



3100 Belmont Blvd. Suite 104 West Richland, WA 99353 www.westrichland.org
Community Development Department (509) 967-5902

September 17, 2020

TO: General Public and Various Government Agencies
FROM: West Richland Community Development Department
SUBJ: Zoning Code Amendment Administrative File No.: AD 2020-11
Notice of Application, Notice of Completeness, Request for Comment, Notice of DNS, and Notice of Public Hearing

DESCRIPTION OF PROPOSAL

The City is proposing to adopt an ordinance adopting changes to the West Richland Municipal Code sections 17.54.050, 17.54.050.1, 17.09.260, and 17.56.020, related to structure setbacks and fencing setbacks.

ENVIRONMENTAL REVIEW

The proposal is subject to environmental review. The West Richland Community Development Department is the lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed non-project action for probable adverse environmental impacts and issued a determination of non-significance (DNS) for this proposal on September 17, 2020. Comments on the SEPA DNS are due by **5:00pm, October 1, 2020**.

REQUEST FOR WRITTEN COMMENT & STAFF CONTACT

You may request information on, and provide written comments regarding the proposed amendments to the West Richland Municipal Code. Send written requests or comments to the Community Development Department at 3100 Belmont Blvd., Suite 104, West Richland, WA 99353. Written comments must be received by **5:00 p.m., September 30, 2020** to be included in the staff report prepared for the Planning Commission. The staff contact for this project is Emily Weimer, Senior Planner, at (509) 967-5902 or eweimer@westrichland.org.

NOTICE OF PUBLIC HEARING

In accordance with West Richland Municipal Code Chapters 17.78, 14.05 and 14.06, public hearings will be held before the West Richland Planning Commission and City Council. A public hearing before the Planning Commission is scheduled for **October 8, 2020 at 6:00pm**. The Planning Commission is expected to render a recommendation thereafter. A public hearing before the City Council is tentatively scheduled for **November 3, 2020 at 6:00pm**. Due to the Governor's "Stay Home Order" and Proclamation 20-28 and extensions thereof regarding open public meetings, the Public Hearing will likely be held via video conferencing. Please go to the City of West Richland website to obtain information on how to participate in the public hearing (www.westrichland.org). All interested parties are invited to attend and participate in the hearings. At the hearings, comments may be made verbally or in writing.

NOTICE OF DECISION

The application and other information on file may be examined at the Community Development Department. If you wish to obtain notice of the final decision for the proposed code amendments, you will need to contact the Community Development Department with your name and address.

**CITY OF WEST RICHLAND
ORDINANCE NO. ____-20**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, AMENDING TITLE 17.54.050.1 AND 17.XX.XXX OF THE WEST RICHLAND MUNICIPAL CODE, WHICH UPDATES REQUIRED STRUCTURE SETBACKS AND FENCING SETBACKS IN RESIDENTIAL DISTRICTS;

WHEREAS, the City would like to create a well-designed, healthy, and aesthetically pleasing City; and

WHEREAS, the City would like to provide for orderly development of the City; and

WHEREAS, the City would like staff to regularly review the City’s zoning code for inconsistencies, better clarity, better functionally, and to ensure that the City’s best interests are being protect; and

WHEREAS, the City undertook a multiyear review process, including many Planning Commission meetings, City Council workshops and public engagement; and

WHEREAS, the City Council understands that the proposed code is not perfect and that the zoning code is a “living document” that will need regular updates; and

WHEREAS, the City Council will review parking lot ideas to establish priority and need future amendments; and

WHEREAS, on March 4, 2020, the City’s Community Development Department provided notice of intent to adopt the proposed amendments to the Washington State Department of Commerce for their required 60-day review period; and

WHEREAS, on March 4, 2020, the City’s Community Development Department issued a State Environmental Policy Act (SEPA) notice to retain the threshold determination of DNS (Determination of Non-significance) on the proposed changes issued on May 17, 2017; and

WHEREAS, on June 11, 2020 the Planning Commission held a duly noticed public hearing to receive public testimony on the proposed changes; and

WHEREAS, on June 11, 2020, the Planning Commission voted unanimously to support the staff’s recommended findings, conclusions, and recommendations on the proposed amendment and recommend approval of the zoning code amendment; and

WHEREAS, the City Council Community Development Subcommittee reviewed the proposed amendments on June 23, 2020

and recommended “do pass” to the full Council; and

WHEREAS, the City Council reviewed the proposed amendments in a duly noticed public hearing on July 7, 2020; and

