



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

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:

Please adjust the format of this template as needed. 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 nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT 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.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)**

\$250.00 Kittitas County Department of Public Works**

\$430.00 Kittitas County Public Health

\$1,280.00 Total fees due for this application (One check made payable to KCCDS)

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature):	DATE:	RECEIPT#	
<p><i>pd w/ other application fees</i></p> <p><i>EVZ</i></p>			

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

2. Name of applicant:

Jeff Bainter

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

**Jeff Bainter
PO Box 1041
Roslyn, WA 98941
(509) 649-2646**

**Thomas R. Durant, PLSA Engineering & Surveying
521 N. 20th Avenue, Suite 3
Yakima, WA 98902
575-6990**

4. Date checklist prepared:

June 26, 2019

5. Agency requesting checklist:

Kittitas County

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

Text amendments adopted by the end of the year 2019.

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

The proponent owns property on the north side of SR 970 in the Forest and Range zone. If either or both of the text amendments are approved, he intends to make application to use this property for these purposes.

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

Not aware of any

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.

Adoption of the Board of County Commissioners on recommendation of the Planning Commission.

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.)

Amend the Kittitas County Zoning Ordinance to allow mini-storage, RV (recreational vehicle) storage and recreational vehicle maintenance and repair by conditional use permit in the Forest and Range zone. The amendments include standards and criteria for allowing these developments.

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 are not limited to a specific site. They would apply County-wide although as proposed they would be limited to areas zoned Forest and Range or rezoned to this classification in the future. RV storage is now allowed in areas zoned Rural Recreational and in Planned Unit Developments. Mini-warehouses are now permitted in Light Industrial, General Commercial, Limited Commercial, Rural 3 and Rural 5 zones. They are also permitted in Forest and Range zoned areas located in LAMIRDs and urban designated areas. As the text amendments are proposed, this would not change. The text amendments include standards that further limit possible locations in the Forest and Range zone in which these developments may occur by restricting them to sites contiguous to State highways and designated urban arterial or rural collector roads located near a highway intersection or freeway interchange.

B. Environmental Elements [\[HELP\]](#)

1. ***Earth*** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Areas in the Forest and Range zone have all of the above characteristics. The proposed uses would generally be developed on flat sites.

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

See response to B.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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

A variety of soil types County-wide. Mini-storage, RV storage and maintenance and repair sites could be developed on prime agricultural soils but not permitted in the Commercial Agriculture zone, which are agricultural lands of long-term commercial significance as designated by Kittitas County.

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

N/A.

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.

N/A.

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

N/A.

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:

N/A.

2. Air [\[help\]](#)

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.

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:

N/A.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

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.

There are surface water bodies throughout the County.

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.

The land uses that would be permitted by these amendments could occur within 200 feet of surface water. The amendments do not change the applicability or requirements of the Shoreline Management Act or critical areas ordinance on them.

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.

The land uses that would be permitted by these amendments could occur in 100-year floodplain areas. The amendments do not change the regulatory requirements or their applicability to development in flood hazard areas. RV storage is often outdoors or in structures with open sides that would tend to have less adverse effect on floodplains. Vehicles can be moved in anticipation of flood events.

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 Water: [\[help\]](#)

1) Will groundwater 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.

N/A.

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.

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.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A.

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

The proposed amendments require measures to protect ground and surface water. For storm drainage this would typically be done by requiring it to be retained on-site, where there are hard surfaced areas, a swale or similar retention facility may be needed. Other measures that could be required are

accommodation of flood flows, no obstruction of existing drainageways or rerouting them if necessary to the natural point of discharge.

4. Plants [\[help\]](#)

a. Check the 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
- Orchards, vineyards or other permanent crops.
- 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?

N/A.

c. List threatened and 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:

N/A.

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

N/A.

5. Animals [\[help\]](#)

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:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

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

N/A.

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

N/A.

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

N/A.

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

N/A.

6. Energy and Natural Resources [\[help\]](#)

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 [\[help\]](#)

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 any known or possible contamination at the site from present or past uses.

N/A.

- 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.

N/A.

- 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.

N/A.

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

N/A.

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

N/A.

