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CITY OF MONROE



City of Monroe
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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:

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 non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON-PROJECT 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

1. Name of proposed project, if applicable:

Monroe Municipal Code Amendments 2016A

2. Name of applicant:

City of Monroe

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

**806 W. Main Street, Monroe WA 98272
Brad Feilberg
360-863-4540
bfeilberg@monroewa.gov**

4. Date checklist prepared:

09/12/16

5. Agency requesting checklist:

City of Monroe

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

**Planning Commission Public Hearing October 10, 2016
Adoption of Ordinance by the Monroe City Council Fall 2016.**

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

Amendments to the Monroe Municipal Code and City of Monroe Public Works Design and Construction Standards may occur as needed to maintain consistency with evolving circumstances and mandates related to the National Pollutant Discharge Elimination System Phase II Stormwater Permit for Western Washington. Additional code amendments are anticipated to implement the 2015 Comprehensive Plan and improve and update the Monroe Municipal Code.

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

None, except for the SEPA threshold determination that will be prepared for this proposal.

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.

Not Known

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

Approval of findings and code amendments.

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.)

This proposal non-project action includes amendments to the Monroe Municipal Code (MMC) and the City of Monroe Public Works Design and Construction Standards (Standards) to address the National Pollutant Discharge Elimination System Phase II Stormwater Permit for Western Washington requirement to make the use of low impact development techniques the preferred alternative in the city. Affected chapters include: MMC 15.01, 17.04, 17.20, 18.10, 18.82, 18.84, 18.86, 20.05 and Street Standards. These amendments:

Also - 18.12 and 18.94

1. Establish the use of low impact development, where feasible as the primary stormwater management objective
2. Adopt the 2012 Stormwater Management Manual for Western Washington, as amended in December 2014
(<http://www.ecy.wa.gov/programs/wq/stormwater/manual/2014SWMMWWinteractive/2014%20SWMMWW.htm>)
3. Remove outdated code language from MMC Chapter 15.01
4. Define the Stormwater Manual Administrator
5. Require the integration of site planning and stormwater management at the initial design phase
6. Require a stormwater site assessment prior to development application
7. Base the lot yield calculation for subdivision on lots per acre rather than minimum lot size
8. Eliminate the minimum lot size requirement
9. Require the use of low impact development best management practices for parking areas, access drives, and garage aprons
10. Reduce the minimum lot widths and setbacks
11. Reduced minimum street widths

- Rain Harvesting Systems in setbacks

This proposed non-project action also includes following amendments to the Monroe Municipal Code:

1. Adding motorsports sales as an allowed use in the Downtown Commercial zoning district
2. Miscellaneous permit processing changes

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 proposed non-project action is not site specific. The proposed amendments would have potential impacts on all properties within the City of Monroe.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- A. General description of the site
(Circle one): Flat, rolling, hilly, steep slopes, mountainous,
other:
Not applicable. This as a non-project action affecting the entire city which has a widely varying topography.
- B. What is the steepest slope on the site (approximate percent slope)?
Not applicable. This as a non-project action affecting the entire city which has a widely varying topography.
- 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.
Not applicable. This as a non-project action affecting the entire city.
- D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Not applicable. This as a non-project action affecting the entire city.
- 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.
Not applicable. This as a non-project action affecting the entire city.
- F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Not applicable. This as a non-project action affecting the entire city.
- G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?
Not applicable. This as a non-project action affecting the entire city.
- H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Not applicable. This as a non-project action affecting the entire city.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known:

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

3. Water

- a. Surface Water:

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

Not applicable. This as a non-project action affecting the entire city. Lake Tye, the Skykomish River, Cripple Creek, and Woods Creek are adjacent to or in the vicinity of potentially affected parcels.

- 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.

Not applicable. This as a non-project action affecting the entire city.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city. 100-year floodplains exist on some potentially affected parcels.

- 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.

Not applicable. This as a non-project action affecting the entire city.

b. Ground Water:

- 1) Will ground water 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.

Not applicable. This as a non-project action affecting the entire city.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example, domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. This as a non-project action affecting the entire city.

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.

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

4. Plants

a. Check types of vegetation found on the site:

N/A deciduous tree: alder, maple, aspen, other

N/A evergreen tree: fir, cedar, pine, other

N/A shrubs

N/A grass

N/A pasture

N/A crop or grain

N/A Orchards, vineyards or other permanent crops.

