

## **SEPA Environmental Checklist**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for non-project proposals:***

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

**A: Background** [\[HELP\]](#)

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

Comprehensive Plan Amendment Request.  
Application 18-00369 Changing the land use designation on property within an Urban Growth Area for the purpose of infill and redevelopment.

**2. Name of applicant:**

Lois I. Richardson

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

8297 State Highway 303 NE  
Bremerton WA 98311  
Mark Timken (206) 817-4597

**4. Date checklist prepared:**

June 14, 2018

**5. Agency requesting checklist:**

Kitsap County, Washington

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

Adoption is expected in December 2018.

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

Not at this time.

**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.**

No.

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

Not applicable for this non-project proposal. Permits will be acquired as necessary for project specific development.

**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.)**

Applicant is requesting a comprehensive plan amendment from an urban low residential land use designation to a commercial land use designation. The change will correct dual zoning on two

parcels. New development or expansion of existing single family homes on the site are subject to Kitsap County Code requirements (see Attachment A - Maps 1-6).

**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 site is located in Central Kitsap County @ 8297 State Highway 303, and 8339 State Highway 303 NE, in Kitsap County. Legal descriptions are provided below.

1. Legal Description for parcel #1 listed in the application form.

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY WASHINGTON; EXCEPT THE EAST 30 FEET; THENCE WEST 345 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 128 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 345 FEET, MORE OR LESS, TO THE WEST MARGIN OF STATE HIGHWAY 21-B; THENCE SOUTH ALONG THE WEST MARGIN OF STATE HIGHWAY 21-B, 128 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

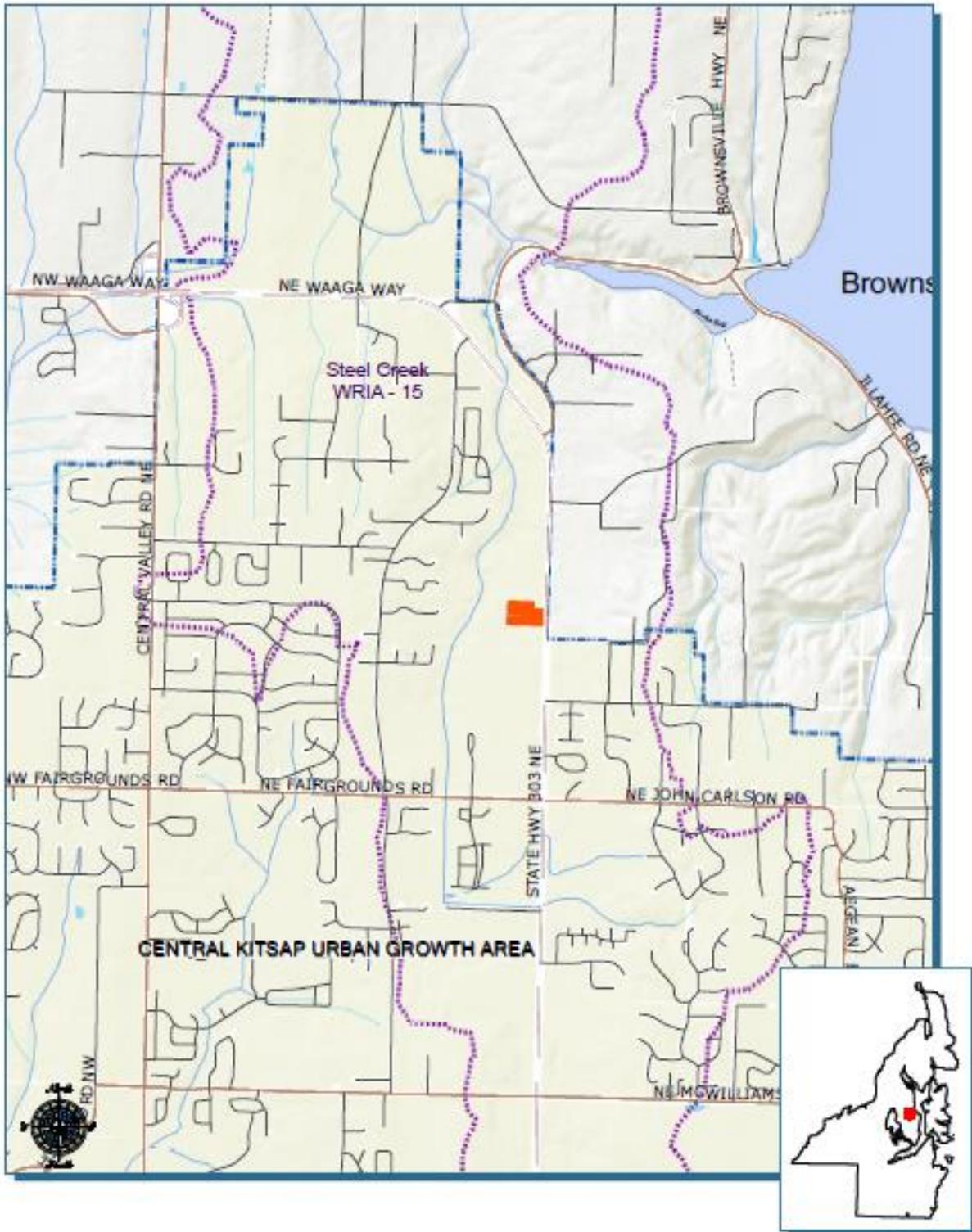
TOGETHER WITH THE EAST 175.00 FEET OF LOT C, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY;

