

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 NON-PROJECT 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:	<i>City of Newport Chapter 17 Zoning Code Update</i>
2. Name of applicant:	<i>City of Newport, WA</i>
3. Address and phone number of applicant and contact person:	<p><i>City Applicant: Abby Gribi City Administrator 200 S. Washington Avenue Newport WA 99156 agribi@newport-wa.org 509-447-6496</i></p> <p><i>Representative: Rachel Granrath, AICP Project Manager SCJ Alliance, Inc 108 N Washington Ave, Ste 300 Spokane, WA 99201 720-273-7172</i></p>
4. Date checklist prepared:	<i>November 1, 2023</i>
5. Agency requesting checklist:	<i>City of Newport, Washington.</i>
6. Proposed timing or schedule (including phasing, if applicable):	<i>The proposed amendment is scheduled for review by the Planning Commission at a public hearing on November 27, and is anticipated to be adopted by the City Council in January of 2024.</i>
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.	<i>The City will review housing bills and initiatives at the state level in the future as Newport's Comprehensive Plan Periodic Update process initiates in 2025 to be adopted in 2027 (Newport File: CODE-23-01).</i>
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.	<i>N/A</i>
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.	<i>There are no applications pending relative to this city-initiated proposal.</i>
10. List any government approvals or permits that will be needed for your proposal, if known.	<i>N/A</i>

<p>11. Give a 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.)</p>	<p><i>The City is proposing zoning text amendments to Chapter 17 of the Newport Municipal Code. The intent is to clarify uses, zoning flexibility, and densities to be consistent to the Comprehensive Plan, community goals, and provide flexibility in development.</i></p>
<p>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.</p>	<p><i>The City of Newport, Washington is located at 48°10'50"N 117°2'51"W (48.180634, -117.047407 at an elevation of 2,160 feet (658.5 m). The City is on the west bank of the Pend Oreille River in northeast Washington, on the Idaho/Washington state line which divides the town down Idaho state Highway 41 on the town's eastern border.</i></p> <p><i>According to the <u>US Census Bureau</u>, the city has a total area of 1.07 square miles (2.77 km²), all of it land.</i></p> <p><i>The town of <u>Oldtown, Idaho</u>, is just to the east of Newport, and on the <u>Pend Oreille River</u>. There are no natural or physical barriers between the two towns, and it is strictly a political division, separated by the straight-line state boundary. Aerial photo shown next page.</i></p>



Aerial Map of Newport, Washington.

B. Environmental Elements

1. Earth

<p>a. General description of the site:</p>	<p>Circle one: <u>Flat</u>, rolling, hilly, steep slopes, mountainous, other _____</p> <p>The City of Newport is in southern Pend Oreille County. In general terms, this area is very rural in character, and is characterized by timber, mining, and tourism. Newport is the County seat and is a regional center for commerce, health care, and governmental activities. All of Newport is on generally flat land. The City is surrounded by slopes of nearby hills with slopes from flat (2-5%) up to 65% on both sides of the Pend Oreille River, north, northeast, and south of Newport. The Newport Fault Zone trends WNW to due east just north of the city, and across the Pend Oreille River into Idaho.</p>
<p>b. What is the steepest slope on the site (approximate percent slope)?</p>	<p>N/A</p>
<p>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.</p>	<p>A map of soil types in the vicinity of Newport has been prepared by the US Soil Conservation Service and is available from Pend Oreille County. Soils are comprised of glacial outwash sands, cobbles, and glacial till. Other soils contain river deposited sand, silt, and clay. This is a non-project SEPA checklist, with no impact on local soils as part of this work.</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p>	<p>There are no known surface indications or history of unstable soils in the immediate vicinity.</p>
<p>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.</p>	<p>N/A</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p>	<p>This is a non-project SEPA checklist, and no disturbance of soil is proposed. The City Development Regulations include standards that govern future land clearing and development activities to prevent erosion from occurring.</p>

