

**CITY OF COLLEGE PLACE, WASHINGTON
ENVIRONMENTAL CHECKLIST
POTENTIAL AMENDMENTS TO THE CITY'S UNIFIED DEVELOPMENT CODE
JUNE 3, 2022**

The State Environmental Policy Act (SEPA) requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. A standard environmental checklist must be completed to determine the impact of the proposal. The purpose of this checklist is to provide information to help identify impacts from the proposal (and to reduce or avoid impacts from the proposal if it can be done). The checklist must be completed even for non-project proposals that aren't specific to a certain site, such as the adoption of amendments to the City's Development Regulations.

This environmental review assesses the potential environmental impacts associated with potential amendments to the City's Unified Development Code (UDC) to further implement strategies to increase housing supply in the community consistent with the provisions of the Walla Walla Regional Housing Action Plan. In addition, a new Chapter to the UDC has been proposed to guide the adoption of master planned developments in all zoning districts. Minor housekeeping amendments have also been included. As you will note, several sections of the environmental checklist do not apply to the proposed action, as the standard checklist was developed for site-specific projects. The responses to the environmental checklist are in italics below.

A. BACKGROUND

1. Name of proposed project, if applicable:

City of College Place Unified Development Code Amendments

2. Name of applicant:

City of College Place, WA

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

*Jon Rickard, Community Development Director
City of College Place
625 College Avenue
College Place, WA 99324
509-394-8524*

4. Date checklist prepared:

June 3, 2022

5. Agency requesting checklist:

City of College Place

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

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The City staff in consultation with the Planning Commission has reviewed and prepared potential amendments to the College Place Unified Development Code for possible consideration by the City Council in August or September of 2022 (See Exhibit A). The principal revisions include:

- a. *Amendments intended to increase the supply of housing consistent with the recommendations of the Walla Walla Regional Housing Action Plan, including:*
 - (1) *Eliminating the maximum lot coverage standard in the Single Family Residential (SFR) and Multi-Family Residential (MFR) zoning districts.*
 - (2) *Permitting duplexes to be constructed on the same sized lots as single-family residences (6,000 SF) in the Single Family Residential (SFR) zoning district.*
 - (3) *Eliminating the maximum density standard of 31 dwelling units to the acre (DUA) in the Multi-Family Residential zoning district so that the maximum density is determined based on compliance with the applicable development standards including building height, setbacks, lot coverage, parking, landscaping, building codes, and the like, as is the case in the Downtown Mixed-Use, General Commercial, and the University zoning districts.*
 - (4) *Revising the standards applicable to mixed-use developments in the General Commercial zoning district.*
 - (5) *Potentially allowing multi-family housing as a permitted use in the General Commercial zoning district without being a part of a mixed-use development.*
- b. *A new Chapter 14.100 to guide the approval of master planned developments in all zoning districts.*
- c. *Housekeeping amendments including:*
 - (1) *Clarifying that on corner lots the required side yard setbacks shall be measured from the property line.*
 - (2) *Clarifying that a manager or caretaker residence is permitted as an accessory use in the Manufactured Home Park zoning district.*
 - (3) *Clarifying how lot width is measured.*

The City will be requesting an expedited review of these proposed revisions by the Department of Commerce. It is anticipated that the City Planning Commission will conduct a public hearing on the proposed amendments to the Unified Development Code at its regularly scheduled meeting on July 19, 2022. The City Planning Commission will review then all comments received and make a recommendation to the City Council. Final action by the City Council is anticipated in August or September of 2022.

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

The City is assessing potential amendments to the Unified Development Code and the Official Zoning Map necessary for Project Sponsors to participate in the Multi-Family Tax Exemption Program as recently authorized by the State Legislature.

The City has also initiated a process with the City of Walla Walla and Walla Walla County to review and update the County-wide Planning Policies with a particular emphasis on affordable housing.

The City will continue to review the provisions of the Unified Development Code on an annual basis and may periodically consider revisions as appropriate.

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

Project specific reviews will be conducted for specific development proposals submitted subsequent to the adoption of these potential amendments to the Unified Development Code.

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 applications are pending for governmental approval.

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

The proposed amendments to the Unified Development Code are subject to review and approval by the 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.

In 2018 the City completed a GMA mandated review and update of its Comprehensive Plan. The City then initiated a public process to review and update its development regulations in accordance with the provisions of the updated Comprehensive Plan. As a part of this review process, the development regulations were consolidated and reformatted into a single chapter of the College Place Municipal Code, now referred to as the College Place Unified Development Code (UDC).

