

City of Cle Elum, Washington SEPA Checklist

Purpose of the 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.

Use of the 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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

City of Cle Elum 2025 Code Amendments

2. Name of applicant:

City of Cle Elum Planning Department

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

Colleda Monick

4. Date checklist prepared:

April 1, 2025

5. Agency requesting checklist:

City of Cle Elum

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

Q2 2025

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

No - this is a non-project action.

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

SEPA Environmental Review was completed for previous code updates.

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. Per WAC 197-11-315(1)(e), as a non-project proposal, section B of the Environmental Checklist will not be filled out.

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

Planning Commission recommendation and City Council approval

- 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.)**

The City of Cle Elum Planning Department is proposing non-project text amendments to the following CEMC Chapters:

See attached narrative.

- 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.**

Cle Elum City Limits

C. Signature [Find help about who should sign](#)

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.

Colleda Monick

Type name of signee: Colleda Monick

Position and agency/organization: Designated City Planner, City of Cle Elum.

Date submitted: April 17, 2025

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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.

Please see attached for answers to these questions.

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?

- Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

- 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?

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

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

D. Supplemental sheet for non-project actions:

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?

Response:

The proposed amendments are non-project actions that modify various sections of the Cle Elum Municipal Code (CEMC) to clarify permitted land uses, streamline the permit review process, and improve consistency with state regulations. As such, these changes do not directly authorize any physical construction or activities that would result in increased discharge to water, emissions to air, or the release of toxic or hazardous substances. Any potential impacts from future development will be addressed during project-level environmental review.

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

Response:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

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

Response:

The text amendments do not authorize specific development or land-disturbing activities. Future development projects that result from these code changes will be subject to applicable environmental review under SEPA and critical area regulations. These reviews will assess potential impacts on plants, animals, fish, and marine life, and mitigation measures will be required as necessary to ensure compliance with city, state, and federal regulations.

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

Response:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

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

Response:

The proposed amendments do not introduce new development or increased intensity of land uses that would lead to increased consumption of energy or natural resources. Any future projects that may occur under the revised code will be subject to site-specific review and must adhere to applicable building and energy codes to minimize resource depletion.

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

Response:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species, historic or cultural sites?

Response:

The amendments do not alter protections for environmentally sensitive areas, critical areas, or historically or culturally significant sites. All future projects resulting from the code changes will be required to comply with existing regulations, including the Cle Elum Critical Areas Ordinance, Shoreline Master Program, and applicable federal and state laws protecting designated sites and sensitive areas. Any development in these areas would require appropriate environmental review and mitigation.

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

Response:

None proposed. Any future projects within or adjacent to environmentally sensitive areas will be addressed at the project level.

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?

Response:

The proposed text amendments align with the City of Cle Elum Comprehensive Plan and Shoreline Master Program. The amendments aim to consolidate permitted land uses into a new Table of Permitted Uses and streamline permit review processes, ensuring consistency between zoning regulations and adopted planning documents. No changes that would encourage incompatible land or shoreline uses are proposed.

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

Response:

Certain uses require additional development standards such as buffering or landscaping, while other are proposed to be permitted at a higher level of review.

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

Response:

Since the proposed amendments do not authorize new development or change the intensity of permitted uses, they are not expected to increase demands on transportation, public services, or

utilities. Any increased demand resulting from future development will be evaluated at the project level and mitigated through applicable concurrency and impact fee requirements.

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

Response:

None proposed. Any future measures to mitigate traffic impacts will be dealt with at the project level.

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

Response:

The proposed amendments are designed to align with local, state, and federal laws, including consistency with RCW 58.17.100, recent state legislation (SB 5290), and state-mandated SEPA review timelines. No conflicts with environmental protection laws have been identified.

D. Supplemental sheet for non-project actions:

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Response:

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

Response:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

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

Response:

The proposed amendments do not introduce new development or increased intensity of land uses that would lead to increased consumption of energy or natural resources. Any future projects that may occur under the revised code will be subject to site-specific review and must adhere to applicable building and energy codes to minimize resource depletion.

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

Response:

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4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species, historic or cultural sites?

Response:

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Response:

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utilities. Any increased demand resulting from future development will be evaluated at the project level and mitigated through applicable concurrency and impact fee requirements.

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