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:

N/A.

8. Land and Shoreline Use [\[help\]](#)

- 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.

The proposed amendments would apply to the Forest and Range zone, which is in rural designated areas and characterized by open areas, low density residential development, farm and forest lands and other types of development, including existing non-conforming land uses. Standards proposed in the text amendments are intended in part to address potential impacts on surrounding land uses, in

particular, measures to control drainage and other water related impacts. The effect of any particular development on surrounding land uses would be determined on a case by case basis as a part of the conditional use permit review.

The proposed RV storage text amendment would apply new standards to this use where it is permitted in the Rural Recreational zone and Planned Unit Developments and should similarly address potential land use impacts in these zones.

- 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 nonforest use?

The text amendments do not propose these land uses in the Commercial Agriculture or Commercial Forest zones so it should not result in the conversion of designated resource lands of long-term commercial significance. It could result in the development of farm or forest lands that are not so designated but are zoned Forest and Range. It could also take place on lands with current use tax status.

- 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:

It is not expected that these uses would have significant effects due to there being no residents (other than a possible caretaker and this would be no more than what could be allowed for a residential use in these areas) and low numbers of people and traffic levels at these facilities.

- c. Describe any structures on the site.

N/A.

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

N/A.

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

The amendments are being proposed in the Forest and Range zone. RV storage is now permitted in the Rural Recreational zone and in Planned Unit Developments.

Mini-storage is a permitted use or permitted conditional use in other zoning districts, but the proposed amendments do not make any changes for them.

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

Typically Forest and Range zoning is in areas designated Rural Working by the comprehensive plan. It is also in lands with LAMIRD and Urban designations. Rural Recreational zoning is primarily in Rural Recreation designated areas but also in LAMIRDs.

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

Shoreline areas could be included, if properly zoned but subject to the requirements of the Shoreline Master Program which may or may not allow the proposed uses and if they are allowed they would have to meet additional standards and requirements.

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

There are critical areas in Forest and Range and in Rural Recreational zoned 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 following standards are being proposed based on comprehensive plan policies:

- 1. Site location either contiguous to a State Highway or contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange (in Forest and Range zone).**

2. Findings made that proposed uses do not require urban governmental services such as municipal sewer or water service and do not compromise the long term viability of designated resource lands.
3. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commerical Agriculture or Commercial Forest zoning districts.

Other standards are proposed to ensure compatibility with existing land uses.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

A requirement that a finding be made that the proposed use does not compromise the long term viability of designated resource lands. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commerical Agriculture or Commercial Forest zoning districts.

9. Housing [\[help\]](#)

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

N/A.

- 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:

N/A.

10. Aesthetics [\[help\]](#)

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

The amendments propose a building height limitation of 18 feet.

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

N/A.

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

A standard for RV storage that includes security fencing and possible additional plans for aesthetic improvements and/or site screening. An existing standard for Mini-warehouses is that they include plans for aesthetic improvements and/or site screening.

11. Light and Glare [\[help\]](#)

- 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:

None.

12. Recreation [\[help\]](#)

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

There are numerous outdoor recreational opportunities in the vicinity and region.

- 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:

No adverse impacts on recreation are expected. RV Storage and RV Maintenance and Repair would benefit recreational users by providing a place for them to store recreational vehicles and have them serviced or repaired.

13. Historic and cultural preservation [\[help\]](#)

- 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 ? If so, specifically describe.

N/A.

- 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.

N/A.

- 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.

N/A.

- 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.

N/A.

14. Transportation [\[help\]](#)

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

In the Forest and Range zone, frontage on a highway or a designated arterial or collector road near a highway intersection or freeway interchange would be required. Direct access would not necessarily be required to the highway or major road.

- 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?

N/A.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A.

- 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).

N/A.

- e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A.

- 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.

N/A.

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

N/A.

15. Public Services [\[help\]](#)

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

The need for public services would be expected to be minimal. Incremental increase primarily in the need for fire protection and police protection at levels that should not exceed that normally associated with rural areas.

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

Proposed amendment includes required findings in the Forest and Range zone that urban level services such as sewer and water service is not necessary.