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	<i>N/A. This is a non-project SEPA checklist, and no disturbance of soils is proposed.</i>
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:	<i>N/A. The City Development Regulations include standards to control erosion and to manage storm water runoff as well as standards to govern development activities near geological hazard areas.</i>
2. Air	
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.	<i>N/A</i>
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.	<i>N/A</i>
c. Proposed measures to reduce or control emissions or other impacts to air, if any:	<i>The City Development Regulations include environmental review procedures that will protect air quality.</i>
3. Water [help]	
a. Surface Water	
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.	<i>The city is in proximity to the Pend Oreille River, but only five parcels in the Newport UGA, located near the City's Sewage Treatment Plant, abut the river.</i>
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.	<i>N/A</i>
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.	<i>N/A</i>

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.	N/A
5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.	N/A
6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.	N/A
b. Ground Water	
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:	<i>The city Development Regulations contain provisions to protect Critical Aquifer Recharge Areas, prevent runoff, and manage storm waters, as well as environmental review procedures to protect water quality.</i>
4. Plants	
a. Check or circle types of vegetation found on the site.	N/A
b. What kind and amount of vegetation will be removed or altered?	N/A
c. List threatened 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:	<i>The City Development Regulations include provisions to protect shorelines and native vegetation, as well as environmentally sensitive areas.</i>
e. List all noxious weeds and invasive species known to be on or near the site.	N/A.
5. Animals	
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.	N/A
b. List any threatened and endangered species known to be on or near the site.	<i>Bull Trout, a federally protected species, is found in the Pend Oreille River. The Gray Wolf and the Yellow-billed Cuckoo are both listed as endangered species in this general region but neither are being considered as affected by this update.</i>
c. Is the site part of a migration route? If so, explain.	<i>Because Washington is within the Pacific Flyway route, Newport is within known bird migration corridors. However, this proposal will not impact any migration routes.</i>

<p>d. Proposed measures to preserve or enhance wildlife, if any:</p>	<p><i>This is a non-project SEPA checklist, any future development proposal which would require the need to incorporate wildlife preservation or enhancement activities. The City Development Regulations include Environmental Review procedures and standards to protect Critical Areas and wildlife habitat.</i></p>
<p>e. List any invasive animal species known to be on or near the site.</p>	<p>N/A</p>
<p>Energy and Natural Resources</p>	
<p>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.</p>	<p>N/A</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p>	<p>N/A</p>
<p>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:</p>	<p>N/A</p>
<p>6. Environmental Health</p>	
<p>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.</p>	<p>N/A</p>
<p>1) Describe any known or possible contamination at the site from present or past uses.</p>	<p>N/A</p>
<p>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.</p>	<p><i>The City Development Regulations include environmental review procedures to prevent and control environmental health hazards.</i></p>

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:	<i>The City Development Regulations include environmental review procedures to prevent and control environmental health hazards.</i>
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:	<i>The City Development Regulations include environmental review procedures to reduce and control noise impacts.</i>

7. Land and Shoreline Use

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.	<p><i>There are approximately 1,025 parcels in the City and 60% are being used for single-family residences. Approximately 10% of the parcels in the City are undeveloped.</i></p> <p><i>There are approximately 81 parcels in the unincorporated portion of the Newport UGA and 44% are being used for single family residences. Approximately 27% of the parcels are undeveloped.</i></p>
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	N/A