N/A wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

N/A water plants: water lily, eelgrass, milfoil, other

N/A other types of vegetation

Not applicable. This as a non-project action affecting the entire city. A variety of vegetation can be found within the City of Monroe

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city. There are a variety of noxious weeds and invasive species within the City of Monroe, including reed canary grass and Himalayan blackberry.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other: N/A

mammals: deer, bear, elk, beaver, other: N/A

fish: bass, salmon, trout, herring, shellfish, other N/A

Not applicable. This as a non-project action affecting the entire city. A variety of birds and animals can be found within the City of Monroe.

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

Not applicable. This as a non-project action affecting the entire city. Some of the potentially affected parcels may contain habitat for threatened or endangered species and threatened or endangered species may be on or near affect parcels.

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

Not applicable. This as a non-project action affecting the entire city. Parcels within the City of Monroe are on migration routes for anadromous fish and species of birds.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

- d. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This as a non-project action affecting the entire city.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

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

Not applicable. This as a non-project action affecting the entire city.

- 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:

Not applicable. This as a non-project action affecting the entire city.

- 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.

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

b. Noise

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

Not applicable. This as a non-project action affecting the entire city.

- 3) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Not applicable. This as a non-project action affecting the entire city. The proposed regulations could impact uses in all zoning districts.

- 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 non-forest use?

Not applicable. This as a non-project action affecting the entire city.

- 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:

Not applicable. This as a non-project action affecting the entire city.

- c. Describe any structures on the site.

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city and all zoning districts.

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

Not applicable. This as a non-project action affecting the entire city and all comprehensive plan designations.

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

Not applicable. This as a non-project action affecting the entire city and all shoreline master program designations.

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

Not applicable. This as a non-project action affecting the entire city. However, some of the potentially affected areas contain critical areas.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

9. Housing

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

10. Aesthetics

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

Not applicable. This as a non-project action affecting the entire city.

- b. What views in the immediate vicinity would be altered or obstructed?
Not applicable. This as a non-project action affecting the entire city.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Not applicable. This as a non-project action affecting the entire city.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Not applicable. This as a non-project action affecting the entire city.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable. This as a non-project action affecting the entire city.
- c. What existing off-site sources of light or glare may affect your proposal?
Not applicable. This as a non-project action affecting the entire city.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable. This as a non-project action affecting the entire city.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Not applicable. This as a non-project action affecting the entire city.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable. This as a non-project action affecting the entire city.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable. This as a non-project action affecting the entire city.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
Not applicable. This as a non-project action affecting the entire city which contains buildings more than 45 years old.
- 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.

Not applicable. This as a non-project action affecting the entire city.

- 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 as a non-project action affecting the entire city.

- 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.

Not applicable. This as a non-project action affecting the entire city.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Not applicable. This as a non-project action affecting the entire city.

- 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.

Not applicable. This as a non-project action affecting the entire city.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable. This as a non-project action affecting the entire city.

- 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).

If so, generally describe (indicate whether public or private).

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable. This as a non-project action affecting the entire city.

- 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.

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

15. Public Services

a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, other)? If so, generally describe.

Not applicable. This as a non-project action affecting the entire city.

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

Not applicable. This as a non-project action affecting the entire city.

16. Utilities

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

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

Not applicable. This as a non-project action affecting the entire city.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Brad Feilberg

Name of signee: **Brad Feilberg**

Position and Agency/Organization: **Public Works Director, City of Monroe**

Date Submitted: **September 16, 2016**

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

The proposed non-project action is not likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

The proposed non-project action is not expected to cause increases.

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

The proposed non-project action of amending the Monroe Municipal to prefer the use of low impact development is likely to benefit plants, animals, fish, and marine life by preserving natural vegetation, decreasing impervious area, decreasing direct runoff, increasing groundwater recharge. The other code amendments are unlikely to have any affect.

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

The proposed low impact development regulations are a measure to protect or conserve plants, animals, fish, and marine life.

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

The proposed non-project action will not deplete energy or natural resources.

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

The proposed low impact development regulations are a measure to protect natural resources.

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

The proposed low impact development regulations will assist in the preservation of wetlands, streams, and rivers by maintaining the natural hydrologic cycle. The other code amendments are unlikely to have any affect.

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

The proposed low impact development regulations are measures to protect such 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?

The proposal is not anticipated to affect land and shoreline use.

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

Future development is required to meet the requirements of the Monroe Municipal Code, including, but not limited to, critical areas regulations, flood plain regulations, and the Shoreline Master Program.

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

The proposal is not anticipated to increase demands on transportation, public services, or utilities.

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

No demand anticipated.

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

The adoption of the low impact development regulations is a requirement of the National Pollutant Discharge Elimination System Phase II Stormwater Permit for Western Washington and required by state and federal law. The other code amendments do not conflict with local, state, or federal laws or requirements.

Okay