

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 18-00528 Changing the land use designation on property within an Urban Growth Area for the purpose of infill and redevelopment.

2. Name of applicant:

Oliver Hanley

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

P.O. Box 865
Port Orchard, WA 98366
William M. Palmer, W.M. PALMER CONSULTANTS (206) 817-4597

4. Date checklist prepared:

July 5, 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.

Yes. After a re-zone occurs, more space for parking vehicles is expected as a future use.

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

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

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 to change the land use designation from urban high residential to commercial.

The site area includes 3 parcels totaling 1.02 acres. It includes storage buildings, outdoor storage racks and materials, truck and vehicle parking, garages for vehicle maintenance, administrative offices above the maintenance garages, and a single-family residence (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 South Kitsap County at 1752 Fircrest Drive SE, Port Orchard. The property can also be found in the northeast 1/4 of Section 31, T24N, R02E, WM.

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

PARCEL NO: 312402-1-037-2004

THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0°45' WEST 625 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31; THENCE SOUTH 89°56'30" EAST 225 FEET; THENCE SOUTH 0°45' WEST 100 FEET; THENCE NORTH 89°56'30" WEST 225 FEET; THENCE NORTH 0°45' EAST 100 FEET TO THE POINT OF BEGINNING; EXCEPT FIRCREST DRIVE SE ON THE EAST; EXCEPT FROM THE FOREGOING THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 31 AS SHOWN ON RECORD OF SURVEY FOR KITSAP COUNTY BANK DATED JULY 20, 1983; THENCE SOUTH 0°56'14" WEST ALONG THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 31 A DISTANCE OF 675.00 FEET; THENCE SOUTH 88°39'26" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 4.60 FEET TO THE EAST BOUNDARY OF TRACT 2 OF THE PLAT OF "ORCHARD HEIGHTS", RECORDED IN VOLUME 8 OF PLATS, PAGES 68, 69 AND 70, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EAST BOUNDARY NORTH 0°59'13" EAST 10.20 FEET TO A POINT WHICH BEARS SOUTH 0°59'13" WEST 2.07 FEET FROM THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT 2; THENCE NORTH 89°08'29" EAST 17.94 FEET; THENCE SOUTH 0°42'36" EAST 10.90 FEET; THENCE NORTH 88°39'26" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 18.25 FEET TO THE TRUE POINT OF BEGINNING.

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

PARCEL NO: 312402-1-038-2003

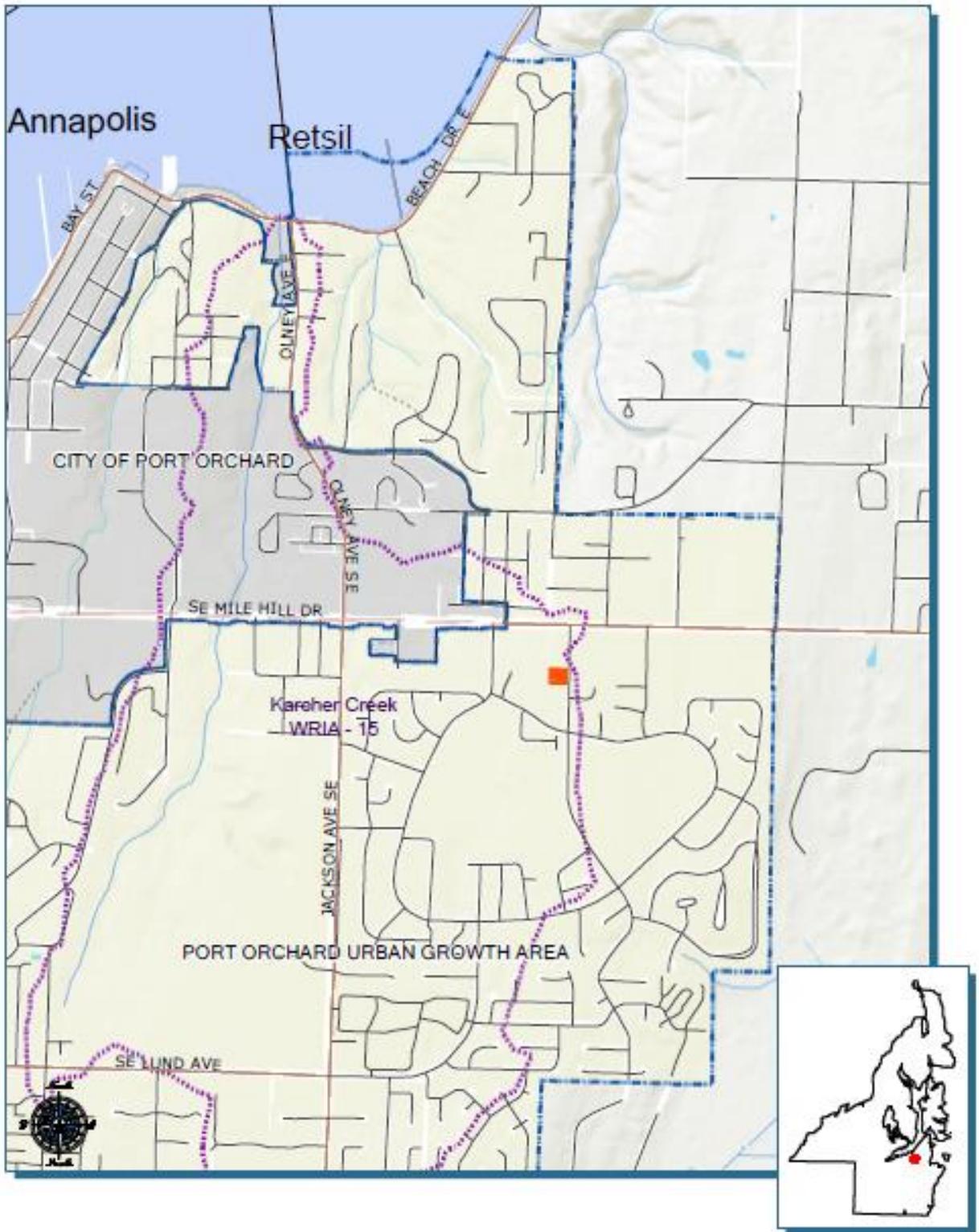
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0°45' WEST 525 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 89°56'30" EAST 225 FEET; THENCE SOUTH 0°45' WEST 100 FEET; THENCE NORTH 89°56'30" WEST 225 FEET; THENCE NORTH 0°45' EAST 100 FEET TO POINT OF BEGINNING; EXCEPT THE NORTH 10 FEET THEREOF; AND EXCEPT THAT PORTION ON THE EAST LYING WITHIN FIRCREST DRIVE SE.