farmland or forest land tax status will be converted to nonfarm or non-forest use?	
1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:	N/A
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	<p><i>The current zoning of Newport, WA is as follows:</i> <i>Multifamily Residential (MFR), including R3 MFR.</i> <i>Downtown Newport (DT) the historic commercial center core and C-1 Central Business District is consistent with this land use designation.</i> <i>Commercial (C) along state highways, includes C2 designation.</i> <i>Light Industrial (LI)</i> <i>Public Use (PU) – schools, institutional and governmental facilities</i> <i>Master Planned Development (MPD)</i></p>
f. What is the current comprehensive plan designation of the site?	<p><i>Single Family Residential (SFR)</i> <i>Multifamily residential (MFR)</i> <i>Downtown Newport (DT)</i> <i>Commercial (C)</i> <i>Light Industrial (LI)</i> <i>Public Uses (PU)</i> <i>Master Planned Development (MPD)</i></p>
g. If applicable, what is the current shoreline master program designation of the site?	N/A to this code amendment non-project action.
h. Has any part of the site been classified as a critical area by the city or county? If so, specify.	<p><i>The following environmentally sensitive areas can be found in the City and are protected by the City's Development Regulations:</i></p> <ul style="list-style-type: none"> <i>-Critical aquifer recharge areas</i> <i>-Wetlands</i> <i>-Frequently flooded areas</i> <i>-Geologically hazardous areas</i> <i>-Fish and wildlife habitat conservation areas.</i>

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:	<i>The code clarifies and streamlines compatible uses in accordance with the zoning and future land use designations. The amendments are consistent with the goals and policies in the Comprehensive Plan.</i>
m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:	<i>This is a non-project SEPA action, and the proposed annexation will have no impact on resource lands.</i>

8. Housing

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:	<i>No adverse impacts to housing are anticipated. The code allows for more flexibility to provide housing diversity and a range of options.</i>

9. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	N/A
b. What views in the immediate vicinity would be altered or obstructed?	N/A
c. Proposed measures to reduce or control aesthetic impacts, if any:	N/A

10. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?	N/A
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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:	<i>The City Development Regulations include environmental review procedures to prevent, reduce, or control light and glare impacts.</i>

11. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?	<p><i>Open Spaces per amended PROS Plan:</i></p> <p><i>The City of Newport owns approximately 113 acres of land in or around the city limits. These areas include the following:</i></p> <ul style="list-style-type: none"> • <i>Kelly Island Wilderness Area – approximately 16 acres</i> • <i>Airport Property – approximately 3 acres</i> • <i>Storage Facility/Water Tank located on Deer Valley Rd – approximately 40 acres</i> • <i>900,000 Reservoir Property – approximately 2.65 acres</i> • <i>Well Fields – approximately 10.5 acres</i> • <i>Public Works Facilities to include the WWTP Facility – approximately 12 acres</i> • <i>South Bench – approximately 28 acres</i> • <i>Hwy 2 and 7th Street Property – approximately 1 acres</i> • <i>230 North Washington Avenue - approximately .2342 acres</i> <p><i>There are currently 3 (three) City parks with playground equipment in the City:</i></p> <ul style="list-style-type: none"> -<i>Little People’s Park.</i> -<i>Newport City Park; and</i> -<i>Newport Spray Park</i> <p><i>Other city parks include:</i></p> <ul style="list-style-type: none"> -<i>TJ Kelly Park</i> -<i>The Gazebo</i> -<i>Fred G. Anderson Veteran’s Memorial Park</i> -<i>BMX Bike Track</i> -<i>The Cowboy Campground</i>
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	<p>-Talmage Park.</p> <p><i>Recreational opportunities are also available at the elementary, middle, and high school.</i></p>
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:	<i>The City maintains a Parks Plan prepared to the standards of the Washington State Office of Recreation and Conservation and will be used to support grant applications to expand parks and recreation opportunities in the community.</i>
12. Historic and cultural preservation	
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.	<i>N/A. The City Development Regulations include review procedures to protect and document potential cultural and historic resources, and work according to state regulations on the preservation of antiquities and archaeological sites.</i>

- 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.

The Comprehensive Plan includes a policy that support the preservation of and use of historic buildings in the city and exploring the feasibility of becoming a certified Local Government (CLG) to access resources to achieve the City's historic preservation priorities. The City Development Regulations include environmental review procedures to avoid or mitigate potential adverse impacts to historical properties or cultural resources.

