the Cle Elum Municipal Code.

Current and proposed maps can be found on the City's Comprehensive Plan webpage at:  
<http://cityofcleelum.com/city-servicesplanningcomprehensive-plan-update/>

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

There is no particular land use designation for this non-project action. The Cle Elum Comprehensive Plan includes eight land use designations: Single Family Residential, Multi-Family Residential, Downtown Commercial, Entryway Commercial, General Commercial, Industrial, Planned Mixed Use, and Parks and Open Spaces.

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

This non-project action is not associated with a particular shoreline master program designation.

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

This is a non-project action does not propose any impacts to critical areas, although a number of critical areas do exist within city limits, including floodplains, streams, rivers, steep slopes, permeable soils, and wetlands.

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

Over the 20-year planning period, the County population is anticipated to grow by approximately 23,297 people for a total of 65,967 residents by 2037 (based on Office of Financial Management estimates). Cle Elum is expected to grow to approximately 3,000 from the current 1900 residents.

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

This non-project action is not anticipated to displace any people.

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

Not Applicable. This is a non-project action.

**L. Proposed measures to ensure the proposal is compatible with existing and projected landuses and plans, if any:**

The City of Cle Elum's proposed 2019 Land Use Element identifies the existing land use conditions, projects the land requirements to the year 2037 to meet projected population growth and determined how that growth should be accommodated. The proposed Zoning Ordinance and Map amendments are consistent with the proposed 2019 Comprehensive Plan.

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

The Kittitas County and Cle Elum Comprehensive Plans focus population and employment growth in the Urban Growth Areas and urban centers, respectively, and implement policies to reduce sprawl and impacts to forest and agricultural lands. The Zoning Ordinance and Map amendments are consistent with the Comprehensive Plan. No forest or agricultural lands will be impacted by this non-project action.

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

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

This non-project action will not directly create or supply any housing. The City is expected to see a population increase over the next 20 years which will require adequate housing be developed. The City hired BERK Consulting in 2018 to conduct the City's Comprehensive Plan Housing Element. This Element contains the current data on housing required in Cle Elum in the next 20 years.

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

The Comprehensive Plan update will not eliminate housing.

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

Future development proposals may be subject to SEPA rules, which would include a review of potential housing impacts. The City's 2018 Housing Element includes goals and policies to ensure a mix of housing, paying special attention to affordable housing.

**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?**

This non-project action may result in subsequent projects or actions in the future, which will undergo appropriate environmental review and permitting, including SEPA review as appropriate.

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

No views are anticipated to be altered by this non-project action. Future development proposals will review potential aesthetic impacts.

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

Not Applicable. This is a non-project action.

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

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

Not Applicable. This non-project action may result in subsequent projects or actions in the future, which will undergo appropriate environmental review and permitting.

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

Cle Elum's development regulations include requirements for down lighting, particularly reducing risks to the traveling public. Future development proposals will be reviewed according to these regulations, but no impacts to aesthetics are anticipated as a direct or indirect result of this non-project action.

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

Not Applicable. This is a non-project action.

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

Not Applicable. This is a non-project action.

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

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

Cle Elum and the surrounding areas are a recreational tourism economy. Attractions include water sports, fishing, hiking, mountain biking, rock and mountain climbing, skiing and snowshoeing, snowmobiling, and other mountain and water related sports and activities.

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

This is a non-project action will not reduce or displace any existing recreational uses, but more likely would provide additional recognition of and protections for these resource-based activities.

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

No measures to reduce or control impacts to recreational resources are proposed for this non-project action. The City's Parks and Recreation Element of the 2019 Comprehensive Plan establishes standards for recreational facilities to ensure future growth and development will not displace existing recreational uses.

### **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.**

While there may be several listed or eligible properties within the City's municipal limits, this non-project action will not impact any historic properties or resources. The 2019 Land Use Element discusses cultural, archaeological, and historic resources, and provides goals and policies for their continued protection and preservation.

- 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.**

No site-specific evidence of any landmarks, features, or other evidence of Indian or historic uses or occupations have been directly studied as part of this non-project action. However, future development proposals may be subject to SEPA, which would require an assessment of evidence, artifacts, or areas of cultural importance related to the development proposal.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Not Applicable. This is a non-project action.

- 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.**

The City's 2019 Comprehensive Plan Land Use Element includes goals and policies to avoid impacts to cultural, archaeological, and historic resources. The City recognizes laws protecting and preserving these resources including: RCW 27.53 Archaeological Sites and Resources; RCW 27.44 Indian Graves and Records Act; and RCW 68.60 Historic Cemeteries and Historic Graves Act.

### **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.**

The City's 2019 Transportation Element effectively describes the City's transportation network, which is comprised of Interstate 90, SR 903, and SR 970, in addition to City streets and alleys.

- 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?**

Public transit within the City limits currently includes HopeSource dial-a-ride and other similar income- or ability-based services. However, the City is planning for future public transit projects.

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

This non-project action will not create nor eliminate any parking spaces.

- 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).**

The 2019 Transportation Element includes a detailed analysis of transportation existing and projected infrastructure and projects. The Washington State Department of Transportation also conducts independent planning for state highways in Kittitas County, including those within City limits.

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

This non-project action does not use water, rail, or air transportation.

**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, this proposal will not generate vehicular trips. However, the City carefully assessed current and projected future land uses and their accompanying generated vehicular trips to assess future levels of service on City and other roads within municipal limits. City roads currently generally maintain acceptable levels of service. State highway projects are planned by the Washington State Department of Transportation, with City coordination when within City limits.

**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 interference with or impacts to the movement of agricultural or forest products are anticipated from this non-project action.

