

CITY OF MOUNTLAKE TERRACE  
**ENVIRONMENTAL CHECKLIST FORM**

FILE NO:           **PSE-20-0001**            
FEE:           N/A            
RECEIPT NO:           N/A          

**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. More information and guidance is available online at [www.ecy.wa.gov/programs/sea/sepa/e-review.html](http://www.ecy.wa.gov/programs/sea/sepa/e-review.html).

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:**

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:**

Please complete 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. In addition, complete the Supplemental Sheet for Nonproject Actions (part D).

## ENVIRONMENTAL CHECKLIST FORM

### TO BE COMPLETED BY APPLICANT

#### A. BACKGROUND

**1. Name of proposed project, if applicable.**

Update Flood Hazard Areas code for compliance with FEMA National Flood Insurance Program standards by adding a new Chapter 16.18 MTMC Frequently Flooded Areas, adopting current FEMA FIRMs, and amending Chapter 16.15 MTMC Critical Areas

**2. Name of applicant.**

City of Mountlake Terrace

**3. Address of Applicant.**

Community Development Department  
6100 219<sup>th</sup> Street SW, Suite 200  
Mountlake Terrace, WA 98043

**Contact Person and Phone No.**

Edith L. Duttlinger, Senior Planner  
[eduttlinger@ci.mlt.wa.us](mailto:eduttlinger@ci.mlt.wa.us)  
425-744-6279

**4. Date checklist prepared.**

April 24, 2020

**5. Agency requesting checklist.**

City of Mountlake Terrace

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

Adoption of ordinance to amend city code by June 19, 2020

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

Not applicable.

**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 governmental approvals or permits that will be needed for your proposal, if known.**

City Council Public Hearing – June 15, 2020 to adopt ordinance and map.  
FEMA concurrence.

**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).**

Proposed amendments to municipal code environmental regulations for consistency with FEMA National Flood Insurance Program standards. Amendments are based on the Washington state model ordinance to update frequently flooded areas code and adopt current FIRM maps.

Actions to achieve compliance include amending MTMC 16.15.440, the flood hazard areas section of Critical Areas Chapter 16.15 MTMC, and adding a new Chapter 16.18 Frequently flooded areas. The new FEMA Flood Insurance Rate Map will be adopted showing the location of special flood hazard areas, Zone A, in the City of Mountlake Terrace.

Proposed code text is attached.

- Chapter 16.18 MTMC Frequently flooded areas (new chapter)
- MTMC 16.15.440 Flood hazard areas (markup of existing code)
- MTMC 16.15.440 Frequently flooded areas (changes accepted)

**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, or 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 map or detailed plans submitted with any permit application related to this checklist.**

Areas of the City located within the Special Flood Hazard Areas Zone A, as mapped on FEMA Flood Insurance Rate Maps (FIRM) for:

- City of Mountlake Terrace, Snohomish County, Washington
- Community Number: 530170
- Panel Nos: 1315 of 1575, and 1320 of 1575;
- Map Numbers: 53061C1315F, and 53061C1320F
- Map Revised: June 19, 2020 (effective date)

See attached (2 FEMA FIRM maps).

**B. ENVIRONMENTAL ELEMENTS**

**1. EARTH**

- a. **General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_.** Sloping gently.
- b. **What is the steepest slope on the site (approximate percent slope)?** Less than 5%.
- 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 prime farmland.**
  - Soils found in the Halls Creek floodplain areas are predominately Mukilteo muck and McKenna gravelly silt loam 0-8% slope;

- Soils in the Lyons Creek drainages are dominated by Indionala Loamy sand 15-30%, Alderwood gravelly sandy loam 15-30%, and Alderwood Everett Complex (composition and slopes vary).

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

There are localized areas of steep and unstable slopes with moderate to severe erosion hazard notably along the forks of Lyon Creek. See 2019 Comprehensive Plan, Figure EN-1, Critical Areas: Geological Features, for generalized locations of areas with these characteristics.

