

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:

Okanogan County Code Amendment 2023-1, Chapter 17A Zoning

2. Name of applicant:

Chris Branch, Chairman, Board of County Commissioners, Okanogan County

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

123 5th Avenue North, Suite 130; Okanogan, WA 98840; Phone: (509) 422-7100

4. Date checklist prepared:

October 16, 2023

5. Agency requesting checklist:

Okanogan County Office of Planning & Development, Okanogan County

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

The updated and amended code is expected to be adopted by the Board of County Commissioners by February 2024.

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

Not with this application. Future code amendments may take place with separate applications.

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

SEPA checklist.

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.

No

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

Amendments and updates are expected to be reviewed by multiple agencies including the Colville Confederated Tribes and Yakama Nation. No additional permit is needed for the proposal.

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.)

Following the adoption of its Comprehensive Plan, Okanogan County is updating various sections of the Okanogan County Code, Chapter 17A, Zoning. Intent of this code amendment is to bring consistency between the adopted Comprehensive Plan and the development

regulations and the zoning map. Code updates include replacing the Rural 1 (R1) zone (OCC 17A.040) with Rural 2 (R2) zone. This will also result in a map change to change the zoning designation of all the properties currently designated R1 to R2. In addition, the Rural 1 zone change to Rural 2 will support the health department requirement of a two acre minimum lot size to maintain a well head protection zone and meet onsite septic system requirements.

This revision to the code will reduce land available for development.

The water availability section of the code was revised to incorporate current statutory, regulatory, and judicial requirements. A Special Uses provision was added to the code, which adopts zoning and land use regulations specific to cryptocurrency operations, electric vehicle charging stations, wind energy facilities and solar energy facilities.

The District Use chart was updated. Proposed updates to the District Use chart change (1) certain previously permitted or conditional uses to unpermitted, (2) change certain previously permitted uses to conditional uses, (3) change certain conditional uses to permitted uses; and (4) change certain previously unpermitted uses to conditional or permitted.

- 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.**

The code amendment is not site specific. Amended codes will apply throughout the unincorporated Okanogan County, WA.

B. Environmental Elements

1. Earth

a. General description of the site:

Not applicable. The code amendment is a non-project action, and thus is not site specific. Amended codes will apply throughout the unincorporated Okanogan County, WA.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

Not applicable. The project is not site specific. The county contains mountains, cliffs and valleys with varying degree of slopes. Western half of the county contains most of the areas with slopes over 30% (source: Critical Areas Map – Slope Stability, found at: <https://cms9files.revize.com/okanoganwa/Critical%20Areas%20%20maps.pdf>)

b. What is the steepest slope on the site (approximate percent slope)?

This is a non-project action. Amendments to the zone code will apply throughout the County. The county contains mountains, cliffs and valleys with varying degree of slopes. Western half of the county contains most of the areas with slopes over 30% (source: Critical Areas Map – Slope Stability, found at: <https://cms9files.revize.com/okanoganwa/Critical%20Areas%20%20maps.pdf>).

- 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.**

This is a non-project action. Amendments to the zone code will apply throughout the County. The 1980 Soil Survey of Okanogan County Area, Washington includes detailed data of soil types.

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

This is a non-project action. Amendments to the zone code will apply throughout the County. The 1980 Soil Survey of Okanogan County Area, Washington includes detailed data of soil types.

- 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.**

This is a non-project action. There will be no filling, excavation or grading resulting from this non-project action. None of the proposed changes to the zone code modify existing provisions regulating filling, excavation or grading. Future project-level actions that involve filling, excavation or grading will be subject to such existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

This is a non-project action. There will be no clearing, construction, or use associated with this non-project action. None of the proposed changes to the zone code modify existing provisions regulating clearing or construction. Future project-level actions that involve clearing or construction will be subject to such existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. There will be no impervious surfaces or construction associated with this non-project action. Changes to the zone code impose, for the first time, lot coverage limitations in the Rural 20, and Rural 5 zones, and eliminate exceptions to density limitations in the Methow Review District. These changes reduce the allowable impervious surface in those zones. Future project-level actions that involve impervious surfaces will be subject to such existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action, with no associated impacts to earth. Therefore, no measures to control or reduce erosion are proposed in conjunction with the proposed code amendment. Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