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

While the City of Cle Elum Comprehensive Plan is not required to include site-specific measures to reduce or control transportation impacts, it is intended to reduce traffic and related impacts through integrated land use and transportation planning, as demonstrated in the City's 2019 Transportation Element. Future development proposals may be subject to SEPA, which would require consideration of transportation impacts.

## **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.**

This non-project action may result in subsequent projects or actions in the future, which will undergo appropriate environmental review and permitting. Anticipated growth and development within City limits will require additional public services, including utilities, transportation, waste management, emergency services (including police), telecommunications, health care, court services, and education. These services are included in the 2019 Capital Facilities Element.

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

While this non-project action will not directly result in, and therefore does not necessitate the reduction or control of impacts on public services, the primary purpose for the City's Comprehensive Plan is to consider the needs of the future population and identify public service gaps and plan to fill those gaps to meet the 20-year projected need.

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

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

All utilities listed above are available within the City's municipal limits and can be found described in the 2019 Utilities Element.

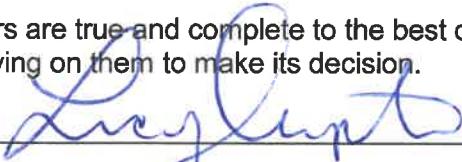
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

No utilities are proposed for this non-project action. However, future development will require additional utilities, which are considered within the City's 2019 Utilities Element.

**C. Signature** [\[HELP\]](#)

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:



Name of signee Lucy Temple, City Planner

Position and Agency/Organization Planner, City of Cle Elum

Date Submitted: October 15, 2019

## **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

### **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?**

No groundwater will be withdrawn from wells or discharged into groundwater, no direct impacts to air quality are anticipated, no toxic or hazardous chemicals will be stored, used or produced, nor will any noise be created as part of this non-project action. However, there may be indirect impacts to traffic due to construction of public and private infrastructure and structures, which could generate localized emissions to air, as could additional wood burning homes or businesses. Noise may also be generated temporarily during construction, and long-term noise associated with additional businesses and residences could occur.

#### **Proposed measures to avoid or reduce such increases are:**

As a non-project action with no expected impacts to air, nose, water, or toxic or hazardous substances, no mitigation measures are proposed.

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

Indirect impacts to plants, animals, or fish may result from site-specific development planned for in the Comprehensive Plan. However, these impacts are not anticipated to be beyond standards and thresholds within current City and other jurisdictional regulations.

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

Development proposals will be reviewed per the Cle Elum Municipal Code, and other local, state, and federal regulations, including SEPA and appropriate mitigation sequencing will be used. The City of Cle Elum regulations include plans and policies to manage and preserve critical areas and habitat, as well as floodplain and shoreline areas within municipal limits. The City is currently processing updates to the Critical Areas Ordinance and Shoreline Master Program, and will update the Flood Hazard ordinance after FEMA's Flood Insurance Rate Maps are finalized later in 2019. Future development proposals will be reviewed under these proposed regulation amendments once they are complete.

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

This non-project action is not anticipated to deplete energy or natural resources. Planned growth and development will require energy for heating, lighting, commercial and industrial uses, and other activities.

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

No protective measures are planned for energy or natural resources as this non-project action is unlikely to produce any direct impacts. Future development proposals would be reviewed per the Cle Elum Municipal Code, which require specific building and energy codes. The Comprehensive Plan includes provisions for increased energy efficiency and natural resource protection.

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

This non-project action is not anticipated to impact the above mentioned resources or areas, nor does it propose any new uses or changes that would affect environmentally sensitive areas or those designated for governmental protection.

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

The Cle Elum Municipal Code implements the Comprehensive Plan, and both include provisions for protections of sensitive areas and natural resources.

**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?**

This non-project action is unlikely to directly affect land and shoreline uses or be incompatible with the same.

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

While no measures are proposed to avoid or reduce shoreline impacts because this is a non-project action, the City will be updating the Shoreline Master Program (SMP) in 2019. The SMP serves as both guide and regulation for planning and shoreline protection.

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

This non-project action is not anticipated to directly impact transportation, public services, or utilities. The City carefully assessed current and projected future land uses and their accompanying generated vehicular trips to assess future levels of service on City and other roads within municipal limits within the 2019 Comprehensive Plan. City roads currently generally maintain acceptable levels of service. State highway projects are planned by the Washington State Department of Transportation, with City coordination when within City limits.

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

Future development proposals will be reviewed with the current development regulations in the Cle Elum Municipal Code and the Comprehensive Plan. Developments will continue to be reviewed with as many other planned developments to ensure cumulative impacts are identified to the extent possible. With future growth and development anticipated and reviewed in the Comprehensive Plan, increased requirements for transportation infrastructure and opportunities, public services, and utilities are inevitable. Site specific development proposals are reviewed for their impacts on existing and need for future services and utilities, and their impacts on traffic and transportation.

Implementation of the Transportation, Utilities, and Capital Facilities plans, as well as the other elements will provide opportunities for the City to accommodate new growth and provide established levels of service for those services and facilities.

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

The proposed Comprehensive Plan Update does not conflict with local, state, or federal laws. The purpose of the proposed amendments are to comply with the Growth Management Act and effectively plan for future growth in the City of Cle Elum. The proposed Comprehensive Plan elements carefully consider the environmental impacts of growth and establish appropriate densities and uses in rural versus urban areas and will result in implementing development regulations that will be more effective in protecting the environment.

Future project-specific development proposals will be reviewed pursuant to SEPA and the Cle Elum Municipal Code to identify potential environmental impacts and applicable mitigating measures.