EXCEPT THAT PORTION OF STATE ROUTE 303 AS PER AUDITOR'S FILE NO. 8005280020.

2. Legal Description for parcel #2 listed in the application form.

LOT A AND THE EAST 175.00 FEET OF LOT B, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY.

Map 1 - Vicinity



**B: Environmental Elements** [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

Flat to rolling. The site generally slopes down from the east to the west, with approximately 35 feet of vertical change across the width of the site (495 feet).

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

Less than 10%.

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.

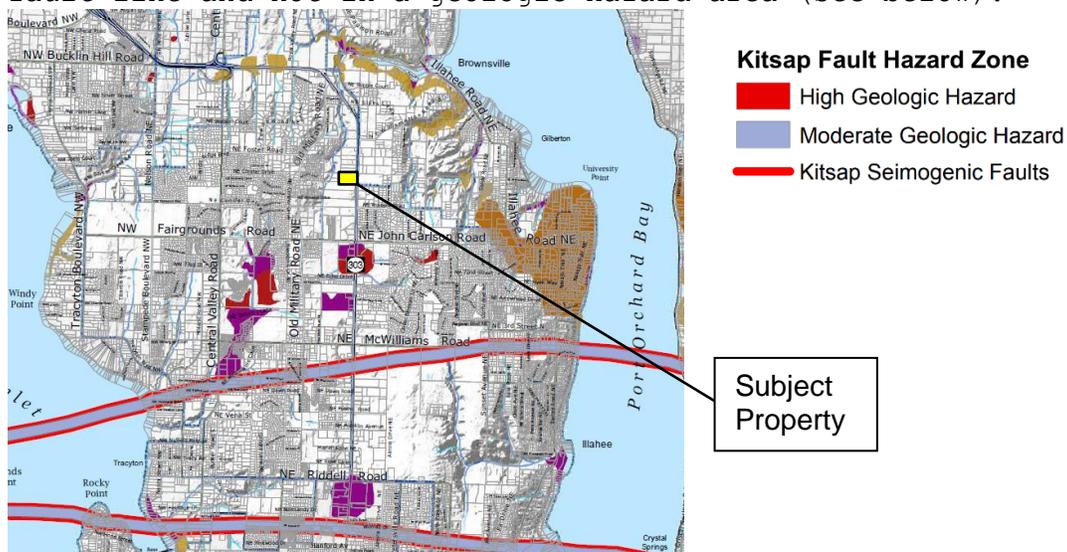
Kitsap silt loam, 2 to 8 percent and 8 - 15 percent slopes.

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

No.

[Kitsap County Seismic Hazards Map dated February 23, 2017](#)

identifies that the site is approximately 1.5 miles north of a fault line and not in a geologic hazard area (see below).



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.