WHEREAS, all parties wishing to comment on the proposed amendments were given an opportunity to do such;

WHEREAS, on July 21, 2020, the City Council voted to [REDACTED] the zoning code amendments; and

WHEREAS, the City Council finds it prudent and in the public interest to adopt the proposed amendments by ordinance;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, does hereby ordain as follows:

SECTION 1: That West Richland Municipal Code 17.54.050 Area and dimensional regulations and standards tables, is hereby amended to read as follows:

17.54.050 Area and dimensional regulations and standards tables.

A. Tables 17.54.050.1, 17.54.050.2 and 17.54.050.3 show the area and dimensional regulations and standards for the zoning districts in the city.

B. Notwithstanding the setbacks specified in Table 17.54.050.1, 17.54.050.2 and 17.54.050.3, no building is to be located within an established easement.

1. The exception is that lots in Section 6 and Section 8 of Willamette Heights may have accessory buildings within the patent rights-of-way/easements and the accessory building is on a nonpermanent foundation, the accessory building is 200 square feet or less in area and has a roof ridge height of 12 feet or less, the patent/easement is not shown as a “planned roadway” or “access easement” on the adopted local roadway plan, the patent/easement does not contain an established driveway or road, the patent/easement does not contain any utilities (e.g., water, sewer, power, phone, cable, irrigation) and the property owner signs a waiver that is recorded on the property indicating that the owner agrees to remove the accessory building from the easement within 10 days of receiving written notice from either the city, a utility, or a property owner relying on the easement for access or installation of utilities. It shall include a clause that the building may be removed by the city at the owner’s expense, if the owner fails to comply with the request.

~~C. All sides of a lot that abut a street (whether the street is existing or reserved by an easement or right of way) are to be considered front yards as to setback requirements except where one of the streets is an arterial and the lot does not have any access to it (see definition of “Yard, front” and “Lot, through”); however, when the lot is bordered by two or more streets, the setbacks for residential structures are authorized to be reduced as follows: Exceptions to the setbacks standards are as follows:~~

- ~~1. The opposing side yard frontage corner lot setback may be reduced as set forth above when the frontage is on a local street and at least one frontage maintains the full front yard setback.~~
2. If the lot is a corner lot and one of the streets is a limited access roadway, as specified by Chapter 10.24 WRMC, and the lot does not gain direct access from the limited access roadway, a minimum setback of 10 feet from the right-of-way of the limited access roadway is authorized.
- ~~3. If the lot is a “through lot” (also known as “double frontage lot”), a minimum setback of 10 feet from the rear property line is authorized for one uninhabitable accessory structure that is 200 square feet or less per lot.~~
4. If one of the streets is a private access road within a private access easement, serves less than four lots or dwellings, and the city engineer and community development director determine that it is not likely to ever provide access to more than four lots or dwellings, a setback of 10 feet shall apply from the inner edge of the private access easement; or the setback must comply with the listed in the table 17.54.050.1, whichever is greater.

D. Lots located in Section 6 and Section 8 that are identified in the local roadway plan as adopted by the city must comply with listed setbacks in table 17.54.050.1, and shall be measured from the inner edge of the access easement. When no roadway is proposed as part of the local roadway plan, then the setback shall be measured from the property line, but in no case shall a structure be allowed within 5 feet of an access easement.

SECTION 2: That West Richland Municipal Code Table 17.54.050.1 Residential site development standards table, is hereby amended to read as follows:

Table 17.54.050.1 Residential site development standards table

KEY:

Residential Low-Density (RL-20, RL-40)

Residential Medium-Density (RM-6, RM-10)

Manufactured Home Park (MH-P)

Multifamily Residential (MR)

Downtown-Mixed Use (D-MU)

Urban Transition (UT)

Planned Unit Development (PUD)

