

EXHIBIT B

Summary of how City of North Bend (North Bend Municipal Code NBMC), state, and federal regulations address SEPA elements associated with minor new construction activities.

SEPA ELEMENT	CITY, STATE or FEDERAL REGULATION AUTHORITY
EARTH	Chapter 14.16 NBMC (Stormwater Management) regulates stormwater discharges from all new development and redevelopment to prevent and control adverse impacts of drainage and stormwater on the public health, safety, and general welfare; Chapter 19.10 NBMC (Land Disturbance) regulates clearing and grading; and Chapter 14.11 (Environmental Protection) regulates development on geologically hazardous areas.
AIR	Many chapters of the NBMC including Chapter 14.04 Environmental Policy, Chapter 15.18 International Fire Code, Chapter 18.10.050 Performance Standards for land uses regulate air pollution from manufacturing and processing uses; and construction and demolition must comply with the Puget Sound Clean Air Agency requirements.
WATER	Chapter 14.06 and 14.09 NBMC (Wetland Critical Areas and Stream and Other Fish and Wildlife Habitat Areas) regulates development in and around wetlands and fish and wildlife habitat; Chapter 14.16 (Stormwater Management) regulates stormwater discharges from all new development and redevelopment to prevent and control adverse impacts of drainage and stormwater on the public health, safety, and general welfare; Chapter 18.50 NBMC addresses low impact development (LID) techniques; Chapter 14.12 NBMC (Special Flood Hazard Areas) regulates impacts to floodplains and associated habitat functions, flood protection, and flood damage; and Chapter 14.20 NBMC (Shoreline Management) regulates development in and around designated shoreline areas within the city; and Title 13 NBMC (Water and Sewers) regulates water supply and sewage disposal systems. The King County Department of Health in conjunction with the Washington Department of Health, oversees the regulation of septic systems within the city, implementing WAC 246-270 through 246-274. The Department of Ecology regulates the use of water wells and groundwater protection via RCW 90.36 and 90.44.
PLANTS/ANIMALS	Title 14 NBMC (Environmental Protection) regulates development in and around designated critical areas including wetlands and fish and wildlife conservation areas as well as requiring preservation of critical areas as Native Growth Protection Areas during development and demonstrating compliance with state and federal government lists of endangered, threatened or candidate species; Multiple NBMC Chapters mention Forest Practices which regulates certain forest practices assumed under DNR within the city; Chapter 19.10 (Retention and Protection of Trees) requires retention of existing trees and/or replanting of trees removed. The City's Comprehensive Plan contains policies regarding wildlife habitat areas and corridors.
ENERGY AND NATURAL RESOURCES	Title 15 NBMC (Building and Construction) adopts the International Energy Conservation Code of the State of Washington.

EXHIBIT B

ENVIRONMENTAL HEALTH	Chapter 14.16 NBMC (Stormwater Management) regulates stormwater discharges from all new development and redevelopment to prevent and control adverse impacts of drainage and stormwater on the public health, safety, and general welfare; Chapter 8.30 (Hazardous Materials Incident), Chapter 14.07 Critical Aquifer Recharge Area (CARA), and other municipal code chapters regulates waste from manufacturing and processing uses; Chapter 16.04.020 LSMC (SEPA General Requirements) adopts WAC 197-11-250 through 258 related to the SEPA/Model Toxics Control Act.
NOISE	Chapter 8.26 (Noise Abatement and Control) regulates exposure of citizens to the physiological and psychological dangers of excessive noise and to protect, promote and preserve the public health, safety and welfare and regulates noise associated with manufacturing and processing uses and construction activity.
LAND/SHORELINE USE	Chapter 18.10.030 (Permissible Uses) in conjunction with Chapter 18.13 (Special Districts) establishes which uses or types of uses are permitted, which require special approvals, and which are prohibited in the zones; Chapter 14.20 NBMC (Shoreline Management) implements the goals of the Shoreline Management Act (SMA) (chapter 90.58 RCW) and the state Department of Ecology's implementing guidelines (chapter 173-26 WAC) and provides a uniform basis for applying North Bend Shoreline Management Program (SMP) policies and development regulations within distinctive shoreline areas.
HOUSING	Chapter 18.10.040 (Density and Dimensional Regulations) and 18.13 NBMC (Special Districts) establish setback, lot coverage, building height, and lot dimension regulations for all zoning districts in North Bend; Chapter 17.36 NBMC (Park Impact Mitigation Fees) requires that new growth and development pay its proportionate share of the costs of new park land and park facilities identified in the capital facilities plan element of the comprehensive plan that are reasonably related to the new development; Chapter 17.38 (Traffic Impact Fees) and Chapter 20.12 NBMC (Concurrency) ensure that public health, safety and welfare will be preserved by having safe and efficient services such as utility capacity to serve new development; and Chapter 17.32 NBMC (School Impact Mitigation) ensure that adequate school facilities are available to serve new growth and development and to require that new growth and development pay its proportionate share of the costs of new school facilities. RCW 59.18.440 provides for relocation assistance for low-income tenants when required.
AESTHETICS	Chapter 18.34 NBMC (Design Review) provides design standards for commercial, industrial, multifamily, and innovative housing development; Chapter 18.18 (Landscaping Regulations)