Not applicable to this non-project proposal. To be determined on a project specific basis.

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

Not applicable to this non-project proposal. To be determined on a project specific basis.

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

The Commercial zoning designation allows for 85% impervious surface coverage, which is 35 more than the 50% allowed in the Urban Restricted zone. Future impervious surface coverage will be determined through a land use permit or building permit application process.

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

Specific measures will be determined on an individual project basis.

## 2. **Air** [\[help\]](#)

- 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.

Generally, commercial uses generate more traffic than residential uses; however, the small site size would result in a negligible increase of emissions. Specific quantities will be determined on an individual project basis.

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

State route 303 is located immediately adjacent to the project site. This route is considered urban collector/arterial with a high average daily trip count. Future project specific proposals should take this into consideration. Emissions that affect project proposals will be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

Future redevelopment or development in the existing or proposed zoning must comply with Kitsap County code. The Kitsap County code will include or propose measures to reduce impacts to air as part of a proposed use.

## 3. **Water** [\[help\]](#)

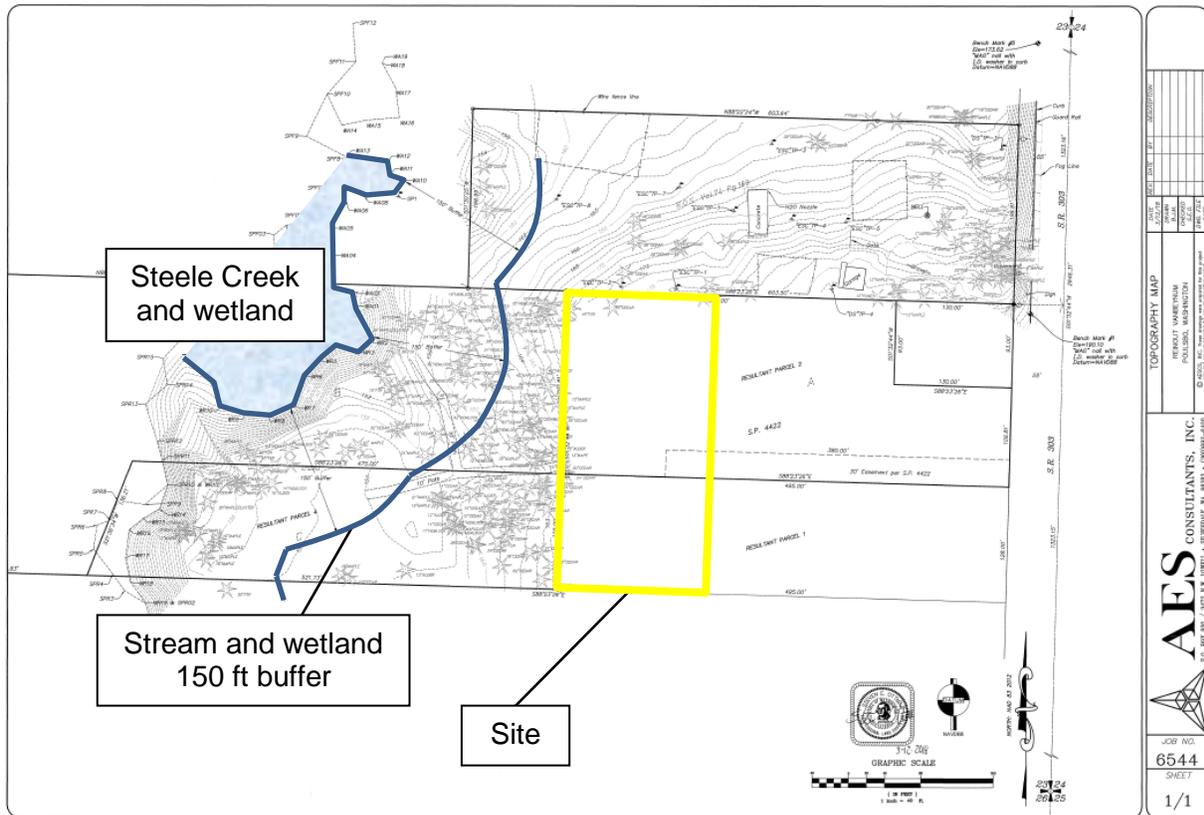
- a. Surface Water: [\[help\]](#)

- 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.

