

Jefferson County  
**ENVIRONMENTAL CHECKLIST**

The State Environmental Policy Act (SEPA), RCW 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal; reduce or avoid impacts from the proposal, if it can be done; and help the agency decide whether an EIS is required.

**UDC Omnibus**

PROPOSAL: *A set of proposed amendments for the Jefferson County Unified Development Code (UDC) referred to as the UDC Omnibus Amendment Package*

DATE: September 14, 2005

PROPONENT: *Jefferson County Department of Community Development (DCD)*

ADDRESS: *Jefferson County Department of Community Development (DCD)  
Long-Range Planning (LRP)  
621 Sheridan Street  
Port Townsend WA 98368  
jpeters@co.jefferson.wa.us*

TELEPHONE: *(360) 379-4450*

AUTHORIZED REPRESENTATIVE/CONTACT: *Josh D. Peters, AICP, Senior Planner*

ADDRESS: *Same as above*

TELEPHONE: *(360) 379-4466*

## PROPOSAL AND PROPERTY DESCRIPTION

PROPOSED PROJECT DESCRIPTION, PROPERTY AREA & DESCRIPTION (include all factors that will give an accurate understanding of its scope and purpose):

*Jefferson County proposes a series of largely technical amendments to the Jefferson County Unified Development Code (UDC), currently codified as Title 18 of the Jefferson County Code (JCC). The proposal would eliminate the "stand alone" version of the UDC to simplify future code updates and administration. The package of amendments is known as the "Omnibus," as a comprehensive survey of the whole of the UDC has been performed and nearly each section of the code is proposed for amendment. Though several of the proposed amendments represent substantive regulatory changes from the current code, the majority of the proposed changes are ministerial in nature and seek to ensure that the code is consistent with, and fully implements, Comprehensive Plan amendments adopted by the County during the 2004 amendment cycle. A section-by-section summary of the proposed amendments follows:*

### 18.05 JCC - "Introduction":

- *All references to the appellate hearing examiner have been eliminated, with all appeals being to the Jefferson County Superior Court;*
- *References to the Airport Overlay zones have been included, consistent with Ordinance 16-1213-04; and*
- *All references to the Uniform Building Code have been deleted and replaced with references to the recently adopted International Building Code.*

### 18.10 JCC - "Definitions":

- *A number of definitions have been modified to conform with provisions of the Washington Administrative Code (WAC), the Revised Code of Washington (RCW), the Uniform Fire Code and the International Building Code; and*
- *Substantively revised definitions include those related to kennels, shelters and catteries that are necessary to apply and implement Section 18.20.060 JCC.*

### 18.15 JCC - "Land Use Districts":

- *Corrections have been made to reflect the adoption of the Airport Overlay zones under Ordinance 16-1213-04;*
- *The Jefferson County Landfill has been included as an Essential Public Facility;*
- *Language has been added to clarify that "outright" uses are entirely exempt from permitting and zoning review; and*
- *Table 3-1 (the "use table") has been modified to be consistent with the Jefferson County Animal Responsibility Ordinance, to classify and regulate food and beverage stands and construction contractors, to include notification procedures for properties in proximity to resource lands, and to modify the density bonus provisions available to certain Planned Rural Residential Developments (PRRDs).*

### 18.18 JCC - "Urban Growth Area":

- *Sign regulations have been removed, with a reference directing the reader to JCC 18.30.150 for applicable sign regulations.*

### 18.20 JCC - "Performance and Use-Specific Standards":

- *18.20.060 JCC - "Animal Kennels, Catteries and Shelters" has been revised to conform with the Jefferson County Animal Responsibility Ordinance; the changes include modification to Table 3-1 to differentiate between different types of animal kennels and shelters;*

- 18.20.160 JCC - "Forest Practices" has been revised to conform with WAC 222 and to be consistent with the stormwater and grading standards currently required under the JCC;
- 18.20.170 JCC - "Cottage Industry" has been modified to include small-scale auto repair as a cottage industry, to be permitted via a conditional use permit; the revisions include employee and operations caps to maintain rural character, as well as a requirement to comply with Dept. of Ecology waste management standards;
- 18.20.182 JCC - "Food and Beverage Stands" has been added to the code, including three categories of stands (mobile, permanent and temporary); the purpose of the regulation is to ensure compliance with health and safety standards of the Environmental Health division of County Public Health, the Building division of County Community Development, and Federal Labor & Industries.
- 18.20.240 JCC - "Mineral Extraction" has been modified to clarify the review process applicable to expansions of nonconforming extraction operations, to clarify instances in which a mineral extraction permit will be required, and to clarify the noise disturbance provisions consistent with WAC 173-60-040(2)(a);
- 18.20.260 JCC - "Nonconforming Uses and Structures" has been rewritten and reformatted for clarity and ease of administration and application; the revisions to this section provide greater administrative discretion in determining the appropriate review process for various applications.