13. Transportation

<p>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.</p>	<p>N/A</p>
<p>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?</p>	<p>N/A</p>
<p>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</p>	<p>N/A</p>
<p>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).</p>	<p><i>No new streets are proposed at this time, but there are policies which encourage master planned developments, which would have to go through analysis, development review, and annexation procedures.</i></p>
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p>	<p><i>Yes. The Port of Pend Oreille operates an industrial rail line that terminates in the city.</i></p>
<p>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 non-passenger vehicles). What data or transportation models were used to make these estimates?</p>	<p>N/A</p>

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:

The City Development Regulations include environmental review procedures and concurrency requirements to reduce or control transportation impacts. The policies and future land use designations that encourage master planned development should result in fewer adverse transportation impacts than piecemeal development.

Public Services

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.

N/A

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

There are provisions in the City's Development Regulations to reduce direct impacts on public services. The policies and future land use designations that encourage master planned developments should result in fewer adverse impacts on public services than piecemeal development. In addition, the City has authority under the Washington state Environmental Policy Act to require that new development proposals avoid, minimize, or mitigate potential adverse impacts.

14. Utilities

a. Check utilities currently available at the site:

✓	Electricity
✓	Natural gas
✓	Water
✓	Refuse service
✓	Telephone
✓	Sanitary sewer
✓	Septic system

	✓	<i>The City provides a full range of municipal services which are complemented by electrical service provided by the Pend Oreille PUD.</i>
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.	N/A	

C. Signature

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

Signature:  _____

Name of signee: Rachel Granrath, AICP

Position and Agency/Organization SCJ Alliance Consulting, Inc.

Date Submitted: 11/1/2023

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.

<p>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?</p>	<p><i>The proposed code changes will not increase any discharge to water, emissions to air or release of toxic or hazardous materials. The City Development Regulations includes environmental review procedures and development standards to prevent inappropriate discharge to water, unacceptable emissions to air, unacceptable noise levels, and to regulate the use of hazardous substances.</i></p>
<p>2. Proposed measures to avoid or reduce such increases are:</p>	<p><i>The City Development Regulations include environmental review procedures and development standards to protect plants, animals, and fish and their habitats.</i></p>
<p>3. How would the proposal be likely to affect plants, animals, fish, or marine life?</p>	<p><i>This is a non-project action and will not impact plants, animals, or fish, and being in central Washington, it is far from any marine life. Any subsequent development proposals will be subject to individual review.</i></p>
<p>4. Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p>	<p><i>No measures are proposed as part of this non-project annexation proposal. Site-specific impacts for individual proposals will be addressed during the permitting process.</i></p>
<p>5. How would the proposal be likely to deplete energy or natural resources?</p>	<p><i>N/A. The City Development Regulations include standards and procedures to protect natural resource lands and to conserve energy resources.</i></p>
<p>6. Proposed measures to protect or conserve energy and natural resources are:</p>	<p><i>No measures are proposed as part of SEPA Checklist update process. Measures needed to address or reduce impacts on energy or natural resources from future developments will be identified during site-specific project review and permitting processes.</i></p>

<p>7. 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?</p>	<p><i>The City Development Regulations were specifically designed to protect environmentally sensitive areas, wetlands, floodplains, and shorelines. The proposed net-zero UGA swap is anticipated to pose less threat to the Pend Oreille River and associated habitat.</i></p>
<p>8. 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?</p>	<p>N/A.</p>
<p>9. How would the proposal be likely to increase demands on transportation or public services and utilities?</p>	<p><i>No significant increases in demand for transportation, public services, or utilities is anticipated. The emphasis on master planned developments should result in more efficient developments and less demand than would occur through piecemeal development.</i></p>
<p>10. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p>	<p><i>The proposed amendments to the Newport Comprehensive Plan were developed in accordance with the provisions of the Washington state Growth Management act (GMA) and are designed to promote more compatible land uses.</i></p>