EXHIBIT B

	provides screening and tree requirements for new development; Chapter 18.11 NBMC (Cottage Residential) and Chapter 18.12 (Downtown Commercial Zone Form Based Codes) regulates innovative housing, cottage housing, and infill projects; and Chapter 18.13 (Special Districts) provides design standards for development within the subareas.
LIGHT/GLARE	Chapter 14.38.080 (Lighting) regulates light for development within the subareas; Chapter 14.68.110 LSMC (Sign Illumination and Signs Containing Lights) regulates artificial lighting from signs; Chapter 14.60 (Utilities) contains lighting requirements for public streets and sidewalks, buildings, and outdoor areas as well as addresses excessive lighting; 14.38 LSMC (Subarea Plans) provides design standards including lighting for development within the subareas.
RECREATION	Chapter 17.25 NBMC (Residential Recreation and Common Space Requirements) requires open space for housing and infill development; Chapter 18.34 (Design Review) provides design standards including required open space for development subject to the design standards; Chapter 17.36 NBMC (Park Impact Fees) requires that new growth and development pay its proportionate share of the costs of new park land and park facilities identified in the capital facilities plan element of the comprehensive plan that are reasonably related to the new development; and Chapter 14.20 NBMC (Shoreline Management) implements the goals of the Shoreline Management Act (SMA). The city's Comprehensive Plan contains policies regarding the level of service for parks and trails. The city has a Trails Master Plan and Parks Plan to implement recreational level of service goals within the city.
HISTORICAL/CULTURAL PRESERVATION	Chapter 19.10 NBMC (Clearing, Grading, Filling and Drainage) addresses archaeological and historic resources within North Bend; additionally, RCW's 27.34 (historic sites), 27.44. (Indian graves and records), & 27.53 (archaeological sites and resources) and WAC 25.48 (permits) apply to cultural resources and historic properties within the state.
TRANSPORTATION	Title 12 (Streets and sidewalks) in combination with the city's Public Works Standards (PWS) regulates the design of streets and sidewalks in the city; Chapter 18.16 (Parking) regulates off-street parking within city limits; Chapter 14.112 LSMC (Traffic Impact Mitigation Fees) and Chapter 17.38 (Transportation Impact Fee) ensure that public health, safety and welfare will be preserved by having safe and efficient roads serving new and existing developments. Public transit is addressed in the city's transportation element of the Comprehensive Plan.
PUBLIC SERVICES	Chapter 17.36 NBMC (Park Impact Fees) requires that new growth and development pay its proportionate share of the costs of new park land and park facilities identified in the capital facilities plan element of the comprehensive plan that are reasonably related to the new development; Chapter 17.38 NBMC (Traffic Impact Fees) and Chapter 20.12

EXHIBIT B

	<p>(Concurrency) ensure that public health, safety and welfare will be preserved by having safe and efficient roads serving new and existing developments; and Chapter 17.32 NBMC (School Impact Fees) ensure that adequate school facilities are available to serve new growth and development and to require that new growth and development pay its proportionate share of the costs of new school facilities. Fire impact fees are also collected per Chapter 17.36 NBMC.</p>
UTILITIES	<p>Chapter 13.40 (Utility Billing and Collection) regulates water supply, sewage disposal systems, electric power, natural gas services, and telephone; Title 13 (Water and Sewers) regulates extensions of sewer and water inside and outside city limits; Chapter 8.36 (Solid Waste Disposal) regulates solid waste disposal in the city; Title 15 (Building and Construction) addresses franchises with certain utilities including telecommunications, gas, and cable.</p>