18.30 JCC - "Development Standards":

- 18.30.050 JCC - "Density, Dimension and Open Space" has been revised to reflect the County's recent adoption of the International Building Code and to modify the density exemptions applicable to properties with more than one dwelling unit as of January 20, 1998; and
- 18.30.150 JCC - "Signs" has been revised to include specific requirements governing internally illuminated signs, to reduce the maximum permissible sign height to 15 feet, and to clarify the mounting and locational requirements for signs.

18.35 JCC - "Land Divisions":

- 18.35.060 JCC - "Boundary Line Adjustments" has been revised to reflect recent developments in Washington case law, including the number of lots or parcels that may be modified through a BLA; provisions have been added to clarify that a Site Plan Approval Advance Determination may be coupled with a BLA to verify that the modified lots have sufficient buildable area; and
- 18.35.670 JCC - "Plat Alterations" is a new section not previously included within the UDC adopted in 2000.

18.40 JCC - "Permit Application and Review Procedures/SEPA Implementation":

- 18.40.290 JCC - "Appellant Examiner" has been repealed; in future, appeals would be taken directly to Jefferson County Superior Court; and
- 18.40.750 JCC - "Categorically Exempt Actions" has been revised to incorporate the maximum exemption thresholds allowed under WAC 197-11-800(1)(c).

18.45 JCC - "Comprehensive Plan and GMA Implementing Regulations Amendment Process":

- 18.45.040 JCC - "Applications for Comprehensive Plan Amendments" has been revised to establish a March 1, rather than a February 1, deadline for filing site-specific and suggested amendments; and
- 18.45.050 JCC - "Compilation of Preliminary Docket" has been modified to include a "periodic assessment" replacing the fixed five-year assessment cycle to more effectively integrate with the statutory requirements of RCW 36.70A.130, and to allow sufficient time to thoroughly review and consider proposed amendments.

*The adoption of these Code amendments is a non-project action designed to improve and update existing policies and standards in a manner consistent with the requirements of the Growth Management Act (GMA). Future SEPA review may be required for project actions undertaken pursuant to the UDC revisions. Jefferson County retains the authority to impose site-specific mitigation measures to address probable significant adverse environmental impacts within the County where the County assumes lead agency status.*

*Under the authority of Chapter 197-11-635 WAC, the following SEPA documents are incorporated by reference herein: (1) the Draft and Final Environmental Impact Statements (DEIS/FEIS) and addenda prepared in anticipation of adoption of the Comprehensive Plan in 1998, and (2) the DCD Staff Report and SEPA Addendum prepared in conjunction with the 2004 Comprehensive Plan amendment cycle. The DEIS and FEIS for the 1998 Plan are dated February 24, 1997 and May 27, 1998, respectively, and examined the potential cumulative environmental impacts of adopting and implementing alternative versions of the Comprehensive Plan. The Staff Report and SEPA Addendum for the 2004 Comprehensive Plan amendment cycle is dated September 22, 2004 and examined the potential environmental impacts of the proposed amendments for updating the Comprehensive Plan as required under the GMA.*

#### PROPERTY & AREA DESCRIPTION

*Location: If adopted, the proposed amendments would apply to the entirety of unincorporated Jefferson County.*

*Legal (from property tax statement): Does not apply.*

*Physical Characteristics: Please refer to Section I. Earth, below. Additional detail on the characteristics of the planning area can be found within the Draft Comprehensive Plan DEIS, issued on February 24, 1997.*

SCHEDULE (beginning and ending dates of the proposal, including phases):

*The proposed UCD amendments will take effect upon adoption through ordinance by Board of County Commissioners (BoCC), anticipated to occur in December of 2005 or early 2006.*

OVERALL PLAN (describe future additions, expansions, or related activities or plans by others that may affect the proposal): *No development plans are associated with the proposed UDC text amendments.*

REQUIRED APPROVALS (all local, state, and federal approvals required for the completions of this proposal and if any approvals are pending that are related to the proposal): *Amendments to adopted development regulations are legislative, Type V decisions under Chapter 18.40 JCC. In consequence, the amendments require adoption by the Jefferson County BoCC after review and recommendation by the Planning Commission. The public process includes legal notice and at least one open record public hearing before the Planning Commission. The BoCC may elect to hold an open-record hearing before making the final decision.*

ENVIRONMENTAL DATA (any existing or proposed environmental information such as studies or documents related to the proposal):

- 
- 1. The Draft and Final Environmental Impact Statements (DEIS/FEIS) and addenda prepared in anticipation of adoption of the Comprehensive Plan in 1998. The DEIS and FEIS are dated February 24, 1997 and May 27, 1998, respectively, and examined the potential cumulative environmental impacts of adopting and implementing alternative versions of the Comprehensive Plan;*