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.**

This is a non-project action that does not involve construction, operation, or maintenance. None of the proposed changes to the zone code modify existing provisions regulating air emissions. Future project-level actions will be subject to such existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action, and thus is not affected by off-site sources of emissions or odor. Amendments to the zone code will apply throughout the County.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

This is a non-project action. There will be no emissions or impacts to the air resulting from this non-project action. Therefore, no measures are proposed in conjunction with the proposed code amendment. Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

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.**

This is a non-project action. Amendments to the zone code will apply throughout the County. Okanogan county contains and borders multiple rivers, lakes, streams, ponds and wetlands, such as the Chewuch, Methow, Twisp, Columbia rivers etc. Section 3.2.1 of the December 22, 2021 Final Environmental Impact Statement for Okanogan County Comprehensive Plan ("Comprehensive Plan FEIS") describes surface waters throughout the County, and is incorporated herein by reference.

The WA Department of Ecology has established an instream flow rule for Water Resource Inventory Area (WRIA) 48, commonly known as the Chapter 173-548 WAC, Water Resources Program In the Methow River Basin, WRIA 48. In addition, Okanogan County completed the Okanogan Watershed Plan for WRIA 49 in January, 2021. Instream flow rules have not been promulgated for WRIA 47 (Chelan), WRIA 50 (Foster), WRIA 51 (Nespelem), WRIA 52 (Sanpoil), or WRIA 60 (Kettle).

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.

This is a non-project action. There will be no work in or around or over any waters associated with this non-project action. None of the proposed changes to the zone code modify existing provisions regulating work over, in or adjacent to water. Future project-level actions will be subject to such existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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.

This is a non-project action. There will be no fill or dredge material resulting from this non-project action. None of the proposed changes to the zone code modify existing provisions regulating dredge or fill material. Future project-level actions will be subject to such existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. There will be no withdrawal or diversion of surface water resulting from this non-project action. However, the revisions to the zone code will reduce land available for development and thus are anticipated to reduce environmental impacts associated with development in the County, including demand for water. The water availability section of the code was revised to incorporate current statutory, regulatory, and judicial requirements.

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

This is a non-project action. Amendments to the zone code will apply throughout the County. Section 3.4.3 of the Comprehensive Plan FEIS discusses frequently flooded areas, and is incorporated herein by reference. None of the proposed changes to the zone code modify existing provisions regulating development in floodplains.

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.

This is a non-project action. There will be no discharge of waste materials to surface waters as a result of this non-project action. None of the proposed changes to the zone code modify existing provisions regulating discharge of waste materials. Future project-level actions will be subject to such existing code provisions, as applicable,

and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

b. Ground:

- 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 a general description, purpose, and approximate quantities if known.**

This is a non-project action. There will be no ground water withdrawals resulting from this non-project action. However, the revisions to the zone code will reduce land available for development and thus are anticipated to reduce environmental impacts associated with development in the County, including demand for water. The water availability section of the code was revised to incorporate current statutory, regulatory, and judicial requirements.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

This is a non-project action. There will be no waste materials resulting from this non-project action. None of the proposed changes to the zone code modify existing provisions regulating discharge of waste materials. Future project-level actions will be subject to such existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

Water Runoff (including stormwater):

- 3. 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.**

This is a non-project action. There will be no runoff resulting from this non-project action. None of the proposed changes to the zone code modify existing provisions regulating runoff. Future project-level actions will be subject to such existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. There will be no waste materials resulting from this non-project action. None of the proposed changes to the zone code modify existing provisions regulating discharge of waste materials. Future project-level actions will be subject to such existing provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. No drainage patterns will be affected as a result of this non-project action. None of the proposed changes to the zone code modify existing provisions regulating drainage. Future project-level actions will be subject to such existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This is a non-project action. No measures are proposed in conjunction with the proposed code amendment.

However, updated provisions in the code to change R1 to R2 will reduce allowable density and allowable number of units in certain zones. This is expected to reduce surface, ground, and runoff water associated with future development.

Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

4. Plants

a. Check the types of vegetation found on the site:

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

This is a non-project action. Amendments to the zone code will apply throughout the County. County has numerous types of vegetation that are listed above. Section 3.5 of the Comprehensive Plan FEIS describes vegetation found throughout the County, and is incorporated herein by reference.

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

This is a non-project action. No vegetation will be removed or altered as part of this non-project action. None of the proposed changes to the zone code modify existing provisions regulating vegetation removal or alteration. Future project-level actions will be subject to such existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. Amendments to the zone code will apply throughout the County and is not site specific. Section 3.5 of the Comprehensive Plan FEIS describes threatened and endangered species known throughout the County, and is incorporated herein by reference.

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

This is a non-project action. No measures to preserve or enhance vegetation are proposed in conjunction with the proposed code amendment. Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

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

This is a non-project action. Amendments to the zone code will apply throughout the County and is not site specific. Invasive species known in the County include Garlic Mustard, Meadow Clary, Mediterranean Sage, Mirabilis (aka Wild Four o'clock), and Syrian Bean-Caper.

5. Animals

a. List any birds and other animals that 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, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

This is a non-project action. Amendments to the zone code will apply throughout the County. The County's critical areas map indicates observation of PHS of various levels throughout the County such as, American white pelican, Bald eagle, Bighorn sheep, Common loon, Fisher, Golden eagle, Gray wolf, Great blue heron, Grizzly bear, Harlequin duck, Lynx, Mountain goat, Mule deer, Peregrine falcon, Sharp-tailed grouse, Western gray squirrel etc. Endangered Species Act (ESA)-listed anadromous salmonid species are found within the river streams and lakes. Section 3.5 of the Comprehensive Plan FEIS describes bird and animal species known throughout the County, and is incorporated herein by reference.

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

This is a non-project action. Amendments to the zone code will apply throughout the County and is not site specific. Endangered Species Act (ESA)-listed anadromous salmonid species are found within the river streams and lakes of the county. Section 3.5 of the Comprehensive Plan FEIS describes threatened and endangered species known throughout the County, and is incorporated herein by reference.

c. Is the site part of a migration route? If so, explain.

This is a non-project action. Amendments to the zone code will apply throughout the County. Migration routes for mule deer intercept Highway 97, and occur in the Methow Valley and throughout the County.

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

This is a non-project action. No measures are proposed in conjunction with the proposed code amendment.

Updated measures in the code to change R1 to R2 will reduce allowable density. This is expected to reduce demand for water, thus leaving water in rivers and streams for fish and wildlife habitats. Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

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

This is a non-project action. Amendments to the zone code will apply throughout the County and is not site specific.

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.

This is a non-project action that will not require any type of energy. However, the proposed Special Use section of the zone code will give the County the ability regulate various types of energy facility uses. Future project-level actions will be subject to applicable existing code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. Amendments to the zone code will apply throughout the County. The proposed non-project action includes provisions regulating the development of solar energy. Solar Energy Facilities shall not be allowed on properties zoned Agriculture with Comprehensive Plan designations of Agricultural Resource or Forest Resources. Solar Energy Facilities shall not be allowed on sites or portions of sites with an existing average slope greater than 7-percent. The amendments to the zone code also includes height restrictions and setbacks related to solar energy development.

- 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.**

This is a non-project action. No energy conservation measures are proposed in conjunction with the proposed code amendment. Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

7. Environmental health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

This is a non-project action. Amendments to the zone code will apply throughout the County.

1. **Future project-level actions will be subject to applicable existing code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations. Describe any known or possible contamination at the site from present or past uses.**

This is a non-project action. Amendments to the zone code will apply throughout the County.

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.**

This is a non-project action. Amendments to the zone code will apply throughout the County.

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.**

This is a non-project action and does not involve storage, use or production of toxic or hazardous chemicals. Proposed changes to the zone code limit the zones in which certain uses that may involve storage, use or production of toxic or hazardous chemicals are permitted. Such uses include acid manufacturing and explosive manufacturing and storage. Future project-level actions will be subject to applicable code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. No special emergency services will be required as part of this non-project action. Future project-level actions will be subject to applicable existing code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. Amendments to the zone code will apply throughout the County. The revised zone code proposes to remove from certain zones and regulate uses of potential contamination through revisions to the District Use chart and the Special Use section of the code.

b. Noise

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

This is a non-project action. Amendments to the zone code will apply throughout the County. A wide variety of noise sources exists, especially within the industrial areas, roads and urban areas.

