

## **ENVIRONMENTAL CHECKLIST INSTRUCTIONS**

Supplemental Sheet "D" for Non-project Actions.  
(Not to be used for project actions)

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

### D. Supplemental Sheet for Non-project Actions

#### **KING MOUNTAIN COMPREHENSIVE PLAN AMENDMENT / REZONE AND URBAN VILLAGE PLAN ADOPTION**

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?

Changing the current land use designation/zoning to the proposed designation will have minimal impact. Current zoning permits more than 3,000 dwelling units while the proposed zoning permits about 900 dwelling units, 20,000 – 30,000 square feet of associated commercial uses and more than 40 acres of open space.

Proposed measure to avoid or reduce such increases are:

See specific reports submitted with the SEPA Checklist, such as the traffic and storm water reports. The proposed rezone specifies all future development shall be in conformance with proposed King Mountain Urban Village Plan and related City development regulations. Future development projects shall have separate SEPA project review.

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

Changing the current land use designation and zoning to the proposed designation will have a significant positive impact by changing more than 40 acres from multi-family residential uses to open space. Other development regulations proposed in the King Mountain Urban Village Plan provide for best management practices according to current City development regulations.

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

The proposed King Mountain Urban Village Plan designates more than 40 acres as open space which will provide wildlife corridors and natural vegetation for animals. Areas designated for development within the Urban Village Plan shall be constructed with best management practices according to adopted City development regulations.

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

Changing the current land use designation/zoning to the proposed designation will reduce energy consumption due fewer dwelling units, even with a modest amount of commercial space. Protection of natural resources will increase due to changing more than 40 acres from residential development to open space.

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

Adopting the proposed Urban Village Plan reduces the number of dwelling units that can be built on the 133 acre site while designating more than 40 acres as open space. The proposed development areas are consolidated within the Urban Village boundary to further the City's adopted policy of urban in-fill development and to increase the access to public transit. This land use pattern has the opportunity to reduce vehicle trips while consolidating dwelling units on less land. Future development within this area will be built according to the Washington State Energy Code standards at time of building permit application.

4. How would the proposal be likely to use or affect environmentally sensitive areas or area 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?

Changing the current land use designation/zoning to the proposed designation will provide better protection to these areas by reducing the acreage designated for development, increasing the open space area, and avoiding impacts to other environmental sensitive areas by using best management practices.

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

The proposal designates more than 40 acres as open space to preserve natural resources, create wildlife corridors, reduce storm water runoff, and create linkages to established and proposed City parks. Please refer to individual reports supplementing the SEPA checklist documenting no impact to threatened or endangered species or historic/cultural sites. The topographic base map displays general wetland locations. The site management policy will be to avoid impacting these wetlands and enhance their environmental quality through specific project review during future submittals.

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 within shoreline jurisdiction. The proposal implements the City of Bellingham Comprehensive Plan urban in-fill policy by creating an Urban Village as required in the current King Mountain Neighborhood Plan.

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

Adopting the proposed King Mountain Urban Village Plan in conformance with the City Comprehensive Plan, King Mountain Neighborhood Plan and City Concomitant Agreement #2009-0459.

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

Changes in traffic demand are quantified in the attached report by TSI traffic consultants. Changes to public services and utilities are minimal due to the reduction in the number of possible dwelling units from over 3,000 to about 900 with a modest amount of commercial space, as designated in the Urban Village Plan.

Proposed measures to reduce or respond to such demand(s) are The traffic report by TSI specifies the required arterial and road service needed to serve the Urban Village area. Utilities will be sized according to specific development proposals in accordance with adopted City development regulations at the time of project submittal.

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

Changing the current land use designation and zoning to the proposed designation does not conflict with current laws or requirements for environmental protection. Rather, the proposal implements policies and directives of the City Comprehensive Plan and its King Mountain Neighborhood Plan, all of which is in conformance with the State Growth Management Act. The proposal implements the requirement to create an urban village in King Mountain Area 13. Environmental protection is afforded by master planning the 133 acre area, establishing more than 40 acres of open space, designing the development areas within in-fill locations, implementing best management practices according to City development regulations, and performing individual SEPA review on future project applications.

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: \_\_\_\_\_

William T. Geyer, AICP  
Geyer & Associates, Inc.

Date Submitted: December 10, 2010

D. FEE

An application fee shall be submitted in the amount set by the City Council. See separate Fee Schedule handout.