2. *The DCD Staff Report and SEPA Addendum prepared in conjunction with the 2004 Comprehensive Plan amendment cycle. The adopted Staff Report and SEPA Addendum is dated September 22, 2004 and examined the potential environmental impacts of the then-proposed amendments for updating the Comprehensive Plan as required under the GMA; and*
3. *Other environmental relevant environmental, planning and regulatory documents including:*
  - *US SCS Jefferson County Soil Survey, 1978*
  - *Jefferson County Critical Areas Maps*
  - *Jefferson County Comprehensive Plan*
  - *Jefferson County Code (JCC)*

## ENVIRONMENTAL COMMENTS

### EARTH

1. Check the item that describes the site:

X Flat            X rolling            X hilly            X steep slopes    X mountainous

X Other: *The proposed Code amendments would apply to the entire area within unincorporated Jefferson County. Though Jefferson County spans the Olympic Peninsula from the Puget Sound to the Pacific Ocean, principle populated areas of the County lie in the Puget Lowlands in the eastern section of Jefferson County. The Olympic Mountains are located to the west and are the source of the river systems that drain to the east into Hood Canal and Admiralty Inlet. Landforms have been shaped by past glacial periods leaving a complex series of sediments up to 2,000 feet thick.*

*The county's landform varies widely, with much of the populated portions of east Jefferson County being characterized by wooded, gently rolling, hills. Elevations in the planning area vary from sea level to over 7,000 feet in the mountains located in Olympic National Park. Steep wave-cut bluffs along Puget Sound and Hood Canal, Discovery Bay, and the Strait of Juan de Fuca are common. The areas that will potentially be affected by the UDC amendments range widely in topographical conditions. For further information regarding Jefferson County, refer to the Comprehensive Plan DEIS.*

2. What is the steepest slope on the site? Identify the approximate percent of the slope: *Steep slopes greater than 30% represent a relatively small percentage of the county's total acreage, and in many areas, the county's terrain is agreeable. A majority of the county's existing development has taken place in areas with slopes of less than 15%. For further information, refer to the Comprehensive Plan DEIS.*
3. What general types of soils are found on the site (sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland: *The soils within Jefferson County reflect the region's geologic history. Townsend gravelly loam (TnC) and Clallam gravelly sandy loam (CmC) are the common soil groups within the county. Both of these soil types range from 20 to 40 inches in depth, have low to moderate permeability and compressibility, and are cemented below about two feet. These soils are generally found on till plains and terraces. Hydric soils are primarily situated in areas surrounding wetlands, watercourses, and in areas close to the county's shoreline, where the water table is at or near the surface. Representative hydric soil classifications include Agnew silt loam (AgB), McMurray and*

*Mukilteo peats (Mm) and Mukilteo series soils (Mu). For further information, refer to the Comprehensive Plan DEIS.*

4. Are there surface indications or a history of unstable soils in the immediate vicinity? If so, describe them: *Areas with a history of unstable soils exist in a number of locations throughout the county, including the vertical marine bluffs along marine shorelines. These areas are relatively stable under ordinary conditions. However, seismic events of moderate to high magnitude could cause slope failures, or exacerbate erosion and landslide hazards in areas where the bluff is fractured, or where talus slopes are low. The Comprehensive Plan DEIS contains maps depicting known landslide and erosion hazard areas within the county. For additional information, refer to the Comprehensive Plan DEIS.*
5. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Identify the source of the fill: *Because the proposed amendments to the UDC are a non-project action, they do not involve site alterations of any kind. Future project actions that are not categorically exempt pursuant to Chapter 197-11-800 WAC, and which require issuance of a County license or permit will be subject to review under the County's SEPA implementing Ordinance (Chapter 18.40 JCC) and the Jefferson County Environmentally Sensitive Areas Ordinance (Chapter 18.15 JCC). After reviewing applications for such project actions, the County may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.*
6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe it: *Because the proposed amendments are a non-project action, they will not result in clearing or construction-related erosion. Future project level actions which require issuance of any state or local permit or license, and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the County's SEPA implementing Ordinance (Chapter 18.40 JCC) and the Environmentally Sensitive Areas Ordinance (Chapter 18.15 JCC). After reviewing applications for such project actions, the County may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts. In addition, the County has adopted policies, codes, and ordinances, which serve to avoid, minimize, or mitigate environmental impacts - for example, the County has adopted the International Building Code, 2004 edition, and the most recent version of the Stormwater Management Manual for Western Washington issued by the Department of Ecology.*
7. About what percent of the site would be covered with impervious surfaces after construction of the project (that is, asphalt or buildings)? *As a non-project action, the proposed amendments would not directly result in a change in impervious surfaces.*
8. Describe proposed measures to reduce or control erosion or other impacts to the earth, if any: *Because the proposed amendments are a non-project action, they will not result in clearing or construction-related erosion. Future project level actions which require issuance of any state or local permit or license, and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the County's SEPA implementing Ordinance (Chapter 18.40 JCC) and the Environmentally Sensitive Areas Ordinance (Chapter 18.15 JCC). After reviewing applications for such project actions, the County may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts. In addition, the County has adopted policies, codes, and ordinances, which serve to avoid, minimize, or mitigate environmental impacts - for example, the County has adopted the International Building Code, 2004 edition, and the most recent version of the Stormwater Management Manual for Western Washington issued by the Department of Ecology.*