		<i>RL-40</i>	<i>RL-20</i>	<i>RM-10</i>	<i>RM-6</i>	<i>MR</i>	<i>D-MU</i> ⁽¹¹⁾	<i>UT</i>	<i>PUD</i>
	Minimum Dimensions/ Sizes ⁽⁶⁾:								
	<i>Single-Family Lot Area (if served by City Water and Sewer)</i>	<i>40,000 s.f.</i>	<i>20,000 s.f.</i>	<i>10,000 s.f. (12,500 s.f. for corner lots)</i>	<i>6,000 s.f. (7,500 s.f. for corner lots)</i>	<i>3,000 s.f.</i>	<i>3,000 s.f.</i>	1 acre ⁽⁴⁾	<i>Under-lying zone</i>
	Single-Family Lot Area (if not served by City Sewer)	5 Acres ⁽⁸⁾	5 Acres	10 Acres	10 Acres	10 Acres	N/A	1 acre ⁽⁴⁾	Under-lying zone

<i>Townhouse/ Rowhouse Lot Size</i>					<i>1,800 s.f. Not to exceed 9 units/ acre</i>	<i>1,800</i>	<i>1,800</i>		Under-lying zone
<i>Duplex Lot Area per Dwelling Unit</i>						<i>4,000</i>	<i>2,000</i>		Under-lying zone
<i>Multifamily Lot Area per Dwelling Unit</i>						<i>2,000</i>	<i>2,000</i>		<i>Under-lying zone</i>
<i>Lot Width (at street frontage)</i>	<i>45'</i>	<i>45'</i>	<i>40'</i>	<i>30'</i>	<i>30'</i>	<i>30'</i>	<i>30'</i>	100'	<i>30'</i>
<i>Lot Depth</i>	<i>90'</i>	<i>90'</i>	<i>80'</i>	<i>80'</i>		<i>80'</i>	<i>80'</i>	100'	<i>50'</i>
<i>Front Yard Setback (2)(3)(7)</i>	<i>25'</i>	<i>25'</i>	<i>20'</i>	<i>20'</i>	<i>15'</i>	<i>20'</i>	<i>20'</i>	25'	Under-lying zone
<i>Rear Yard Setback (1)(2) (5)</i>	<i>20'</i>	<i>20'</i>	<i>8'</i>	<i>8'</i>	<i>10'</i>	<i>8'</i>	<i>8'</i>	25'	Under-lying zone
<i>Side Yard Setback (1)(2)(3)(5)</i>	<i>20'</i> <i>10'</i>	<i>10'</i>	<i>5'</i>	<i>5'</i>	<i>5'</i>	<i>5'</i>	<i>5'</i>	25'	Under-lying zone
<i>Street Side Yard Setback - Corner Lot (2)(9)</i>	<i>20'</i> <i>15'</i>	<i>15'</i>	<i>15'</i>	<i>15'</i>	<i>15'</i>	<i>15'</i>	<i>15'</i>	25'	Under-lying zone
<i>Open Space</i>									10% of gross area
Maximum Dimensions/ Sizes:									
<i>Lot Coverage</i>	<i>50%</i>	<i>50%</i>	<i>50%</i>	<i>40%</i>	<i>60%</i>	<i>60%</i>	<i>60%</i>	50% on a one-	<i>60%</i>

								Acre home-site	
	<i>Building Height</i> ⁽⁵⁾	40'	40'	40'	40'	40'	40''(10)	40'	<i>Under-lying zone</i>
(1)	<i>Setbacks, when adjacent to a private road or driveway easement, are established from the inner edges of the road or driveway easement and are the same as noted above, except when serving 4 or less parcels the setbacks are measured from the inner edges and shall be the same in the table noted above.</i>								
(2)	<p><i>Minor Projections Allowed. Minor features of a structure, such as eaves, chimneys, fire escapes, bay windows no more than 12 feet long and which cantilever beyond the foundation of the structure, uncovered stairways, and uncovered decks or balconies, may extend into a required setback up to two feet in residential districts. However, they may not be less than three feet of a lot line when a setback is required. Wheelchair ramps are allowed to project into the setback. Attached mechanical equipment such as heat pumps, air conditioners, emergency generators and water pumps are allowed to project into the side or rear setback only.</i></p> <p><i>A covered porch, covered patio, deck 30 inches or higher, pergola, and any other roofed structure shall be considered a part of a building in the determination of the size of the yard or lot coverage.</i></p>								
(3)	<i>Side yard setbacks are not applicable to Townhouse or Rowhouses.</i>								
(4)	<i>The UT district has agricultural "Quarter/quarter zoning" which permits one residential dwelling on a one-acre minimum lot for each one-sixteenth of a section of land.</i>								
(5)	<i>Setbacks and maximum building heights for certain accessory buildings are reduced, as detailed in WRMC 17.54.055(B)(3)</i>								
(6)	<i>Exceptions to the setback requirements may be considered in accordance with WRMC 17.54.020, when applicable to a group of multiple lots. A setback exception pertaining only to an individual lot is to be considered through the variance process of Chapter 17.69 WRMC.</i>								
(7)	<i>Minimum setbacks for separate garages or accessory buildings ordinarily appurtenant to the conduct of farming, including barns and storage shed for large farm machinery, shall not be less than 60 feet from the front lot line.</i>								
(8)	<i>The minimum lot size in the RL-40 zoning district remains at 40,000 square feet when a lot to be divided is greater than 500 feet from city sewer, and served with city water.</i>								
(9)	<i>Not applicable to a garage door and/or carport opening which must maintain the front yard setback.</i>								