Yes, Steele Creek is a fish bearing stream approximately 335 feet to 490 feet west of the subject parcels.

- 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.

A wetland report for the parcels immediately west of the site indicate a fish bearing stream, Steele Creek, and its associated wetlands. A 150 foot buffer extends to within approximately 50 feet of the westernmost edge of the site.



- 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.

Not applicable to this non-project proposal. To be determined on an individual project basis.  
Future development will be required to comply with Kitsap County Code Title 19 'Critical Areas Ordinance'.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

No.

- 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.

Not applicable to this non-project proposal. To be determined on an individual project basis.

A Site Development Activity Permit (SDAP) is required for redevelopment or development of the site regardless of the zoning designation and would address surface water withdrawals or diversions.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The site is currently served by a private well and septic system. Sewer and water are planned to serve the area within the 2016-2036 planning horizon.

- 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.

The existing land use is served by a septic system. A public sewer line connection is not located within 200 feet of the site. Future development or expansion of an existing use may require a connection to the available sewer line. Kitsap County Code 13.12.020 "A proposal to develop, redevelop, or substantially remodel a structure that ... will be situated within two hundred feet of an existing public sewer main that has adequate capacity to serve shall connect."

Future development and anticipated discharge of any materials would be subject to the requirements and regulations governing the Kitsap Health District disposal methods.

c. Water runoff (including stormwater):

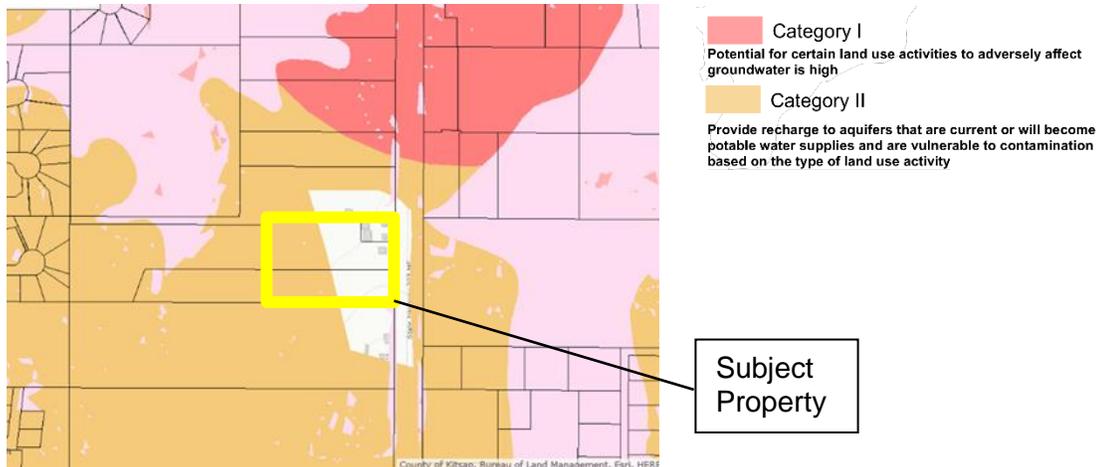
- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Redevelopment or development within existing or proposed zoning will require a Site Development Activity Permit (SDAP) which will determine appropriate measures on a project specific basis. Storm water collection and disposal will be subject to the requirements in Kitsap County Code.

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

[Kitsap County Critical Aquifer Recharge Area map](#) identifies the site as part of a Category 2 aquifer recharge area.

Redevelopment or development within existing or proposed zoning will require a Site Development Activity Permit (SDAP) which will determine appropriate measures on a project specific basis.



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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

Future site improvements may require the construction of storm water runoff controls.

#### 4. **Plants** [\[help\]](#)

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: ferns and sorrel

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

None have been observed.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Blackberries.