## AIR

9. What types of emissions to the air, if any, would result from the proposal during construction and when the project is completed (dust, car odors, industrial wood smoke)? Generally describe and give approximate quantities, if known: *No direct impacts to air quality would result from the proposed UDC amendments. For additional information, refer to the Comprehensive Plan DEIS.*
10. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe them: *Areas of northeastern Jefferson County are occasionally subject to odors from the Port Townsend Paper Mill. As this portion of the county becomes more densely developed, more people are exposed to odors from adjacent uses, both at work and at home.*
11. Describe proposed measures to reduce or control emissions or other impacts to the air, if any: *None are proposed. Future project level actions which require issuance of any state or local permit or license, and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under SEPA and the County's Environmentally Sensitive Areas Ordinance (Chapter 18.15 JCC). After reviewing applications for such project actions, the County may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.*

## WATER Surface Water

12. Is there any surface water body on or in the immediate vicinity of the site, including year-round or seasonal streams, salt waters, lakes, ponds, and wetlands? If yes, describe the type and provide names. If appropriate, state what stream or river it flow into: *Jefferson County contains a variety of natural and human modified aquatic resources. These include Admiralty Inlet, the Strait of Juan de Fuca, Hood Canal, several significant rivers (e.g., the Big and Little Quilcene and Dosewallips Rivers), and numerous ponds, wetlands, and aquifers. Each of these features has its own hydrological functions as well as other important, and sometimes competing, functions (e.g., economic, recreational, wildlife and fisheries habitat, open space and aesthetic functions). For additional information, refer to the Comprehensive Plan DEIS.*
13. Will the project require any work over, in, or adjacent to the described waters (within 200 feet)? If yes, describe the work and attach the available plans: *No. Because amendments to the UDC constitute a non-project action, they would not involve any work over, in or adjacent to the water described in the response to question #12, above.*
14. Estimate the amount of fill and dredge material that would be placed or removed from the surface waters or wetlands and indicate the area of the site that would be affected. Identify the source of the fill material: *None. Future project applications that involve the removal or placement of dredge or fill materials would be subject to review and mitigation under the Jefferson County Shoreline Master Program, and/or the Environmentally Sensitive Areas Ordinance.*
15. Will the proposal require surface water withdrawals or diversions? Give a general description and identify the purpose and approximate quantities, if known: *No. This is a non-project action. Future project applications that involve the removal or placement of dredge or fill materials would be subject to review and mitigation under the Jefferson County Shoreline Master Program, and/or the Environmentally Sensitive Areas Ordinance.*

16. Does the proposal lie within a 100-year flood plain? If so, note the location on the site plan: *Portions of the Jefferson County lie within the 100-year floodplain as identified on the County's ESA Maps.*
17. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge: *No.*

**Ground Water**

18. Will ground water be withdrawn or well water be discharged to ground water? Give a general description and identify the purpose and approximate quantities, if known: *No, the proposal is a non-project action and does not involve water withdrawals or discharges.*
19. Describe the waste material that would be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial wastes and chemicals contained; agricultural wastes). 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) is expected to serve: *None known. The proposal is a non-project action.*

**Water Run-Off  
(including stormwater)**

20. Describe the source of run-off, including storm water. Describe the method of collection and disposal, if any, including any known quantities. Where will this water flow? Will this water flow into other waters? If so, describe it. *As a non-project action, the proposed UDC amendments would not result in additional sources of runoff.*
21. Could waste materials enter ground or surface waters? If so, generally describe how: *No. As a non-project action, the UDC amendments would not involve the discharge of waste materials.*
22. Describe proposed measures to reduce or control surface, ground, and run-off water impacts, if any: *As a non-project action, the proposed UDC amendments do not include any measures designed specifically to reduce or control surface, ground, or stormwater runoff impacts. Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the County's SEPA Implementing Ordinance (Chapter 18.40 JCC) and the Environmentally Sensitive Areas Ordinance (Chapter 18.15 JCC). After reviewing applications for such project actions, Jefferson County may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.*