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)?

This is a non-project action. Amendments to the zone code will apply throughout the County. None of the proposed changes to the zone code modify existing provisions regulating noise. Future project-level actions will be subject to existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. Proposed changes to the zone code include noise limitations for energy facilities.

Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

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.

This is a non-project action. Amendments to the zone code will apply throughout the County.

The county covers approximately 5,315 sq-miles area with a variety of uses. Over 57% of the land in Okanogan County is owned by Federal and State Agencies. Over 20% of Okanogan County is within the boundaries of the Colville Indian Reservation and therefore, outside of the direct planning and permitting authority of the County with the exception of deeded fee lands. Of the remaining less than 23% of the land mass, it is estimated that 5% is not suitable for development due to topography and other critical area features. The land use includes five land use designations: Rural, Neighborhood Commercial Center, Agricultural Resource, Forest Resource, and Mineral Resource.

Colville Reservation is designated for the Colville Indian Reservation area. (Source: Okanogan County Comprehensive Plan, December, 2021).

The proposed changes to the zone code affect land uses throughout the County in a variety of ways, including replacing the Rural 1 (R1) zone with Rural 2 (R2) zone as well as updating the types of uses that are permitted, unpermitted and conditional in zones throughout the County.

- 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 because 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 nonforest use?**

This is a non-project action. Amendments to the zone code will apply throughout the County. This Zone Code revision does not modify or limit existing resource lands, or agricultural uses and activities. Future project-level actions will be subject to existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

- 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?**

This is a non-project action. Amendments to the zone code will apply throughout the County. The Zone Code updates will not affect any working farm or forest land normal business operations.

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

This is a non-project action. Amendments to the zone code will apply throughout the County.

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

This is a non-project action. Amendments to the zone code will apply throughout the County. There will be no demolishing of structures resulting from this non-project action. None of the proposed changes impact existing code provisions relating to demolition. Future project-level actions will be subject to existing code provisions, as applicable, and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. Amendments to the zone code will apply throughout the County. Okanogan County has multiple zoning designations shown in the Okanogan County zone code.

- f. What is the current comprehensive plan designation of the site?**

This is a non-project action. Amendments to the zone code will apply throughout the County. The county has multiple land use designations as discussed in subsection 8a above.

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

This is a non-project action. Amendments to the zone code will apply throughout the County. The county has multiple shoreline designations: Aquatic, Conservancy, Natural, Rural, Shoreline residential and Urban conservancy. The County SMP recently went through a periodic review update.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a non-project action. Amendments to the zone code will apply throughout the County. There are various types of critical areas throughout the county: wetlands, fish and wildlife habitat areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas.

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

This is a non-project action.

Approximately how many people would the completed project displace?

This is a non-project action. There will be no people displaced as a result of this non-project action.

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

This is a non-project action and does not result in displacement. Therefore, no measures related to displacement are proposed in conjunction with the proposed code amendment. Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

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

Following the adoption of its Comprehensive Plan, Okanogan County is updating various sections of the Okanogan County Code, Chapter 17A, Zoning. Intent of this code amendment is to bring consistency between the adopted Comprehensive Plan and the development regulations and the zoning map. Code updates include replacing the Rural 1 (R1) zone (OCC 17A.040) with Rural 2 (R2) zone. This will also result in a map change to change the zoning designation of all the properties currently designated R1 to R2. In addition, the Rural 1 zone change to Rural 2 will support the health department requirement of a two acre minimum lot size to maintain a well head protection zone and meet onsite septic system requirements. This revision also addresses legal available water and special uses. The revisions to the code will reduce land available for development and thus are anticipated to reduce environmental impacts associated with development in the County.

Land use in the County is described in the Comprehensive Plan FEIS, which is incorporated herein by reference.

1. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This is a non-project action. There is no change of any agricultural and forest lands of long-term commercial significance proposed in this non-project action. Therefore, no measures are proposed to reduce or control impacts to agricultural or forest lands of long-term significance. Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

9. Housing

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

This is a non-project action. No additional housing units will be provided through this non-project action.