In 2021 the City reviewed and adopted amendments to the Comprehensive Plan and the Unified Development Code proposed by a Task Force of the Community Council to address concerns about the potential conversion of mobile home and manufactured home communities and the displacement of vulnerable low-income and elderly residents.

In 2020 and 2021 the City was an active participant in the preparation and adoption of a Housing Action Plan for the Walla Walla Region. In 2022, City Staff and the College Place Planning Commission reviewed the policy recommendations contained in the Housing Action Plan and found that the City's Unified Development Code already included many of the recommendations. The remaining recommendations were evaluated along with two supplemental housing strategies and further amendments to the UDC have been prepared for public review and comment. These amendments are intended to increase the supply of housing and include:

- a. Eliminating the maximum lot coverage standard in the Single Family Residential (SFR) and Multi-Family Residential (MFR) zoning districts.*

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Currently no more than 35% of a lot may be covered by buildings in the Single Family Residential (SFR) and the Multi-Family Residential (MFR) zoning districts. There are no maximum lot coverage provisions in any other zoning district. Storm water management calculations in these residential zoning districts assume 100% lot coverage even though setback requirements typically result in no more than 50% coverage of a standard residential lot. Eliminating the lot coverage standard in the residential zoning districts will provide opportunities for more efficient use of land and greater potential for the construction of accessory dwelling units (ADUs) and duplexes.

- b. *Permitting duplexes to be constructed on the same sized lots as single-family residences (6,000 SF) in the Single Family Residential (SFR) zoning district.*

Currently, the minimum lot size in the Single Family Residential (SFR) zoning district is 6,000 SF and the construction of a duplex requires a lot of at least 7,000 SF. Duplexes however may be smaller in size than a single-family residence, a large family may have more occupants than a duplex designed for small families such as an elderly couple, and a single-family residence with an ADU is just a different form of a duplex. This proposed amendment applies the 6,000 SF minimum lot size equally to all housing types and removes a potential barrier to the construction of duplexes.

- c. *Eliminating the maximum density standard of 31 dwelling units to the acre (DUA) in the Multi-Family Residential zoning district so that the maximum density is determined based on compliance with the applicable development standards including building height, setbacks, lot coverage, parking, landscaping, building codes, and the like.*
- d. *This is consistent with how the maximum density is determined in the Downtown Mixed-Use, General Commercial, and the University zoning districts and is intended to provide Project Sponsors with greater flexibility in design.*
- e. *Potentially allowing multi-family housing as a permitted use in the General Commercial zoning district without being a part of a mixed-use development and/or revising the standards applicable to mixed-use developments in the General Commercial zoning district.*

These potential amendments are still under active review by the Planning Commission. Currently, multi-family housing (3+ units) is permitted outright in the Multi-Family Residential (MFR), the Downtown Mixed Use (DMU), and the University (UD) zoning districts. Multi-family housing is also permitted in the General Commercial zoning district, but only as part of a mixed-use development that includes commercial uses and that comply with the following development standards (UDC 14.60.180 Housing Standards). These development standards are based on standards adopted in communities similar to College Place and are well reasoned. However, there has been little interest in the marketplace for this type of development in many communities, and long vacant commercial parcels in College Place remain vacant. As a result, the Planning Commission is considering allowing the construction of multi-family housing in the General Commercial (GC) zoning district as a permitted use without being a part of a mixed-use development. It can be argued that this would provide Project Sponsors with greater flexibility in determining the highest and best use of land and more development sites to increase the supply of housing. There is a concern however that this could result in the buildout of vacant and underdeveloped commercial properties and no capacity for additional commercial development to serve the community or to provide the tax base necessary maintain established level of service standards. This could be mitigated by the expansion of the College Place UGA to include properties fronting SR 125 that are within the cities water and sewer service boundaries and highly suitable for commercial development, but this would require cooperation and support from the County.

Revisions have also been prepared that may provide Project Sponsors with more flexibility in designing mixed use developments in the General Commercial zoning district. This includes allowing residential uses on the ground floor of buildings, reducing the usable open space requirement, and allowing for payments in lieu of permanent reservations of open space.

The Planning Commission will carefully consider the public comments on this potential amendment as it decides whether to recommend this amendment to the City Council.