**PLANTS**

23. Check the types of vegetation found on the site:
- Deciduous tree:           X alder           X maple           X aspen  
X    Other: \_\_\_\_\_
- Evergreen tree: X fir           X cedar X pine  
X    Other \_\_\_\_\_
- Shrubs:           X Grass X Pasture           X Crop/Grain
- Wet Soil Plants: X cattail           X buttercup           X bulrush

X skunk cabbage      X      Other: \_\_\_\_\_

Water Plants:    X water lily      X eelgrass      X milfoil

X      Other: \_\_\_\_\_

*Jefferson County supports a wide diversity of native and nonnative plants, including all of the species listed above. The shorelines support a variety of estuarine and marine aquatic vegetation. For more detailed information please refer to the Comprehensive Plan DEIS.*

24.      What kind and amount of vegetation would be removed or altered? *Because the proposal is a non-project action, it would not involve the removal or alteration of vegetation.*

25.      List threatened or endangered species known to be on or near the site: *Several threatened/endangered plant species exist within Jefferson County. Please refer to the Comprehensive Plan DEIS for further information.*

26.      Describe the proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *As a non-project action, the proposal does not include any measures designed specifically to preserve or enhance vegetation.*

**ANIMALS**

27.      Check any birds and animals that have been observed on or near the site or are known to be on or near the site:

Birds:    X hawk              X heron              X eagle              X songbirds

Other: \_\_\_\_\_

Mammals:    X deer              X bear              X elk              X beaver

Other: \_\_\_\_\_

Fish:    X bass              X salmon              X trout    X herring              X shellfish

*Other: The county contains a variety of habitat types that provide shelter, feeding and breeding sites for a number of migrating and indigenous bird species. Please refer to the Comprehensive Plan DEIS for further detail on species found within the county.*

28.      List any threatened or endangered species to be on or near the site: *Several threatened/endangered species depend on the diverse habitats within Jefferson County, including salmonids and bald eagles. Rare and endangered species sighted in east Jefferson County include the northern bald eagle and the peregrine falcon. Species listed on the Audubon Society's Blue List (rare or threatened) are the osprey and the black oystercatcher. Various species of waterfowl (e.g., Brandt geese) feed within the county's marine and freshwater bodies.*

29.      Is the site part of a migration route? If so, how: *Yes. Jefferson County lies on the Pacific Flyway. Consequently, numerous waterfowl use the wetlands, ponds and marine waters as a migratory rest stop, or as a permanent wintering area.*

30.      Describe proposed measures to preserve or enhance wildlife, if any: *Continued application of the State Environmental Policy Act and Environmentally Sensitive Areas Ordinance, and*

*implementation of the Comprehensive Plan policies relating to protection of the environment will help to preserve and enhance wildlife habitats.*

## **ENERGY AND NATURAL RESOURCES**

31. What kinds of energy (electric, natural gas, oil, wood stove, solar) would be used to meet the completed project's energy needs? Describe whether it would be used for heating, manufacturing, etc. *The principal energy sources associated with the planning area are electricity, propane and petroleum. All have historically been provided in response to demand. As growth and associated development occurs, the demand for sources of energy will increase. This growth is likely to occur regardless of the proposed UDC amendments. The proposed amendments would not create any additional needs for energy within the county.*
32. Would the project affect the potential use of solar energy by adjacent properties? If so, generally describe the affect: *No.*
33. 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: *Because the proposal is a non-project action, no specific measures are proposed to conserve energy. The County has adopted the State Energy Code and applies it to new development.*

## **ENVIRONMENTAL HEALTH**

34. 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 the hazards: *The proposed UDC amendments would permit small-scale auto repair businesses, subject to a conditional use permit, as cottage industries within unincorporated areas. However, by requiring strict compliance with Ecology stormwater and waste management standards will ensure that such businesses do not pose any environmental health hazards not previously anticipated by the 1998 Comprehensive Plan.*
35. Describe special emergency services that might be required: *No special emergency services would be required as a result of adoption of the proposed amendments.*
36. Describe proposed measures to reduce or control environmental health hazards, if any: *As a non-project action, the proposal does not include any measures designed specifically to reduce or control environmental health hazards. Future project level actions which require issuance of any state or local permit or license, and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the County's SEPA implementing Ordinance and the Environmentally Sensitive Areas Ordinance. After reviewing applications for such project actions, the County may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.*

## **NOISE**

37. What types of noise exist in the area that may affect your project (traffic, equipment, operations)? *Vehicle noise is generated by traffic along state routes and highways. Small aircraft using the Jefferson County Airport generates aircraft noise. The level of noise generated is not expected to adversely affect future development proposals associated with any of the proposed amendments.*
38. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (construction, traffic, operation)? Indicate what hours noise would come

from this site: *Because the proposed amendment is a non-project action, they would neither generate nor be impacted by noise.*