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

This is a non-project action. No housing units are eliminated as a result of this non-project action. The revisions to the code will reduce land available for development.

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

This is a non-project action. No measures to reduce or control housing impacts are proposed. Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

10. Aesthetics

Find help answering aesthetics questions¹

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

This is a non-project action. There are no structures proposed with this non-project action. None of the proposed changes to the zone code modify existing provisions regulating structure height.

Future project-level actions will be subject to applicable existing code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

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

This is a non-project action. No views will be altered or obstructed as a result of this non-project action. Future project-level actions will be subject to applicable existing code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. There will be no aesthetic impacts resulting from this non-project action, and thus no measures to reduce or control aesthetic impacts are proposed. Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

11. Light and glare

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

This is a non-project action. There will be no light or glare produced with this non-project action. None of the proposed changes to the zone code modify existing provisions regulating glare. Future project-level actions will be subject to applicable code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. There will be no light or glare produced with this non-project action.

c. What existing off-site sources of light or glare may affect your proposal?

d. This is a non-project action and is not affected by off-site sources of light or glare. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. There will be no light or glare impacts resulting from this non-project action, and thus no measures to reduce or control light and glare impacts are proposed. Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

This is a non-project action. Amendments to the zone code will apply throughout the County. Section 3.9 of the Comprehensive Plan FEIS describes recreational opportunities in Okanogan County and is incorporated herein by reference. The county has recreational

opportunities in its parks, trails, lakes, and river. The North Okanogan includes Many Lakes Region on the west side of the Okanogan River and the Okanogan Highlands on the east side. The Methow Valley, located in the western portion of the County, is a destination for cross-country ski trails, snowmobile parks, mountain biking, fishing, camping, hiking etc. The Colville Indian Reservation, located in the southeast corner of the county also offers festivals and recreational opportunities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This is a non-project action. This non-project action will not displace any existing recreational uses. Future project-level actions will be subject to applicable code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action. This non-project action will not displace any existing recreational uses and thus no measures to reduce or control impacts on recreation are proposed. Future project level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

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? If so, specifically describe.

This is a non-project action. Amendments to the zone code will apply throughout the County. Identification of any building, structure, or site on the national, state or local preservation register will be identified at the time of a site-specific project application.

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.

This is a non-project action. Amendments to the zone code will apply throughout the County. Future development applications and proposals may be subject to cultural and archaeological assessments or surveys as determined at the time of application.

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.

This is a non-project action. At the time of a project-level application, applicants will be required to consult with the local tribes and may be subject to conduct a technical assessment or survey.

- 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.**

This is a non-project action. Proposed measures to avoid, minimize or compensate for loss, changes to, and disturbance to resources will be identified on a project-by-project basis during the development application review process. Potential impacts will be addressed at project-level review.

14. Transportation

- 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.**

This is a non-project action. Amendments to the zone code will apply throughout the County. Transportation in Okanogan County is described in Section 3.6 of the Comprehensive Plan FEIS, which is incorporated herein by reference. Existing public roads/streets will not change as a result of this non-project action.

- 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?**

This is a non-project action. Amendments to the zone code will apply throughout the County. Transportation in Okanogan County is described in Section 3.6 of the 2021 Comprehensive Plan EIS, which is incorporated herein by reference.

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).

This is a non-project action and does not necessitate new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities. Future project-level actions will be subject to applicable existing code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

- d. **This is a non-project action and does not involve the use of water, rail or air transportation. 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?**

This is a non-project action. There will not be any vehicular trips generated by this non-project action. Future project-level actions will be subject to applicable code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

- e. **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.**

This is a non-project action. Amendments to the zone code will not interfere or affect or be affected by the movement of agricultural or forest products. Future project-level actions will be subject to applicable code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. This non-project action will not affect transportation, and therefore, no measures are proposed to reduce or control transportation impacts. Future project-level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations, and will be evaluated in accordance with all applicable plans, policies, rules and regulations adopted as a basis for the exercise of substantive authority under SEPA to approve, condition or deny the proposed action.