<https://wa-mountlaketerrace2.civicplus.com/DocumentCenter/View/17983/Environment-Element?bidId=>

**e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

None

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

Not applicable. (N/A)

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Not applicable. This is a non-project action. (N/A - NPA)

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

N/A - NPA

**2. AIR**

**a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is complete? If any, generally describe and give approximate quantities if know.**

N/A - NPA

**b. Are there any off-site sources of emission or odor that may affect your proposal? If so, generally describe.**

N/A - NPA

**c. Proposed measures to reduce or control emission or other impacts to air, if any.**

N/A - NPA

**3. WATER**

**a. Surface**

**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.**

The proposed regulations address surface water consisting of Hall Creek, Lake

Ballinger, Lyon Creek and McAleer Creek and tributaries within the city of Mountlake Terrace city limits. The frequently flooded areas subject to the proposed regulations are mapped as Zone A on FEMA FIRM.

- 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.**

N/A - NPA

- 3. Estimate the amount of fill and dredge material that would be placed in, or removed from, the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

N/A - NPA

- 4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.**

N/A - NPA

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The proposed regulations, Chapter 16.18 MTMC, address land and uses within the 100-year floodplain.

- 6. Does the proposal involve any discharges of waste material to surface water? If so, describe the type of waste and anticipated volume of discharge.**

No

**b. Ground Water**

- 1. Will ground water 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 - NPA

- 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 - NPA

**c. Water Runoff (Including storm water)**

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

N/A - NPA

**2. Could waste materials enter ground or surface waters? If so, generally describe.**

N/A - NPA

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

N/A - NPA

**4. PLANTS**

**a. Check or circle any type of vegetation found on the site:**

- deciduous trees: alder, maple, aspen, other  
 evergreen trees: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 orchards, vineyards or other permanent crops  
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage  
 water plants: water lily, eelgrass, milfoil  
 other types of vegetation

**b. What kind and amount of vegetation will be removed or altered?**

N/A - NPA

**c. List threatened or endangered species known to be on or near the site.**

No threatened or endangered species have been identified.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

N/A - NPA

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

N/A - NPA

**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. Examples include:**

Birds: hawk, heron, eagle, songbirds, Canadian geese, crows and other birds common to urban areas

Mammals: deer, bear, elk, beaver, other: rodents

Fish: bass, salmon, trout, herring, shellfish, other:

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

N/A. None to our knowledge.

**c. If this site part of a migration route? If so, explain.**

The City is on the Pacific Flyway migratory route for certain birds that fly over Mountlake Terrace during their annual north/south migration during the spring and fall. It has been reported that some of the migratory birds stop in Mountlake Terrace to rest and feed as part of that migration.

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

None.

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

Yes. Nutria

**6. ENERGY AND NATURAL RESOURCES**

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

N/A - NPA

**b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

**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.**

Not applicable.

**7. ENVIRONMENTAL HEALTH**

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal?**

Not applicable.

**1. Describe any know or possible contamination at the site from present or past uses.**

Not applicable to an update to regulations. In the past some soil contamination has been discovered in the Light Industrial /Office Park area. When discovered, it has been cleaned up/remediated.

**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.**

Not applicable. See response to 7.a.1.

**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.**

None/not applicable.

**4. Describe special emergency services that might be required.**

None/not applicable.

**5. Proposed measures to reduce or control environmental health hazards, if any:**

None. Consistency with any applicable environmental regulations as needed and applicable.

**b. Noise**

**1. What types of noise exist in the area which may affect your project (for example: traffic, aircraft, equipment, operation, other)?**

Not applicable.

**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.**

None.

**3. Proposed measures to reduce or control noise impacts, if any.**

None.

**8. 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.**

Existing uses within the floodplain designated Zone A on the FEMA FIRM map include: accessory structures, and portions of commercial and residential buildings. Abutting land uses are similar.

**b. Has the site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?**

**1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

No.