39. Describe proposed measures to reduce or control noise impacts, if any: *None. Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the County's SEPA implementing Ordinance and the Environmentally Sensitive Areas Ordinance. After reviewing applications for such project actions, Jefferson County may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.*

#### **LAND AND SHORELINE USE**

40. What is the current use of the site and adjacent properties? *Uses are typical of a largely rural county, having widespread areas of forestry and rural agricultural use, as well as a wide variety of more intensive land uses from single family homes to commercial and light industrial uses within urban growth areas and limited areas of more intensive rural development. Please refer to the Comprehensive Plan DEIS for further detail on the range of land uses found within the county.*
41. Has the site been used for agriculture? If so, describe the use: *Countywide, considerable areas are used for agricultural production. The county has two districts exclusively zoned for agricultural uses, the AG-20 and AG-5 designations. Both of these zones allow for a wide range of agricultural uses.*
42. Describe any structures on the site: *Because Jefferson County contains some of Washington's older communities, it possesses a diversity of residential, commercial, manufacturing, and public/institutional structures. Port Townsend and portions of northeastern Jefferson County contain many Victorian era homes and commercial and public buildings. Please refer to the Comprehensive Plan DEIS for further detail on structural development within the county.*
43. Will any structures be demolished? If so, which structures? *No. Demolition is not anticipated with any of the proposed code changes.*
44. What is the current comprehensive plan or community development plan designation of the site? Identify the plan: *Jefferson County possesses a diversity of resource, rural, residential, commercial, manufacturing, and public zones. Please refer to the Jefferson County Comprehensive Plan for further information regarding applicable land use designations.*
45. If applicable, what is the current Shoreline Master Program designation of the site? *None of the proposed policy changes directly relate to shorelines.*
46. Has any part of the site been classified as an "environmental sensitive" area? If so, specify the part: *Yes. Please refer to the Comprehensive Plan DEIS for the approximate location and extent of environmentally sensitive areas within the various land use designations.*
47. Approximately how many people would reside or work in the completed project: *As a non-project action, the proposed UDC amendments would not directly provide housing or workspace for anyone.*
48. Approximately how many people would the completed project displace? *None.*

49. Describe proposed measures to avoid or reduce displacements impacts, if any: *Not applicable.*
50. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *See #47 above.*

### **HOUSING**

51. Approximately how many units would be provided, if any? Indicate whether the housing is high, middle, or low income: *None of the proposed amendments would provide housing.*
52. Approximately how many units, if any, would be eliminated? Indicate whether the housing is high, middle, or low income: *None of the proposed amendments would eliminate housing.*
53. Describe proposed measures to reduce or control housing impacts, if any: *None.*

### **ASTHETICS**

54. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building materials(s) proposed? *The proposed amendments are a non-project action, which by nature do not involve new development.*
55. What views in the immediate vicinity would be altered or obstructed? *None.*
56. Describe proposed measures to reduce or control aesthetic impacts, if any: *None.*

### **LIGHT AND GLARE**

57. What type of light or glare would the proposal produce? What time of the day would it mainly occur? *The proposed non-project action would not result in light or glare impacts.*
58. Could light or glare from the finished project be a safety hazard or interfere with views? *See #57, above.*
59. What existing off-site sources of light or glare may affect your proposal? *As non-project actions, the proposed amendments would not be affected by light and glare.*
60. Describe proposed measures to reduce or control light and glare impacts, if any: *No measures are proposed or necessary.*

### **RECREATION**

61. What designated and informal recreational opportunities are in the immediate vicinity? *Please refer to the Jefferson County Parks Plan for an inventory of existing facilities and recommendations to meet future needs.*
62. Would the proposed project displace any existing recreational uses? If so, describe the displacement: *No.*
63. Describe the proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or proponent, if any: *None are proposed.*

## HISTORICAL AND CULTURAL PRESERVATION

64. 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 them: *In addition to a wealth of historic structures within the incorporated limits of Port Townsend, the Washington State Office of Archaeology and Historic Preservation lists several sites in Jefferson County in the database for historic, cultural, and archaeological sites. Individual projects will be reviewed through the SEPA process to avoid site impacts to these resources. No places or objects listed on or proposed for national, state, or local preservation registers would be affected by the proposed UDC amendments.*
65. Generally describe any landmarks or evidence of historic, cultural, archaeological, or scientific importance known to be on or next to the site: *See #64, above.*
66. Describe proposed measures to reduce or control such impacts, if any: *As a non-project action, the proposed amendments would not directly impact historic or archaeological resources.*