15. 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.**

This is a non-project action and does not directly increase the need for public services. This non-project action limits the number of allowable units in certain zones, which is anticipated to limit demand for public services and to result in improved fire safety. Future project-level actions will be subject to applicable existing code provisions and will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

This is a non-project action. Amendments to the zone code will apply throughout the County. This non-project action is expected to improve fire safety and water availability.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

This is a non-project action. Amendments to the zone code will apply throughout the County and is not site specific. Utility services varies throughout the County.

- 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.**

This is a non-project action. There are no utilities proposed with this 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.

x 

Type name of signee: Chris Branch

Position and agency/organization: Chairman, Board of County Commissioners, Okanogan County

Date submitted: December 28, 2023

D. Supplemental sheet for nonproject actions

Do not 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.

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?

The proposed non-project action will not directly increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The proposed zone code amendments do not include changes to existing code provisions that regulate discharges to water; air emissions; release of toxic or hazardous substances; or noise.

Code amendments may have an incidental impact on discharges to water; air emissions; release of toxic or hazardous substances; or noise to the extent that the amendments affect development patterns or accommodate growth. Anticipated impacts to air and water associated with population growth and development, in general, are discussed in the Comprehensive Plan FEIS, which is incorporated herein by reference.

Proposed changes to the District Use chart would permit certain uses in zones where they were previously unpermitted or conditional uses. The following uses are now permitted in the industrial zone: animal disposal, wind energy facilities, solar energy facilities, sanity landfill, aircraft salvage, auto parking lots and areas, auto storage, concrete batch plants, industrial use, and meat packing. The following uses are now permitted in the commercial zone: auto parking lots and areas, auto repair, auto sales, and event centers. The following uses are now permitted in the special review commercial zone: apiary, community center, and event center. Community centers are also now permitted in the neighborhood use zone, fruit stands are now permitted in the low density residential zone, feedlots are now permitted in the agricultural zone, and wineries are now permitted in the Rural-60 zone. Electric-vehicle charging stations are permitted in all zones.

Subsequent development consistent with these changes has the potential to contribute to discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. However, these changes are consistent with the Comprehensive Plan, the existing definition of the zone classification, and the underlying zoning. Future project-level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

The proposed changes also include changing certain previously unpermitted uses to conditional uses in certain zones. Subsequent development consistent with these changes has the potential to contribute to discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. However, any such

development would undergo a discretionary review process by the County and be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

The proposed code amendment limits the number of allowable units in certain zones. It proposes to replace the Rural 1 zone with Rural 2 zone, which will result in larger lot sizes and reduced development. Reduction in development, generally, will have a corresponding reduction in discharges to water, emissions to air, and production of noise that would otherwise be associated with such development.

In the use chart, certain uses that may involve storage, use or production of toxic or hazardous chemicals have been eliminated from certain zones (e.g. acid manufacturing is eliminated from Rural 2, 5 and 20 zones). Elimination of uses that involve storage, use or production of toxic or hazardous chemicals from certain zones is anticipated to reduce the possibility of release from such unpermitted activities.

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

This is a non-project action and will not directly impact plants, animals, fish or marine life. Code amendments may have an incidental impact on plants, animals, and fish life to the extent that the amendments affect development patterns or accommodate growth. Anticipated impacts to plant and animal species associated with population growth and development, in general, are discussed in Section 3.5 of the Comprehensive Plan FEIS, which is incorporated herein by reference.

Proposed changes to the District Use chart would permit certain uses in zones where those activities were either previously unpermitted or were conditional uses, as identified in D.1 above. Subsequent development consistent with these changes has the potential to affect plants, animals, fish or marine life. However, these changes are consistent with the Comprehensive Plan, the existing definition of the zone classification, and the underlying zoning. Future project-level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

The proposed changes also include changing certain previously unpermitted uses to conditional uses in certain zones. Subsequent development consistent with these changes has the potential to affect plants, animals, fish or marine life. However, any such development would undergo a discretionary review process by the County and be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

All development in Okanogan County is required to comply with a number of regulations which have been crafted to reduce the environmental impacts of development. For example, fish and wildlife habitat areas are protected in the Okanogan critical areas ordinance (“CAO”). The proposed code amendments do not modify these provisions.