The City has also prepared a new Chapter of the UDC to guide the preparation and adoption of master planned developments in all zoning districts. Under the proposed amendments, a master planned development may take the form of a residential, commercial, industrial, or mixed-use development. Each is intended to accommodate and facilitate larger-scale development designed to accomplish integrated and flexible site planning. A master planned development may be permitted in any zoning district subject to specific findings that the master site plan and development scheme are compatible with the general land use patterns of the Comprehensive Plan. The eligibility criteria to determine if a proposed development may qualify as a master planned development include consideration of the following criteria:

- a. The relative size of the proposed development, generally 10-acres or more.*
- b. There are unique or unusual circumstances that make the consideration of the proposed development utilizing the traditional procedures and standards impractical.*
- c. The proposed development is a mixed-use project.*
- d. The presence of environmentally sensitive areas that warrant a higher level of public review.*
- e. The processing of the application(s) as a master planned development is in the public interest.*

Proposed master planned developments would be subject to environmental review and would comply with the City regulations to protect environmentally sensitive areas. Master planned developments would be subject to review by the City's Development Review Team. In addition, there would be two opportunities for public review and comment, as well as a hearing before the City Hearings Examiner. The Hearings Examiner would then prepare findings of fact, conclusions of law, and a recommendation to the City Council to approve, not approve, or approve subject to recommended conditions of approval the proposed master planned development. Upon approval, there would likely be a draft development agreement prepared, distributed for public review and comment, and submitted for City Council review and approval. This development agreement would document the obligations of the Project Sponsor and the City in the form of a contract and would be used guide the development of the site.

- 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 amended College Place Unified Development Code will apply to all lands within the City's jurisdiction.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:

The City of College Place is relatively flat although there is a drop off along the western boundary of the city. A topographical map of the City can be viewed on the Walla Walla County website.

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

N/A

- 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.

N/A

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

N/A

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A

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

No. The Unified Development Code includes standards that will govern future land clearing and development activities in a further effort to prevent erosion from occurring. No changes to these regulations are proposed.

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

N/A

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

The Unified Development Code includes standards to control erosion and to manage storm water runoff as well as standards to govern development activities near geological hazard areas. No changes to these regulations are proposed.

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.

N/A

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

N/A

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

The proposed Unified Development Code includes environmental review procedures that will protect air quality. No changes to these regulations are proposed.

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, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Garrison Creek and Stone Creek 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.

There are no jurisdictional shorelines in the City of College Place.

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

N/A

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

N/A

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

N/A

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

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.

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if. Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

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

N/A

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

The proposed UDC applies provisions to protect critical aquifer recharge areas city-wide. In addition, the City has adopted the Eastern Washington Storm Water Manual prepared by the Washington State Department of Ecology. No changes to these regulations are proposed.

4. Plants

a. Check or circle types of vegetation found on the site:

N/A

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

N/A

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

N/A

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

The Unified Development Code includes provisions to encourage the design of new developments in a manner to avoid or minimize potential adverse impacts on environmentally sensitive areas. No changes to these regulations are proposed and the proposed master planned development provisions further support these provisions.

5. Animals

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

N/A

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

The U.S. Fish and Wildlife Service lists the following threatened and endangered species as potentially being present in Walla Walla County:

- *Western U.S. distinct population segment (DPS) yellow-billed cuckoo (Coccyzus Americanus) (Threatened). Note: The preferred habitat of this species is dense riparian forests, which are not present in the City.*
- *Columbia River DPS bull trout (Salvelinus Confluentus) (Threatened).*

The National Marine Fisheries Service lists several anadromous salmonid species as occurring in Walla Walla County, which is part of the Interior Columbia Domain; these include Snake River Sockeye (Endangered), Snake River Fall-Run Chinook (Threatened), Snake River Spring/Summer-Run Chinook (Threatened), Snake River Steelhead (Threatened), Upper Columbia River Spring-Run Chinook (Endangered), Upper Columbia River Steelhead (Threatened), and Middle Columbia River Steelhead (Threatened).

The Washington State Department of Fish and Wildlife Priority Habitats and Species website identifies records of federally listed species known to occur in the area. The Ferruginous Hawk is listed at the state level as Threatened.

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

The City is within the Pacific Flyway for migratory birds.

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

The proposed Unified Development Code includes updated regulations and procedures to protect critical Areas and wildlife habitat. No changes to these regulations are proposed and the proposed master planned development provisions further support these provisions.

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.

N/A

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

N/A

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

N/A

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.

N/A

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

N/A

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

The Unified Development Code includes environmental review procedures to prevent or control environmental health hazards.

- b. Noise

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

N/A

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

N/A

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

The Unified Development Code includes environmental review procedures to reduce or control noise impacts. No changes to these regulations are proposed. No changes to these regulations are proposed and the proposed master planned development provisions further support these provisions.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

There are 3,316 parcels in the City and 67% are being used for single family residences. Less than 10% of the parcels in the City are vacant and there are no parcels zoned Light Industrial that are vacant and suitable for development.