## TRANSPORTATION

67. Identify public streets and highways serving the site and describe the proposed access to the existing street system. Show on the site plan. *Please refer to the DEIS for the Jefferson County Comprehensive Plan and the Plan itself for information regarding the county's transportation network. Principle roads in east Jefferson County include SR 104, US 101, SR 19, and SR 20. Numerous other arterials, collectors and local or neighborhood access roads also exist. The most population portions of the county are served by SR 104 (Hood Canal), US 101 (Brinnon, Quilcene and Discovery Bay), and SR 19 and 20, connecting Port Townsend, the Tri-Area and Discovery Bay.*
68. Is the site currently served by public transit? If no, what is the approximate distance to the nearest transit stop? *Jefferson Transit provides service to the planning area, and focuses primarily upon providing public transportation services to transit-dependent persons in Jefferson County. Additionally, Jefferson Transit the county with service to Sequim and Poulsbo. Transfers are available between Port Townsend and county bus routes.*
69. How many parking spaces would the completed project have? How many would the project eliminate? *Does not apply.*
70. Will the proposal require any new roads, streets, or improvements to existing roads or streets, not including driveways? If so, generally describe them, indicating whether they are public or private: *No - does not apply.*
71. Will the project use water, rail, or air transportation, or occur in the immediate vicinity of these facilities? If so, generally describe the use: *No.*
72. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur: *None. As a non-project action, the proposed UDC amendments would not generate traffic. Any future development applications would be subject to SEPA review unless categorically exempt.*
73. Describe proposed measures to reduce or control transportation impacts, if any: *Continued County implementation of the concurrency requirements of 36.70A.070(6) RCW will ensure that transportation impacts are adequately mitigated.*

**PUBLIC SERVICES**

- 74. Would the project result in an increased need for public services (fire protection, police protection, health care, schools)? If so, generally describe the results: *The proposed amendments are not expected to result in any increased need for public services.*
- 75. Describe proposed measures to reduce or control direct impacts on public services, if any: *No measures are necessary.*

**UTILITIES**

- 76. Check which utilities are currently available at the site:  
 water       electricity       natural gas       refuse service  
 telephone       septic system       sanitary sewer       other: \_\_\_\_\_

*With the exception of piped natural gas, all of the above listed utilities are found within portions of, or throughout, the planning area. For more detailed information, please refer to the Comprehensive Plan DEIS.*

- 77. 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 that might be needed: *As a non-project action, the proposal does not require utilities. Future development would be required to provide for utility extensions meeting the requirements in place at the time of application for a building permit.*

**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.

- 78. 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? *Please refer to the following Sections: Water, Air, Environmental Health and Noise, above. As UDC text amendments intended to correct largely technical and administrative issues, the proposed changes are unlikely to result in any of the above listed impacts.*
- 79. Proposed measures to avoid or reduce such increases are: *None. Future project level actions which require issuance of any state or local permit or license, and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under SEPA and the County's Environmentally Sensitive Areas Ordinance (Chapter 18.15 JCC). After reviewing applications for such project actions, Jefferson County may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.*
- 80. How would the proposal be likely to affect plants, animals, fish, or marine life? *The proposed amendments are not likely to affect plants, animals, fish, or marine life.*
- 81. Proposed measures to protect or conserve plants, animals, fish, or marine life are: *No measures are proposed.*

82. How would the proposal be likely to deplete energy or natural resources? *As non-project actions the proposals are not likely to deplete energy or natural resources. Please refer to the section entitled "Energy and Natural Resources" #31-33, above.*
83. Proposed measures to protect or conserve energy and natural resources are: *The proposals would not require inclusion of any specific measures to conserve energy and natural resources.*
84. 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? *The proposed amendments are not likely to use or affect such areas; the proposed UDC amendments are largely technical in nature and intended to clarify the application and administration of the code while ensuring County's continued compliance with the goals and substantive requirements of Chapter 36.70A RCW, the Growth Management Act.*
85. Proposed measures to protect such resources or to avoid or reduce impacts are: *No specific measures have been proposed.*
86. 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? *None of the proposed amendments are likely to have such an effect. The proposed amendments to permit small-scale auto repair businesses as cottage industries subject to a conditional use permit is entirely compatible with adopted Comprehensive Plan policy. None of the proposed amendments would directly affect shoreline use.*
87. Proposed measures to avoid or reduce shoreline and land use impacts are: *No specific measures have been proposed.*
88. How would the proposal be likely to increase demands on transportation or public services and utilities? *The proposal is not likely to increase demand. See #67-76 above.*
89. Proposed measures to reduce or respond to such demand(s) are: *None are necessary or proposed.*
90. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. *The proposed UDC amendments would not conflict with local, state, or federal laws, or requirements for the protection of the environment.*

## **ADDITIONAL INFORMATION**

### ***Need and Objectives of the Proposed UDC Amendments***

*The Jefferson County UDC was adopted in 2000 to implement the County's GMA Comprehensive Plan adopted in 1998. In the five years since its adoption, a number of areas of administrative and procedural confusion, as well as undesirable regulatory gaps have come to light. The proposed Omnibus amendments are necessary to ensure that the code is updated to address these areas of concern, and to make certain that the code is consistent with other recent legislative decisions made by the BoCC (e.g., adoption of the Airport Overlay amendments and IBC in 2004).*