**5. Animals [\[help\]](#)**

- 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,  other:

Mammals:

deer,  bear,  elk,  beaver,  other:

Fish:

bass,  salmon,  trout,  herring,  shellfish,  other

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

None

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

No. The Pacific Flyway is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Flyway route stopover sites typically include wetlands, shorelines, or beaches. The site is undeveloped and heavily wooded terrain. Wetlands are near, but not on, the site. Future development will be required to comply with Kitsap County Code Title 19 'Critical Areas Ordinance'.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

None have been observed.

**6. Energy and natural resources [\[help\]](#)**

- 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.

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

Both Urban Restricted Residential to Commercial zones have an allowable height of 35 feet. The commercial zone has an increased maximum height allowance to 65 feet subject to compatibility with adjacent uses and a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. Due to the requirement for

compatibility with adjacent uses, the potential height increase is not likely to impact potential solar use.

- 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 to this non-project proposal. To be determined on an individual project basis.

7. **Environmental health** [\[help\]](#)

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

All future development would be required to comply with local, state, and federal law.

- 1) **Describe any known or possible contamination at the site from present or past uses.**

No known incidents of contamination have occurred on the site.

- 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.**

None.

- 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.**

No such chemicals are currently stored or used on site. A commercial designation allows for automobile repair uses, transportation terminals, food production, brewery, or distillery, fuel distribution, and light manufacturing and fabrication. These selected uses, if developed in the new commercial designation, may introduce hazardous chemicals during construction or operation. All use or storage would be required to comply with any applicable regulations.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

- b. Noise

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

Highway 303 is a potential noise source that may affect future development. The segment configuration that provides the site

access has 4 lanes for travel, one turn lane, and maximum mile per hour limit of 45.

**7) 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.**

Noise associated with construction would occur on a short-term basis with any future development proposal. On a long term basis, commercial uses may have a greater amount of noise from business operations as opposed to low intensity residential uses. These long term noises would be determined on an individual project basis.

**8) Proposed measures to reduce or control noise impacts, if any:**

Not applicable to this non-project proposal. To be determined on an individual project basis.

**8. Land and shoreline use [\[help\]](#)**

- 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.

The site is zoned Urban Restricted Residential and currently undeveloped. The front two thirds of the parcels on which the site is located is zoned commercial and currently used for single family residences. Immediately adjacent properties to the north and south are zoned commercial, currently used for single family residences. Immediately west of the parcels is Highway 303, an urban collector/arterial with commercial frontages.

The proposal, if approved, will increase compatibility with surrounding zoning designations.

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

No.

**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. This is an urban site and there are no such areas close to the site.

- c. Describe any structures on the site.

One single family residence exists on each parcel.

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

Not applicable to this non-project proposal. To be determined on an individual project basis. Future projects will likely demolish

the single family residences on the site. Any demolition would be required to comply with Kitsap County Code.

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

Urban Restricted Residential (1-5 dwelling units per acre).

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

Urban Low-intensity Residential.

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

Not applicable.

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

No. A site visit verified that the terrain is sloped less than 10% across the site. A wetland report conducted for the parcels immediately east of the site identify a moderate ravine and fish bearing stream nearby.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Two single family homes are located on the site. By matching the commercial zone, future development is likely to use the entire parcel and remove the two homes. Displacement of the residents may occur.

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

A zone change to Commercial will increase the allowable density and potentially increase the number of dwelling units on the parcels and site. To be determined on an individual project basis.

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

The proposal, if approved, will increase compatibility with surrounding zoning designations.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable, site is not located near agricultural or forest lands.

## 9. **Housing** [\[help\]](#)

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

All residential development projects in the Urban Restricted Residential zone would require 1-5 dwelling units per acre. For the two parcel 1.33 acre site, 1.33 rounded to 2 dwelling units would be required if a project is proposed within the existing Urban Restricted Residential zone. 10.3 rounded down to 10 dwelling units would be required if redeveloped as a residential only project in the proposed commercial zone. No minimum density is required for mixed use projects. Therefore, a zone change to commercial will potentially reduce the number of dwelling units required from 2 to 0. The percentage of high, middle, or low-income housing would be determined on an individual project basis.

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

Future development is likely to remove two single family residences that exist on the parcels. A commercial designation allows for increased residential density. A future proposal with a residential component would require 10 du/ac minimum and result in a net-increase in dwelling units.