**c. Describe any structures on the site.**

Existing structures within Zone A include portions of industrial buildings, accessory structures, and a few business and residential buildings.

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

No. Not as part of the proposed code updates.

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

Zoning designations within the floodplain include:

Freeway Tourist (F/T)  
Light Industry/Office Park (LI/OP)  
Single household Residential (RS 7200 and RS 8400)  
Medium Density Multi household (RMM)  
Special Development District Residential (SDD/R)  
Recreation and Parks (REC)

See attached zoning map with overlay.

**f. What is the current Comprehensive Plan designation of the site?**

Designations include:

Freeway Tourist (F/T)  
Light Industry/Office Park  
Urban Low Residential (ULR)  
Medium Density Multi household (RMM)  
Special Development District (SDD)  
Parks and Open Space (POS)

See Figure LU-6 Comprehensive Plan Map (2019):

<http://www.cityofmlt.com/DocumentCenter/View/21857/Land-Use-Element-2019-Updated-Map>

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

The proposed frequently flooded area regulations affect the portion of Zone A located over and next to Lake Ballinger. This area is in the Shoreline Master Program (SMP) designated jurisdiction. The SMP designations include Aquatic, Natural, Conservancy, and Residential. Refer to SMP Environmental jurisdiction map.

<http://www.cityofmlt.com/DocumentCenter/View/567/Appendix-A-Shoreline-Environment-Designations-Map>

<http://www.cityofmlt.com/247/Shoreline-Planning>

**h. Has any part of the site been classified as an "environmental sensitive" area? If so, specify.**

Yes, "environmental sensitive" areas that are in the mapped floodplain/Zone A as shown on the FEMA FIRM, includes designated streams, wetlands, flood hazard areas, and some steep slopes. The regulations affect areas along Hall Creek, Lake Ballinger, McAleer Creek and intermittent tributaries, and Lyons Creek (east and west forks).

**i. Approximately how many people would reside or work in the completed project?**

Not applicable.

**j. Approximately how many people would the completed project displace?**

None.

**k. Proposed measures to avoid or reduce displacement impacts, if any.**

None.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

Not applicable. Future development is subject to consistency with adopted city regulations and standards.

**9. HOUSING**

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

None.

**b. Approximately how many units would be eliminated, if any? Indicate whether high, middle, or low income housing.**

None.

**c. Proposed measures to reduce or control housing impacts, if any.**

None.

**10. AESTHETICS**

**a. What is the tallest height of any proposed structures(s), not including antennas? What is the principal exterior building material(s) proposed?**

Not applicable to the update.

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

None.

**c. Proposed measures to reduce or control aesthetic impacts, if any.**

None.

**11. LIGHT AND GLARE**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable.

**b. Could light or glare from the finished project be a safety hazard, or interfere with views?**

No.

**c. What existing off site source of light or glare may affect your proposal?**

Not applicable.

**d. Proposed measures to reduce or control light and glare impacts, if any.**

None.

## 12. RECREATION

- a. What designated and informal recreation opportunities are in the immediate vicinity?**  
Several city parks and recreation facilities are in proximity to, or in, the Zone A designated floodplain. Figure RPOS-1 in the 2019 Comprehensive Plan shows the location of all city recreation and parks. <https://wa-mountlaketerrace2.civicplus.com/DocumentCenter/View/17987/Recreation-Parks-Open-Space-Element?bidId=>
- 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.**  
None.

## 13. 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 located on or near the site? If so, specifically describe.**  
N/A. Not to our knowledge. According to the National Register of Historic Places and the Washington Heritage Register, there are no listed places or objects in the City.
- 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.**  
None known.
- 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.**  
In the event archaeological resources would be unexpectedly discovered, regardless of the origin of the activity, all activity would be temporarily halted and the Washington Office of Archaeology and Historic Preservation notified, the tribes consulted, and the appropriate steps taken.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**  
N/A. This is a non-project action. As needed, plans would be prepared consistent with the Washington Office of Archaeology and Historic Preservation and measures taken consistent with the affected tribe(s).

