

**CITY OF NORTH BEND
STATE ENVIRONMENTAL POLICY ACT
ENVIRONMENTAL CHECKLIST**

Project: Amendments to North Bend Municipal Code (NBMC) 17.20 Binding Site Plans

A. Background

1. Name of proposed project, if applicable: **Amendments to North Bend Municipal Code (NBMC) 17.20 Binding Site Plans, addressing state legislation**
2. Name of applicant:
City of North Bend, Washington
3. Address and phone number of applicant and contact person:
**Community and Economic Development Department
920 SE Cedar Falls Way
North Bend, WA 98045
Attention Planning Manager Mike McCarty
425-888-7649
Mmccarty@northbendwa.gov**
4. Date checklist prepared:
January 9, 2026
5. Agency requesting checklist:
**City of North Bend
Department of Ecology
Department of Natural Resources**
6. Proposed timing or schedule (including phasing, if applicable):
Planning Commission review, public hearing, deliberation, and recommendation anticipated February 4, 2026. City Council review and possible adoption anticipated March 17, 2026.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.

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

None directly related to this proposal. Future site-specific projects may require additional environmental information prior to development.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

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

SEPA review and comment period.

Commerce notification and State Agency review pursuant to GMA (RCW 36.70).

Approval of the amendments by the City of North Bend City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The City of North Bend is proposing amendments to the Binding Site Plan regulations in North Bend Municipal Code Chapter 17.20. The amendments are proposed for consistency with recently amended state law in RCW 58.17 adopted through Senate Bill 5611 that requires that land division through the Binding Site Plan process be made available for properties within multifamily zones, expanding the land division opportunities for multifamily development projects. Additional minor amendments are provided to Chapter 17.20 to establish that the CED Director/Department is responsible for administering this chapter, and to correct outdated information. The amendments are available on the City's website at northbenwa.gov, under "Public Notices."

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

The amendments to NBMC apply city-wide. The City of North Bend lies on both sides of I-90 approximately 30 miles east of Seattle centered on Section 9, Township 23 North, Range 8 E.W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): **Flat**, rolling, **hilly**, steep slopes, mountainous, other: **The proposal is a municipal code amendment, a non-project action. For a description of the topography of the City of North Bend, please refer to the City of North Bend Comprehensive Plan Land Use Element and Critical Areas Element.**
- b. What is the steepest slope on the site (approximate percent slope)?
Please see the response to question 1.a, above.

- 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 prime farmland.
This proposal is a non-project action and does not affect a specific site. The majority of the soils within the City are of the Orida – Seattle – Woodinville and Everett Association and include loam, loamy fine sand, gravelly sandy loam, silty clay loam, river wash. Historic farmland and agricultural uses are found in the northwestern portion of the city of North Bend.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
This proposal is a non-project action and does not affect a specific site. The entire valley floor within the City is designated as a seismic hazard area.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Does not apply. This proposal is a non-project action and does not affect a specific site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Does not apply. This proposal is a non-project action and does not affect a specific site.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Does not apply. This proposal is a non-project action and does not affect a specific site.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Does not apply. This proposal is a non-project action and does not affect a specific site. Any development permitted under the amended regulations will follow applicable City codes, as well as State and Federal regulations, and would be subject to further environmental review on a case-by-case basis to reduce or control erosion or impacts to the earth.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
This proposal is a non-project action and does not affect a specific site. No emissions are anticipated from implementation of the proposed regulations.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Future development permitted under the amended regulations will require conformance to NBMC 18.10.050 section 8.10 and air quality standards promulgated by the Puget Sound Clean Air Agency.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetland)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
The South and Middle Forks of the Snoqualmie River and Ribary and Gardiner Creeks

run through the City of North Bend. Silver Creek and numerous other small intermittent drainage channels run through the City.

- 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 proposal is a non-project action and does not affect a specific site.
- 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.
Does not apply. This proposal is a non-project action.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
This proposal is a non-project action and does not affect a specific site.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
Significant portions of the city are located within the 100-year floodplain.
- 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.
Does not apply. This proposal is a non-project action.

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
This proposal is a non-project action and does not affect a specific site.
- 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.
Does not apply. This proposal is a non-project action.

c. Water Runoff (including storm water):

- 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 proposal is a non-project action and does not affect a specific site. Per City development regulations storm water from future development runoff must be managed consistent with the 2021 edition of the King County Surface Water Design Manual.
- 2) Could waste materials enter ground or surface water? If so, generally describe.
This proposal is a non-project action and does not affect a specific site.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Does not apply. This is a non-project action and does not affect a specific site.

4. Plants

a. Check or circle 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
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

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

None. This is a non-project action.

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

This proposal is a non-project action and does not affect a specific site. Investigations for the presence of threatened and endangered species will be performed as part of the permitting process for individual development projects under SEPA as necessary.

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

The proposal is a non-project action and does not affect a specific site.

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

Does not apply to this non-project action.

5. Animals

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

This proposal is a non-project action and does not affect a specific site.