3. Legal Description for parcel #3 listed in the application form.

PARCEL NO: 312402-1-039-2002

THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT S0°45'W 425 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE S89°56'30 E 225 FEET; THENCE S0°45'W 100 FEET; THENCE N89°56'30 W 225 FEET; THENCE N0°45'E 100 FEET TO THE POINT OF BEGINNING; ALSO THE NORTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT S0°45'W 525 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE S89°56'30 E 225 FEET; THENCE S0°45'W 100 FEET; THENCE N89°56'30 W 225 FEET; THENCE N0°45'E 100 FEET TO THE POINT OF BEGINNING.

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. The site generally slopes down from the east to the west, with approximately 5 feet of vertical change across the width of the site (225 feet).

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

Less than 5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

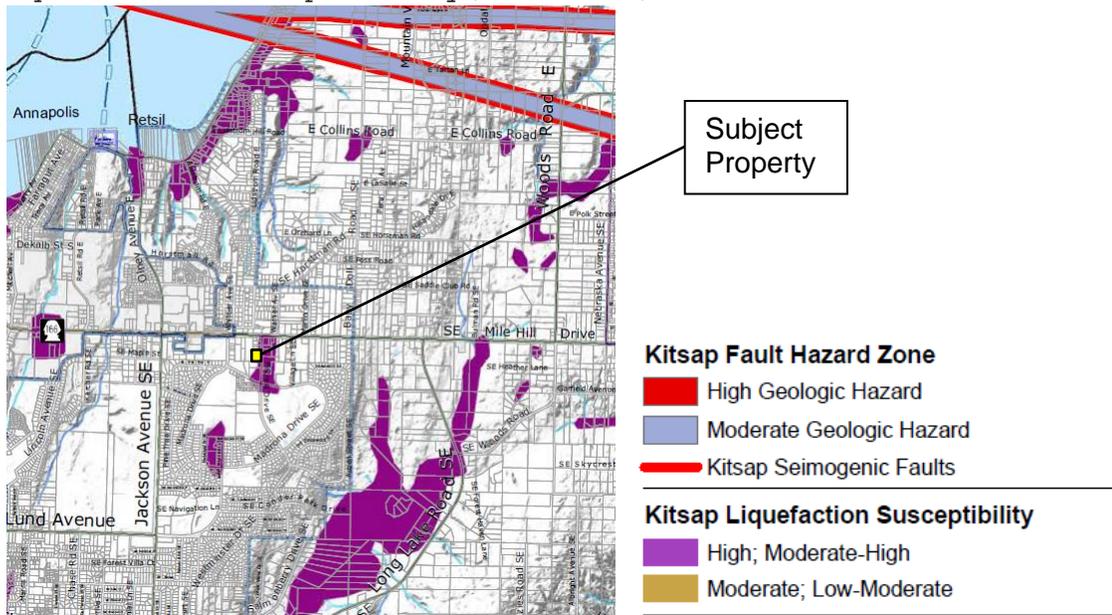
The soils on the site are Neilton - Gravelly Loam to very Gravelly Loam to a depth of approximately five feet. Most of the site is paved or covered with a structure.