(10)	<i>New commercial and/or multifamily buildings within the downtown – mixed use district over 40 feet in height shall be reviewed via the conditional use permit process set forth in Chapter 17.66 WRMC.</i>
(11)	<i>The standards of WRMC 17.49.080 apply.</i>

SECTION 3: That West Richland Municipal Code 17.09.260 Y definitions, is hereby amended to read as follows:

“Yard” means an unoccupied space open from the ground line to the sky on the same lot with the building or structure.

“Yard, front” means an open and unoccupied space on the same lot with the main building and which space extends the full width of the lot situated between the street line and the front line of the building, projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the front property line. Covered porches, covered carports, enclosed parking or storage spaces (garages), or raised platforms (decks) higher than two inches above the average grade whether enclosed or unenclosed shall be considered as a part of the structures and shall not be projected into the required front yard. For the purpose of this title, the front yard is that area abutting the street, the name of which constitutes the common address of the property. ~~Where a side or rear yard abuts a street, it shall be considered as a front yard as to setback requirements unless such side or rear yards are specifically provided with alternate requirements.~~

“Yard, rear” means an open unoccupied space on the same lot with main building extending the full width of lot and situated between rear line of lot and rear line of building. Depth of the rear yard shall be measured between rear line of the lot or centerline of an access easement and the rear line of the building.

“Yard, side” means an open unoccupied space on the same lot with the building or buildings, which space is situated between the furthestmost projection of the building and the side lines of the lot extending from the front yard to the rear yard. Any lot line not a rear line or a front line is a side line.

SECTION 4: That West Richland Municipal Code 17.56.020 General provisions - Fencing, is hereby amended to read as

follows:

~~A. Wire Mesh Fences without Slats~~Fences.

- ~~1. Seven feet high anywhere on the lot; provided, that they shall be no closer to a street right-of-way than the building setback line in the same zone, except as provided for in subsection C of this section.~~
2. Four feet high anywhere on the lot. Fences, located within the required front yard, shall not exceed a height of three feet where fences would provide less than 50 percent visibility. Fences providing at least 50 percent visibility shall not exceed a height of four feet within the required front yard. Examples of fences that could meet the 50 percent visibility include spaced rail fences, spaced picket fences, and chain link fences.
3. Corner lots may construct a fence beyond the front yard setback to the maximum height with a zero side yard setback or 2 feet from the back of sidewalk, whichever is greater; provided, that all sight distance requirements are met.
4. No fence shall exceed a total height of seven feet above existing or finished grade in a residential zone.

3. Wire mesh fences constructed in conjunction with public playgrounds, public utilities and other public installations up to the street right-of-way line. Such fences may be any height necessary for safety and security. Said fences must be approved by the city engineer to ensure they are installed in accordance with WRMC 12.08.060, Visibility.

~~B. Other Fences.~~

- ~~1. Seven feet high anywhere on the lot; provided, that they shall be no closer to the street right-of-way than the building setback line in the zone, except as provided in subsection C of this section.~~
- ~~2. Three feet high anywhere on the lot.~~

C. Other Provisions.

1. Fence height shall be measured along the fence line to grade, i.e., top of fence to grade upon which the fence is proposed.
2. Fences shall be constructed and maintained in accordance with the requirements of WRMC 12.08.060, Visibility.
3. Fences shall not be constructed within the 33' Federal Land Patents that are shown as a "planned roadway" on the adopted local roadway plan.
4. No fence shall form a sight obstruction per WRMC 12.08.060, Visibility, and 12.50.010, Vegetation Obstructions.
- ~~5. For corner lots and lots with triple street frontages, fencing over three feet in height must be set back seven feet from the closest street improvement, i.e., back of sidewalk, or edge of pavement. At no point shall fences be permitted on the public right-of-way (see diagrams below).~~