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other: _____

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

The City is situated upstream of Snoqualmie Falls, which is an impassable barrier to the upstream migration of anadromous fish in the Snoqualmie River. No anadromous fish are found in the South Fork and Middle Fork Snoqualmie River or its tributaries within the North Bend Urban Growth Area (KCM 1999). As a result, the urban growth area is less affected by listing of Chinook salmon under the Endangered species Act as it relates to habitat, but the City is affected as it relates to water quality and quantity impacts on downstream areas where habitat exists.

Bull trout (*Salvelinus confluentus*) may occur in the planning area. Information on the historical and current distribution of bull trout throughout the Puget Sound area is poorly understood, because comprehensive data is lacking. An extensive two-year survey on the

North Fork Snoqualmie River and its tributaries have not found any bull trout in this drainage basin. No native char have been observed by Washington Department of Fish and Wildlife biologists above Snoqualmie Falls within the last 10 years, nor by the U.S. Army CORPS of Engineers during surveys conducted in the early and mid-1990's (R2 Consultants 2000). The U.S. Fish and Wildlife Service does not report bull trout presence in the North Bend area (Chan 2000 personal communication).

The South and Middle Fork Snoqualmie River and associated riparian areas provide habitat for federally threatened bald eagles, state endangered peregrine falcons and several species of concern, and state priority species. There are no known bald eagle nest sites within or near the urban growth area. However, bald eagles are observed throughout the year foraging within the Snoqualmie river corridor (URS Greiner 2000). A pair of peregrine falcons reportedly nests approximately one mile outside the urban growth area on the west face of Mount Si. No data are available on the home range or foraging territory for this pair. However, peregrine falcons forage over wide areas, and their territory can extend up to eight miles from a nest site (URS Greiner).

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

This proposal is a non-project action and does not affect a specific site. However, the City of North Bend area is part of the Greater Pacific Flyway, a migration route for migratory birds.

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

None.

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.

As a non-project action, the proposal will not create any additional needs for energy. Future site-specific developments may use electric, natural gas, oil, wood stove, or solar energy sources.

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

No.

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:

None. Not applicable to this non-project action.

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.

No. The project is a non-project action. Future projects will be reviewed for conformance to applicable environmental, building code, and state utility regulations.

1) Describe any known or possible contamination at the site from present or past uses.
See response under 7.a. above.

- 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.
See response under 7.a. above.
- 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.
See response under 7.a. above.
- 4) Describe special emergency services that might be required.
During construction activity for any specific parcel, the project contractor is required to conduct safety meetings and have in place emergency services contingency information for local emergency support services contracts, i.e., police, ambulance, fire, etc. in accordance with Labor and Industries Standards.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
Future site-specific activities will comply with City Fire and Zoning Codes, as well as State and Federal hazardous materials regulations and would be subject to further environmental review on a case-by-case basis.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None.
- 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.
None. Any future development proposals or construction activity would be subject to the City's noise ordinance, with maximum permitted noise levels at the boundary of the property and reduced permissible noise levels between the hours of 10pm and 7am.
- 3) Proposed measures to reduce or control noise impacts, if any:
Future development and land uses would be subject to the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC and NBMC 8.26. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
This proposal is a non-project action and does not affect a specific site. The land uses within the City of North Bend are residential, commercial, industrial, transportation, utility, institutional and open space.
- b. Has the site been used for agriculture? If so, describe.
This proposal is non-project action and does not affect a specific site.
- c. Describe any structures on the site.
This proposal is non-project action and does not affect a specific site.

d. Will any structure be demolished? If so, what?

No. This is a non-project action.

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

This proposal is non-project action and does not affect a specific site.

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

The Comprehensive Plan Map and Zoning Code identifies numerous land use classifications zones throughout the City.

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

This proposal is a non-project action and does not affect a specific site.

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

This proposal is a non-project action and does not affect a specific site. Major parts of the City of North Bend are classified as environmentally sensitive areas including Aquifer recharge areas and seismic hazard areas which cover all of the valley floor in the city; rivers, streams, floodways, flood plains, and associated wetlands on the valley floor and hills; and steep slope areas south of Interstate 90 on the foothills of Rattlesnake Ridge.

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

This proposal is non-project action and does not affect a specific site. The estimated population and job build-out analysis can be found in the Land Use Element.

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

None.

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

Does not apply to this proposal.

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

None.

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

Not applicable – proposal is a non-project action that does not affect a specific site.

9. Housing

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

None. Does not apply to this non-project proposal.

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

None. Does not apply to this proposal.

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

None. Does not apply to this proposal.