16. Utilities [\[help\]](#)

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

- c. 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.

It is expected that in the Forest and Range zone and probably most locations in the Rural Recreation zone that to the extent necessary, sewer and water service would be provided by on-site systems. Some Mini-storage and RV storage takes place in facilities that have automated card operated entry not requiring staff and for which these services may not be necessary. Electric power would generally be needed for these land uses.

C. Signature [\[HELP\]](#)

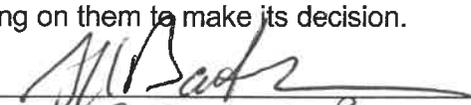
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____


JEFF BAINTEK
OWNER
6-26-19

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(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?

While the land uses proposed by the text amendments could have any of these effects, the potential is not substantial and generally no greater than that which could be associated with other permitted land uses in the Forest and Range zone. The greatest potential could be discharges to water if storm drainage is not controlled, especially for mini-storage and if hard surfacing is used in vehicle storage areas. There is some potential for discharges of dust during construction and from gravel storage lots but the amount of traffic associated with this use is low, reducing the potential. For the most part, RV maintenance and repair does not use or release toxic or hazardous substances, and not to the extent that is associated with other types of vehicle maintenance or repair since many RV's don't have engines and engine work or maintenance such as lubrication or oil changes would more likely be done in other facilities. The most common fluid associated with RV maintenance is anti-freeze which for RV's is non-toxic. Generation of noise is not expected to be substantial because of the low traffic levels associated with these uses.

Proposed measures to avoid or reduce such increases are:

The conditional use permit will require measures to be taken to protect ground and surface water. Typical practice for any vehicle maintenance or repair business is to collect waste fluids and have them removed by a legally authorized disposal company. Other measures as necessary to control dust or noise can be required on a project by project basis with requirements imposed where necessary under the conditional use permit review process.

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

Removal of vegetation may be necessary to develop some sites. Impacts on plants, animals or fish is not substantially more likely than it would be for other

permitted uses in the Forest and Range zone or for these developments in other zones in which they are permitted.

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

Requiring measures to protect ground and surface water would benefit plants, animals and fish. Existing regulatory requirements in for example, Shoreline Management or critical areas. Other measures can be required on a project by project basis with requirements imposed where necessary under the conditional use permit review process.

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

The use of building materials as necessary to develop the site. This would typically be less than other types of development given that structures associated with this use tend to be less substantial. Substantially increased use of fuel by motor vehicles is not expected, since most customers are expected to either live in the vicinity, be staying in the vicinity or already traveling through the area.

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

No specific measures are proposed. Measures can be required on a project by project basis with requirements imposed where necessary under the conditional use permit review process.

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?

There is some potential for some of these areas to be used or impacted by this development, although restricting locations on or near major highways would generally keep them in developed areas. The most likely of these areas in which projects may be proposed are floodplains and in prime farmlands that have not been designated as having long term commercial significance under the Growth Management Act. Areas that are the least likely to be affected are parks, wilderness, wild and scenic rivers and prime farmlands that have been designated for long term commercial significance.

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

Requiring additional setbacks, physical barriers or site-screening when appropriate on sites that border commercial agricultural or forest lands of long

term commercial significance. Required finding that the use does not compromise the long-term viability of designated resource lands. Sites in wetlands and other critical areas remain subject to existing requirements and restrictions of the Critical Areas Ordinance and Shoreline Master Program. Development in floodplain areas also have additional standards and requirements.

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 standards being proposed in the text amendments have been drafted to conform to adopted policies of the comprehensive plan and address potential incompatibility. Shoreline Management Act requirements remain unchanged in terms of applicability and restrictions. While location in a Shoreline Management area is not ruled out, such a location would generally not be preferable and is less likely.

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

Requirement of a conditional use permit and the standards being proposed for the amendments.

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

The proposed land uses have low demand for transportation, public services or utilities. These facilities have few customers on the premises at one time, low employment numbers and minimal demand for water and other services. Some mini-storage and RV storage are automated not requiring full-time personnel to be on-site.

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

A requirement for a finding that the proposed use does not require urban governmental services such as municipal sewer or water service.

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

None identified.