- b. Has the site been used for agriculture? If so, describe.

There are approximately 20 parcels in the City that are being used for agricultural purposes.

- c. Describe any structures on the site.

N/A

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

N/A

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

The Unified Development Code implements the following zoning districts:

- *Single Family Residential.*
- *Manufactured Home Park.*
- *Multi-Family Residential.*
- *General Commercial.*
- *Light Industrial.*
- *Downtown Mixed-Use.*
- *University District; and*
- *Public Use.*

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

The City's Future Land Use Map contains the following designations:

- *Single Family Residential.*
- *Multiple Family Residential.*
- *Commercial.*
- *Light Industrial.*
- *College Avenue District.*
- *Walla Walla University; and*
- *Public Uses.*

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

There are no jurisdictional shorelines in the City of College Place.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The following environmentally sensitive areas can be found in the City and are protected by the Unified Development Code. No changes to these regulations are proposed.

- *Critical aquifer recharge areas.*
- *Wetlands.*
- *Frequently flooded areas.*
- *Geologically hazardous areas; and*
- *Fish and wildlife habitat conservation areas.*

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

N/A

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

N/A

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

N/A

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

The proposed housing related amendments are consistent with the Walla Walla Regional Housing Action Plan adopted by the City Council in 2021. The proposed new chapter to guide the approval of master planned developments includes specific provisions to address compatibility of land uses.

9. Housing

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

The proposed housing related amendments are intended to increase the supply of housing in the community with a particular emphasis on affordable housing.

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

N/A

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

The proposed amendments to the Unified Development Code includes several new provisions to increase housing opportunities in the community, including:

- *Eliminating the maximum lot coverage requirement in the residential zoning districts.*
- *Allowing duplexes to be built on 6,000 SF lots the same as single family residences.*
- *Eliminating the maximum density standard in the Multiple-Family zoning district so that the maximum density is determined based on compliance with the applicable development standards including building height, setbacks, lot coverage, parking, landscaping, building codes, and the like, as is the case in the Downtown Mixed-Use, General Commercial, and the University zoning districts.*
- *Potentially allowing multi-family housing to be built in the General Commercial zoning district without having to be part of a mixed-use development.*
- *Potentially revising the standards for mixed-use developments in the General Commercial zoning district to give Project Sponsors greater flexibility in design.*
- *Encouraging master planned developments which may allow of a mix of uses to be built on larger parcels in phases.*

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?

N/A

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

N/A

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

The master planned development standards include provisions to facilitate the development of larger areas in an integrated manner.

11. Light and glare

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

N/A

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

N/A

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

N/A

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

The proposed Unified Development Code includes simplified standards to more effectively prevent, reduce, or control light and glare impacts. No changes to these regulations are proposed.

12. Recreation

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

*-Kiwanis Park.
-Lions Park.
-Harvest Meadows Park; and
-Veterans Park at Homestead.*

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

N/A

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

The proposed master planned development standards amendments include provisions that encourage the preservation of open space and the development of recreational opportunities.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

N/A

- b. Generally, describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A

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

The Unified Development Code includes updated procedures and standards to protect historic properties. No changes to these regulations are proposed.

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.

There is a transportation system map in the Comprehensive Plan.

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

N/A

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

N/A.

- 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).

N/A

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

N/A

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A

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

The Unified Development Code includes updated environmental review procedures and revisions to the City road standards to reduce or control transportation impacts. No changes to these regulations are proposed. No changes to these regulations are proposed and the proposed master planned development provisions further support these standards.

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.

N/A

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

N/A

16. Utilities

- a. Describe utilities currently available at the site:

The City provides a full range of municipal services which are complemented by two electrical service providers, private telephone, and private natural gas providers.

- 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.

N/A

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:  _____

Name: Jonathan J Rickard

Position and Agency/Organization: Community Development Director

Date Submitted: June 6, 2022

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

- 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?**

It would not. The Unified Development Code includes updated environmental review procedures and development standards to prevent inappropriate discharge to water, unacceptable emissions to air, unacceptable noise levels, and to regulate the use of hazardous substances. No changes to these regulations are proposed.

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

No changes to the City's environmental regulations are proposed.

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

It would not.

- 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?**

No changes to these regulations are proposed and the proposed master planned development standards further support these provisions.

- 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 proposed amendments are intended to support the development of additional housing in the community and the proposed master planned development regulations include land use compatibility standards.

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

The proposed housing standards are not anticipated to increase demand for these services. The master planned development regulations include provisions to address any increases in demand.

- 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 have been identified. The proposed housing amendments are consistent with the recommendations in the Walla Walla Regional Housing Action Plan.