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?
This proposal is non-project action and does not affect a specific site.
- b. What views in the immediate vicinity would be altered or obstructed?
This proposal is non-project action and does not affect a specific site.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The amendments remove buffer requirements around agricultural uses, allowing nearby uses to change the way land is used that was previously considered buffer.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Does not apply. This proposal is a non-project action.
- c. What existing off-site sources of light or glare may affect your proposal?
Does not apply. This proposal is a non-project action.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None – not applicable.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
This proposal is a non-project action and does not affect a specific site. There are many indoor and outdoor, active and passive recreation opportunities, both designated and informal, of all types. Designated parks in North Bend include Torguson Park, E.J. Roberts playground, Gardiner Weeks Memorial park, William Henry Taylor Park – Railroad Park, Meadowbrook and Tollgate Farms, Si View Community Center and Park and the Tanner Trail. The South and Middle Forks of the Snoqualmie River provide numerous informal recreational opportunities, and the Middle Fork Snoqualmie River contains extensive recreational areas, including trails, whitewater access points, and a campground.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None. No recreational impacts are anticipated.

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.
This proposal is a non-project action and does not affect a specific site. Historic sites are listed in the Land Use Element of the Comprehensive Plan.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of

cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This proposal is a non-project action and does not affect a specific site. The City of North Bend includes some landmarks or evidence of historic, archaeological, scientific, or cultural importance; however, this is a non-project action that does not affect specific sites.

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.

Future projects will adhere to and comply with all local, State and Federal historical and archaeological preservation laws, should any artifacts or items be discovered during construction of a future project. Washington cultural resource laws (RCW 27.53) state that no known archaeological resources or site can knowingly be damaged without obtaining a certified permit from the Washington State Department of Archeology & Historic Preservation. Also under Washington State law, all archaeological sites and resources are protected on private and public lands (RCW 27.53). Section 106 of the National Historic Preservation Act of 1966, as amended, stipulates early, often, and continuous consultation with the project's Federal/State lead agency and affected Native American Tribe(s) depending on the jurisdiction of the proposed project. If any significant archaeological resources are discovered during project related construction excavation and/or operation/maintenance, all activities must stop in the immediate area. A professional archaeologist should be contacted to inspect and assess the disturbed archaeological deposits. If necessary, the Washington State Department of Archeology & Historic Preservation and the affected Native American Tribe(s) would be contacted to further assess the damaged cultural resources. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

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.

See response in c. above.

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.

This proposal is a non-project action and does not affect a specific site. The City of North Bend is served by a variety of streets and highways. The Transportation Element of the Comprehensive Plan inventories existing streets, establishes level-of-service standards, and identifies future transportation improvement needs to meet the defined level of service.

b. Is site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

This proposal is non-project action and does not affect a specific site. The City of North Bend is currently served by King County public transit (Metro).

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

None. This proposal is a non-project action and does not affect a specific site. Future developments are subject to North Bend Municipal Code Chapter 18.16 Parking Regulations.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
The project is a non-project action and does not propose improvements within public rights-of-way.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

f. How many vehicular trips per day would be generated by the completed project? 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?
None. This proposal is non-project action and does not affect a specific site.

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.

h. Proposed measures to reduce or control transportation impacts, if any:
Please refer to the response to Question 14.a, above. This proposal is a non-project action and does not affect a specific site. Right-of-Way Use Permitting for future specific utility and street lighting projects will address transportation impacts during the construction of these utilities.

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.
No.

b. Proposed measures to reduce or control direct impacts on public services, if any:
None.

16. Utilities

a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
This proposal is non-project action and does not affect a specific site. The above utilities are found throughout the City of North Bend.

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 proposal is a non-project action and does not affect a specific site.

C. Signature

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

Signature:



Mike McCarty
Planning Manager
City of North Bend

Date Submitted: January 9, 2026

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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 municipal code amendments are not likely to result in an increase in discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or the production of noise. Future site-specific projects developed under these regulations will be reviewed for environmental impacts under all applicable regulations, including SEPA when triggered, per municipal code requirements. Additionally, all development projects need to meet local, state, and federal regulations related to environmental impacts.

Proposed measures to avoid or reduce such increases are:

Not applicable – the above referenced impacts are not anticipated.

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

The proposed municipal code amendments are not likely to affect plants, animals, fish or marine life. Future site-specific projects developed under these regulations will be reviewed for environmental impacts under all applicable regulations, including SEPA when triggered, per municipal code requirements. Additionally, all development projects need to meet local, state, and federal regulations related to environmental impacts.

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

The above referenced impacts are not anticipated.

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

Alone, the amendments would not deplete energy or natural resources. New development constructed consistent with the amendments will use energy and natural resources as necessary to complete construction and serve the particular project's energy needs.

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

Not applicable.

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?

See the response to question 2 above.

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

See the response to question 2 above. Future site-specific projects developed under these regulations will be reviewed for environmental impacts under all applicable regulations, including SEPA when triggered, per municipal code requirements. Additionally, all

development projects need to meet local, state, and federal regulations related to environmental impacts.

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 would not allow or encourage land uses incompatible with existing plans.

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

Not applicable. The above referenced impacts are not anticipated.

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

The proposed municipal code amendments will not increase demands on transportation or public services and utilities.

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

See response above.

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

No conflicts are anticipated with local, state, or federal laws or requirements for the protection of the environment concerning the adoption of the proposed municipal code amendments. Future projects constructed consistent with the amendments will be reviewed for consistency with all applicable laws and requirements for the protection of the environment at such time.