*The objectives of the proposal are as follows:*

- *To ensure that the code is consistent with, and reflective of, other recent legislative decisions undertaken by the BoC (e.g., adoption of the Airport Overlay Amendments and the IBC in 2004);*
- *To rectify identified areas of procedural and administrative confusion with the current code (e.g., the process for altering or expanding legal nonconforming mineral resource extraction uses);*
- *To fill regulatory gaps identified since initial code adoption in 2000 (e.g., food and beverage stands; dog kennels and catteries); and*
- *To eliminate unnecessary SEPA process (i.e., threshold determinations on activities already regulated and adequately mitigated under the County's implementing regulations through the development review process).*

*Few of the above-cited objectives are directly limited by legal or other constraints; however, the objective of eliminating unnecessary SEPA process is both guided and limited by the provisions of WAC 197-11-800, which establishes the maximum categorical exemption thresholds that may be adopted by jurisdictions.*

*Because the majority of the proposed amendments are "ministerial" or "housekeeping" in nature, clear policy alternatives are not readily identifiable. However, at least four of the proposed amendments do pose substantive policy issues for the public, Planning Commission and BoCC, which might be addressed through different means, including the following:*

- *The proposed amendments to section 18.20.170 JCC which would permit "small-scale auto repair" businesses as a cottage industry, subject to limitations and conditions: alternatives to the proposed legislation could include prohibiting the proposed use, or establishing regulatory thresholds and limitations different than those proposed;*
- *The proposed elimination of the Appellant Hearing Examiner position in Chapter 18.05 JCC, with appeals hereafter taken directly to Jefferson County Superior Court: alternatives to the proposed legislation might include retaining the existing process without modification, or further limiting the jurisdictional scope of the Appellant Examiner;*
- *The proposed creation of new regulations governing food and beverage stands under section 18.20.182 JCC: alternatives to the proposal could include crafting different categories of use, as well as different dimensional and or health and safety requirements; and*
- *The proposal to raise the flexible "categorical exemption thresholds" in section 18.40.750 JCC: alternatives to the proposal could include maintaining the existing categorical exemption thresholds, or establishing exemption thresholds that are higher than those presently adopted, but lower than the maximums permitted under WAC 197-11-800.*

### ***Environmental Overview of the Proposed UDC Amendments***

*The proposal is unlikely to result in any significant changes to the environment. Ensuring internal code consistency and external consistency with the adopted Comprehensive Plan will not result in environmental change, nor will rectifying areas of administrative and procedural confusion within the current code. To the extent that the proposed amendments seek to address regulatory gaps and deficiencies within the existing code (e.g., provisions regulating small-scale auto repair uses, food and beverage stands and kennels), they are likely to have a beneficial environmental impact, ensuring appropriate project level review and mitigation prior to development.*

*The proposed change to raise the SEPA "categorical exemption thresholds" in section 18.40.750 JCC is expressly authorized under WAC 197-11-800. This change is likely to be neutral with regard to its*

*potential environmental impact. Currently, mitigating conditions, even for SEPA non-exempt proposals, are drawn almost entirely from standards and requirements contained in the code. Thus, raising the categorical exemption thresholds to those authorized under the WAC will reduce unnecessary procedural burdens, without diminishing project level review and mitigation during development review.*

**Regulatory Framework**

*As stated previously, the proposal is to amend the Jefferson County UDC, the principal code provisions implementing Jefferson County's GMA Comprehensive Plan, adopted in 1998. These implementing regulations were originally adopted under the authority of RCW 36.70A in 2000. Accordingly, any amendment of the UDC must conform with the provisions of RCW 36.70A.130, 36.70A.106 as well as Section 18.45.090 JCC, which establishes the County's process for development regulation review and amendment. It should be noted that the proposed amendments do not create an inconsistency with any adopted policies of the Jefferson County Comprehensive Plan, and therefore, may be processed outside the annual review and amendment cycle prescribed in Sections 18.45.010 through 18.45.080.*

**ACKNOWLEDGEMENT**

I acknowledge that all information provided in this checklist and all attached material is true and correct to the best of my knowledge. I understand the lead agency is relying on this information to make its decision. In addition, I understand that review under SEPA does not constitute approval of a proposal; compliance with local, state, and federal regulations applicable to the proposal shall constitute approval. (Check with appropriate agencies to determine what approvals are required) SEPA approval is based on the information I have provided. If found inaccurate, approval could be withdrawn.

*Al Scalf, Director of Community Development*

*9/14/05*

\_\_\_\_\_  
(Authorized Signature)

\_\_\_\_\_  
(Date)