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

The proposed code amendment limits the number of allowable units in certain zones. It proposes to replace the Rural 1 zone with Rural 2 zone, which will result in larger lot sizes and reduced development. Reduced density is also anticipated to help to conserve plants and animals, as well as fish by reducing demand for water.

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

The proposed non-project action will not directly deplete energy or natural resources. Proposed changes to the District Use chart would permit certain uses in zones where those activities were either previously unpermitted or were conditional uses, as identified in D.1 above. Subsequent development consistent with these changes has the potential to affect energy or natural resources. However, these changes are consistent with the Comprehensive Plan, the existing definition of the zone classification, and the underlying zoning. Future project-level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

The proposed changes also include changing certain previously unpermitted uses to conditional uses in certain zones. Subsequent development consistent with these changes has the potential to affect energy or natural resources. However, any such development would undergo a discretionary review process by the County and be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

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

The proposed Special Use section of the zone code gives the County the ability permit and regulate various types of energy facility uses, which are anticipated to contribute to energy generation in the County.

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?

The proposed non-project action will not directly affect the environmentally sensitive areas or areas designated for governmental protection.

Environmentally sensitive areas, including wetlands, areas with critical recharging effect on potable water, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas are protected in the Okanogan CAO. The proposed code amendments do not modify these provisions. Future project-level development will be subject to such provisions, as applicable.

Anticipated impacts to environmentally sensitive areas associated with population growth and development, in general, are discussed in the 2021 Comprehensive Plan EIS, which is incorporated herein by reference. The proposed code amendment limits the number of allowable units in certain zones. It proposes to replace the Rural 1 zone with Rural 2 zone, which will result in larger lot sizes and reduced development

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

The proposed code amendment limits the number of allowable units in certain zones. It proposes to replace the Rural 1 zone with the Rural 2 zone, which will result in larger lot sizes and reduced development.

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?

The code update will not affect shoreline use because the code amendments do not impact exiting provisions governing development or use in the shoreline. Future project-level development will be subject to such provisions, as applicable.

Land use under the code amendment will be consistent with existing plans. The code amendment is aimed to bring consistency between land use, Comprehensive Plan, and the zoning code.

The proposed code amendment limits the number of allowable units in certain zones. It proposes to replace the Rural 1 zone with the Rural 2 zone, which will result in larger lot sizes and reduced development. The District Use chart was updated. Proposed updates to the District Use chart change (1) certain previously permitted or conditional uses to unpermitted, (2) change certain previously permitted uses to conditional uses, (3) change certain conditional uses to permitted uses; and (4) change certain previously unpermitted uses to conditional or permitted.

Proposed changes to the District Use chart would permit certain uses in zones where those activities were either previously unpermitted or were conditional uses, as identified in D.1 above. These changes are consistent with the Comprehensive Plan, the existing definition of the zone classification, and the underlying zoning. Future project-level actions will be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

The proposed changes also include changing certain previously unpermitted uses to conditional uses in certain zones. Subsequent development would undergo a discretionary review process by the County and be subject to environmental review to the extent required by SEPA and the SEPA implementing regulations.

The proposed code amendment clarifies the types of temporary events that do and do not require approval by the County. Temporary outdoor events are not anticipated to have long-term impacts to land use or other environmental considerations because of their temporary natures and small scale. Temporary outdoor events that are longer in duration or larger in scale or have greater potential for impact are subject to a discretionary permitting process, and such event shall be abated and all structures, signs and evidence of such use removed.

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

Proposed development regulations, review requirements, and the amended use chart in the zoning code aim to prevent incompatible uses, and regulate uses for compatibility. Shoreline uses will still be reviewed according to the county's shoreline regulations.

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

The code amendment will not directly increase demands on transportation or public services and utilities.

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

Proposed updates that replace the Rural 1 zone with the Rural 2 zone will result in larger lot sizes. These changes are anticipated to limit development, which is anticipated to result in corresponding reduction in demand on transportation, public services (including water) and utilities.

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

The amendments will be consistent with what local, state and federal agencies requirements in terms of environmental protection. The revisions to the code will reduce land available for development and thus are anticipated to reduce environmental impacts associated with development in the County.