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

Kitsap County policies encourage mixed use development in high intensity commercial areas. Further encouragement during project application phases for mixed use development may mitigate some or all of the housing impacts. A commercial designation still allows for a mixed use development project that may include a commercial component and achieve the highest residential density in a Commercial zone, 30 dwelling units per acre. To be determined on an individual project basis.

**10. Aesthetics [\[help\]](#)**

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

Both Urban Restricted Residential to Commercial have a base allowable height of 35 feet. The commercial zone has an ability to increase the maximum height allowance to 65 feet subject to compatibility with adjacent uses and a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. Due to the requirement for compatibility with adjacent uses, the potential height increase is not likely to impact potential solar use.

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

Views from a neighboring single family homes may be obstructed by future development. Potential maximum height would increase to 65 feet. Landscaping requirements for specific developments may impact views and would be considered during the project specific SEPA checklist.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

**11. Light and glare [\[help\]](#)**

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

Future development will comply with Kitsap County Code regarding light and glare. To be determined on an individual project basis.

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

Redevelopment or development of the site within the proposed zone may introduce a structure and landscaping with lighting or glare

that interferes with views from immediately adjacent neighbors.  
To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis. Future development will comply with Kitsap County Code regarding light and glare.

**12. Recreation [\[help\]](#)**

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

None.

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:

Not applicable to this non-project proposal. To be determined on an individual project basis.

**13. Historic and cultural preservation [\[help\]](#)**

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.

No.

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.

No such artifacts are known to exist on or near the site.

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.

Not applicable to this non-project proposal. To be determined on an individual project basis.

If future excavation of the site reveals an artifact of noteworthy historical significance then state agencies will evaluate the impact.

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.

Since there is nothing of historical significance on site, no proposed measures are needed. If future excavation of the site

reveals an artifact of noteworthy historical significance then state agencies will evaluate the impact.

**14. Transportation [\[help\]](#)**

- 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.

Highway 303, an urban collector/arterial with commercial frontages, directly serves the parcel. Ingress and egress design of future development, whether commercial or residential, should consider traffic flow and site distances onto Highway 303.

- 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?

No. The closest stop is on John Carlson approximately 1.0 miles south and east of the site.

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

The number of spaces provided for future development will be determined on a project specific basis and comply with Kitsap County Code.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

No.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

Development of the 1.33 acre site within the existing Urban Restricted Residential zone would yield 2 - 10 units. According to the Trip Generation Manual a single family home development generates ten average daily trips (ADT) per dwelling unit for a range of 20 - 100 ADT.

Development within the proposed commercial zone may include new uses with a range of 43.75 ADT per 1000 s.f. of retail building area to 127.15 ADT per 1000 s.f. of restaurant high turnover building area. A redevelopment or development project with a building coverage of 14,000 s.f. which is less than 25% of the site, could result in 613 ADT up to 1,780 ADT.

The change to a commercial zone has the potential to increase demands on transportation and public services.

- 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.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

**15. Public services** [\[help\]](#)

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.

Not applicable to this non-project proposal. To be determined on an individual project basis.

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

Not applicable to this non-project proposal. To be determined on an individual project basis.

**16. Utilities** [\[help\]](#)

a. Circle utilities currently available at the site:

electricity    natural gas    water    refuse service  
 telephone    sanitary sewer    septic system    other

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.

Not applicable to this non-project proposal. To be determined on an individual project basis. The nearest sewer connection is over 1,000 feet from the site at the southeast corner of Winters Road and Highway 303 intersection.

## ***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:

Date: June 14, 2018

Name of signee: Darren Gurnee

Position and Agency/Organization:  
Planner and Project Lead, Kitsap County Department of Community  
Development

Date Submitted: June 14, 2018

#### D. Supplemental sheet for non-project actions

(IT IS NOT NECESSARY to use this sheet for project actions)

**Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.**

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Future development and anticipated discharge of any materials would be subject to the requirements and regulations governing the Kitsap Health District disposal methods.

Noise production will be compatible with expected development of adjacent properties within the 2016-2036 planning horizon.