65. Fences up to seven feet high may be built up to the street right-of-way line and adjacent to arterial streets on lots having access to other streets when provisions for such fencing are included in approved subdivision plats. Said lots are adjacent to a limited access roadway per Chapter 12.01 WRMC, Functional Classification of Public Streets (see diagram below). When fences are constructed under this provision, the following requirements shall apply:

- a. The adjacent strip of land between the fence and the back of curb or roadway shall be improved by the property owner concurrent with installation of fencing;
- b. The property owner shall provide and maintain a treatment for the strip of land between the fence and the back of curb or roadway consisting of a minimum treatment with grass, decorative rock, bark, wood or any combination of such or similar materials in a manner that will minimize disturbance by natural elements or pedestrians;
- c. No vehicular access is allowed through any such fence.”

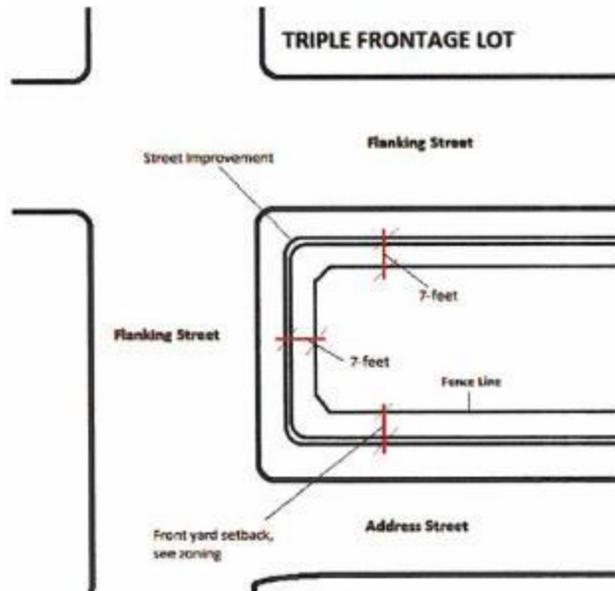


Diagram 1

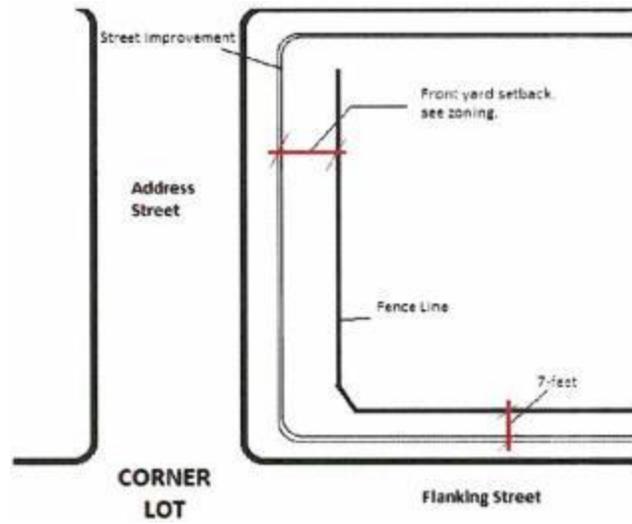


Diagram 2

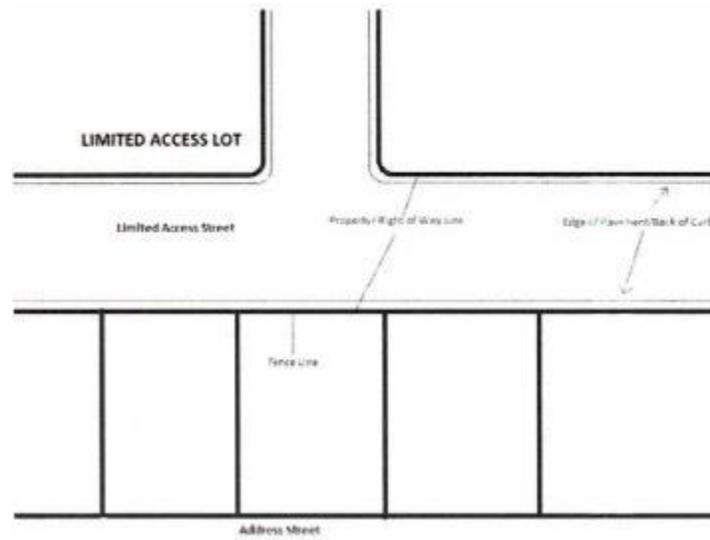


Diagram 3

Section 5. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the Code Reviser are authorized to make the necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 6. Severability / Validity. The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance.