#### 14. TRANSPORTATION

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

The City of Mountlake Terrace is regionally served by Interstate 5 (I-5) which bisects the City into east and west halves. Access to I-5 is provided by full interchanges at 220<sup>th</sup> St. SW and 244<sup>th</sup> St. SW (205<sup>th</sup> in King County) and a partial interchange at 236<sup>th</sup> St. SW. 212<sup>th</sup> and 244<sup>th</sup> Streets SW provide continuous east-west links across the entire width of the City to Hwy 99, lying just west of the City limits. 220<sup>th</sup> Street SW provides the shortest link in south Snohomish County between I-5 and Hwy 99.

See the FEMA FIRM map for relationship between city streets and the areas of special flood hazard, Zone A. Streets that abut or are near Zone A are, east to west, Cedar Way, 222<sup>nd</sup> ST SW, 228<sup>th</sup> ST SW, 236<sup>th</sup> ST SW and 244<sup>th</sup> ST SW, Van Ry Blvd., and Lakeview Drive, 212<sup>th</sup>, 216<sup>th</sup>, 220<sup>th</sup> 224<sup>th</sup> and 228<sup>th</sup> near the Interurban Trail on west side of City.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Not applicable.

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

None. Not applicable.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

No. Not applicable.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No. Not applicable.

- 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?**

None. Not applicable.

- 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.**

No. Not applicable.

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

None. Not applicable.

**15. PUBLIC SERVICES**

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**  
No. The amount of development potential in Zone A flood hazard areas is very small.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.**  
None.

**16. UTILITIES**

- a. **Circle the utilities currently available at the site:**

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_.

All, except septic (not permitted). If needed and permitted, development would extended any needed infrastructure.

- 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.**  
None.

**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

Edith L. Duttlinger                      Senior Planner, City of Mountlake Terrace  
Name of signee                              Position and Agency/Organization

April 27, 2020  
\_\_\_\_\_  
Date Submitted

**ATTACHMENTS:**

See List of Attachments, and referenced attachments.

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**  
**(Do not 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 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 substance, or production of noise?**

The proposal would not create any increases.

**Proposed measures to avoid or reduce such increases are:**

In the event a proposal were determined to potentially create such impacts, they would need to be mitigated per the critical areas regulations, stormwater regulations and any other applicable development standards in the City.

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

Unlikely. The purpose of the frequently flooded areas regulations is to avoid impacts to the floodplain which includes the plants, animals and fish that use the environment for habitat, shelter or food.

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

Any construction will be required to comply with the City's critical areas regulations and apply best management practices to protect and preserve existing flora and fauna.

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

Not likely.

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

Unlikely. Consistency with any applicable city regulations would be required.

- 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?**

This update to city regulations, Chapter 16.18 MTMC, is specific to floodplains. Any action or development could adversely affect flood prone areas although the intent of these regulations is to avoid impacts to property or life and minimize need for governmental protection. The proposed update ensures compliance with FEMA National

Flood Insurance Program as well as consistency with the city's critical areas regulations, Chapter 16.15 MTMC.

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

The proposed regulations provide for structures to be at least two-feet above the base flood elevation or the highest nearby grade. The City will enforce these and other critical area regulations designed to protect property and life.

**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?**

No change, except to add additional protection to flood prone areas. The City's Shoreline Master Program and Shoreline Management regulations, Chapter 16.10 MTMC.

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

Uses within the shoreline jurisdiction are regulated by Shoreline Management Chapter 16.10 MTMC. This is in addition to the proposed regulations to minimize impacts to flood hazard areas.

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

No.

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

None.

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

The proposed update is to ensure the city's frequently flooded area regulations are in compliance with FEMA National Flood Insurance Program standards. The update adds a new Chapter 16.18 MTMC Frequently Flooded Areas, based on the WA state model ordinance for consistency and concurrently amends Chapter MTMC 16.15 MTMC Critical Areas for consistency new Chapter 16.18 MTMC.