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

The site is located in a census urbanized area and exceeds the thresholds that trigger the requirement for a Site Development Activity Permit (SDAP). A Site Development Activity Permit (SDAP) is required for redevelopment or development of the site regardless of the zoning designation and would address water discharge related issues.

A SEPA checklist would also identify and mitigate the increases at a project specific level.

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

Additional water discharge and tree removal from the site is a possible consequence of an increased allowance for impervious surface coverage, from 50% to 85%.

The site is a mix of deciduous and coniferous trees and related understory shrubs. It is located near a fish bearing stream and associated wetlands. These ecosystems collectively include habitat for salmon, trout, songbirds, and likely other animals not officially witnessed to appear on or nearby the site.

Redevelopment or development would affect plants and animals associated with these ecosystems.

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

The site is located in a census urbanized area and exceeds the thresholds that trigger the requirement for a Site Development Activity Permit (SDAP). A Site Development Activity Permit (SDAP) is required for redevelopment or development of the site regardless of the zoning designation and will address water discharge issues. The county continues to implement policies and code to maximize tree retention when appropriate.

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

A rezone to commercial will likely increase energy usage as a result of daily business operations.

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

Expansion of the existing use or development of new uses in either the existing or proposed zone would comply with Kitsap County code requirements.

**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?**

There are no areas designated for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, floodplains or prime farmland on the site.

A wetland report for the parcels immediately west of the site indicate a fish bearing stream, Steele Creek, and is associated wetland. A 150 foot buffer extends to within approximately 50 feet western edge of the site. See map 10 in the background section.

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

Future development of an allowed use in a commercial zone would require completion of a separate SEPA checklist and address these issues. Furthermore, future development must comply with local, state, and federal regulations regarding protection of environmentally sensitive areas.

**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 site is not located close to a shoreline; therefore, a rezone to commercial would not adversely affect on shoreline uses.

The current use of the site is single family residential. The front two thirds of the site is zoned commercial. Immediately adjacent properties to the north and south are zoned commercial, with current land uses of single family residential. Immediately west of the site is Highway 303, an urban collector/arterial with commercial frontages.

The proposal, if approved, will increase compatibility with surrounding commercial zoning designations.

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

Future development of an allowed use in a commercial zone would require completion of a separate SEPA checklist and address these issues. Furthermore, future development must comply with local,

state, and federal regulations regarding protection of environmentally sensitive areas. Allowed uses can be permitted outright, subject to an administrative conditional use permit, or subject to a hearing examiner conditional use permit. Conditions to increase compatibility with surrounding uses may be required and would be determined on a project specific basis.

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

Development of the 1.33 acre site within the existing Urban Restricted Residential zone would yield 2 - 10 units. According to the Trip Generation Manual a single family home development generates ten average daily trips (ADT) per dwelling unit for a range of 20 - 100 ADT.

Development within the proposed commercial zone may include new uses with a range of 43.75 ADT per 1000 s.f. of retail building area to 127.15 ADT per 1000 s.f. of restaurant high turnover building area. A redevelopment or development project with a building coverage of 14,000 s.f. which is less than 25% of the site, could result in 613 ADT up to 1,780 ADT.

The change to a commercial zone has the potential to increase demands on transportation and public services.

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

Future development may be permitted outright, subject to an administrative conditional use permit, or subject to a hearing examiner conditional use permit. Conditions may be required to increase compatibility with surrounding uses. Impacts to transportation and public services and mitigation of those impacts would be determined on a project specific basis.

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

This zone change would not conflict with requirements for the protection of the environment.

***Attachment A - Maps***

1. Vicinity
  2. Aerial Photo
  - 3A. Critical Areas
  - 3B. Critical Aquifer Recharge Areas
  - 4A. Current Land Use Designation Map
  - 4B. Proposed Land Use Designation Map
  - 5A. Current Zoning Classification Map
  - 5B. Proposed Zoning Classification Map
- Map Legends

***Attachment B – RESERVED (no content)***

***Attachment C - Supplemental Materials (SM)***

1. Resolution 217-2017: A Resolution Establishing Exchange Rates for Transfer of Development Rights
2. Extra Room Self Storage Wetland Delineation dated March 12, 2018
3. Declaration of Boundary Line Adjustment