Section 7. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage, approval and publication, as provided by law.

Section 8. Transmittal to State. Pursuant to RCW 36.70A.106, a complete and accurate copy of this ordinance shall be transmitted to the Department of Commerce within ten (10) days of adoption.



**CITY OF WEST RICHLAND
DETERMINATION OF NON-SIGNIFICANCE**

File Number: ER 2020-16 (Setbacks and Fences)

Applicant: City of West Richland

Location of Proposal: Within the City of West Richland.

Description of Proposal: The City proposes to amend its development standards in the Zoning Code. The amendments will modify some setbacks and fencing requirements.

Lead Agency: West Richland Community Development Department

Responsible Official: Eric Mendenhall, Community Development Manager
City of West Richland
Community Development Department
3100 Belmont Blvd., Suite 104
West Richland, WA 99353
Phone: (509) 967-5902

Findings:

1. The City finds that the non-project action will not result in adverse impacts to the environment.
2. The City further finds that future development that may occur in the locations in the shoreline jurisdiction will be subject to compliance with the SMP, West Richland Municipal Code, SEPA, and other applicable regulations that will ensure mitigation of any potential adverse impacts to the environment.

Threshold Determination:

The lead agency for this proposal has determined that this proposal will not have a probable significant adverse impact on the environment that cannot be mitigated through compliance with the conditions of the West Richland Municipal Code and other applicable regulations. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impacts of this proposal. This information is available to the public upon request.

Mitigation Measures:

1. No mitigation measures are required at this time.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. You may submit comments on this proposal to the address below before 5:00 PM, **October 2, 2020**.

Staff Contact: For information on this proposal, contact Eric Mendenhall, Community Development Manager, at (509) 967-5902 or emendenhall@westrichland.org.

Date: 9/17/2020

Signature:  _____

Appeal:

Any agency or person may appeal the lead agency's environmental determination as set forth in WRMC 18.04.260. Appeals of this decision will be accepted until 5:00pm, **October 2, 2020**.



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:

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.

A. Background

1. Name of proposed project, if applicable:

Amendment to West Richland Municipal Code Chapter 17.54.050, 17.54.050.1, 17.09.260, and 17.56.020
Structure setbacks and Fencing (File #AD 2020-16). *This is a non-project action.*

2. Name of applicant:

City of West Richland, Community Development Department

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

C/O Eric Mendenhall, Community Development Manager
(509)967-5902
3100 Belmont Blvd.
West Richland, WA 99353

4. Date checklist prepared:

9/17/2020

5. Agency requesting checklist:

City of West Richland

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

Following review by the Planning Commission in October, the ordinance is anticipated to be considered for final action by the City Council in November 2020.

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

None.

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

None.

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.

None known.

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

City of West Richland City Council Approval and adoption of an Ordinance. There is also a 60-day review period with the Department of Commerce (expedited review is being requested to shorten the time period).

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.)

Due to inconsistencies, confusing language and community input the City is proposing to update the general development standards to reduce setbacks in RL-40 zone, remove confusing language as it relates to front setbacks and street side yard setbacks; as well as reduce setback requirements for fencing on corner lots.

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.
City-wide, these changes only impact residential zoning districts.

B. Environmental Elements

Section B is excluded from this checklist, since this proposal is for a non-project action.

C. Signature

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

Signature:  _____
Name of signee Eric Mendenhall _____
Position and Agency/Organization Community Development Manager _____
Date Submitted: 9/17/2020 _____

D. Supplemental sheet for nonproject actions

(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?

No changes proposed.

Proposed measures to avoid or reduce such increases are:

None proposed.

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

None proposed.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None proposed.

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

None proposed.

Proposed measures to protect or conserve energy and natural resources are:
None proposed.

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?

None proposed.

Proposed measures to protect such resources or to avoid or reduce impacts are:
None proposed.

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?

None proposed.

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

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

None proposed.

Proposed measures to reduce or respond to such demand(s) are:
None proposed.

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

None proposed.