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

No surface indications; however,

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

identifies a fault line approximately 1.5 miles north of the site. Part of the site is within an area of high, moderate-high liquefaction susceptibility (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)?

Both the Urban High Residential and Commercial zoning designations allow for 85% impervious surface coverage. Future impervious surface coverage will be determined through a land use permit or building permit application process. A majority of the existing site is developed with impervious surfaces.

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

Not applicable to this non-project proposal. To 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.

Both Urban High Residential and Commercial zones are high intensity land uses. Generally, commercial uses generate more traffic than residential uses; however, the small site size would result in a negligible increase of emissions.

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

The fire station and training facility south of the site may periodically have emissions and odors from fire engines and the burning of structures or vehicles for training purposes. Future project specific proposals should take this into consideration.

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

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.

The site is within the Karcher Watershed. No surface water bodies or wetlands are present on-site.

- 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.

Not applicable. The site is not in the vicinity of surface water bodies or wetlands.

- 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. The site is not in the vicinity of surface water bodies or wetlands.

- 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. 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.

- 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.

According to OSHA the following substances may be present as a result of roofing business operations and/or maintenance of equipment: asbestos, lead, silica, solvents, and petrochemicals. The applicant indicates that discharge of waste materials does not occur on the site.

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 served by public water. Future development will not withdraw water from a well.

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.

- 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 available and located immediately adjacent to the project 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."

According to OSHA the following substances may be present as a result of roofing business operations and/or maintenance of equipment: asbestos, lead, silica, solvents, and petrochemicals. The applicant indicates that discharge of waste materials does not occur on the site. Additional filtration systems may be required if an expansion of the existing use occurs.

Future development different from the existing use is required to connect with the West Sound Utility District (WSUD) sewer line. Discharge of any materials would be subject to the requirements and regulations governing the WSUD agreed upon disposal methods.

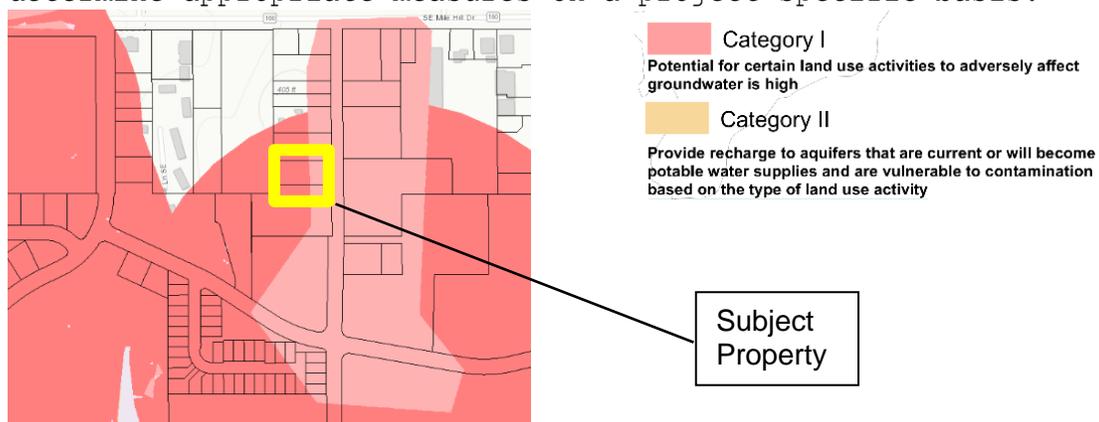
c. Water runoff (including stormwater):

- 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.

Most of the site is currently impervious surface. 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.

The existing use is largely comprised of impervious surface. [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:

- 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.

A majority of the site is developed with impervious surface. Any future vegetation removal would be minimal.

- 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.

Noxious weeds and invasive plant species have been removed from the site.

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.

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. As previously indicated the site does not include, nor is near, surface water bodies or wetlands.

- 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.

The existing business uses electricity for lights and natural gas for heating. Energy needs for site redevelopment or development would comply with Kitsap County code.

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

A rezone from Urban High Residential to Commercial would reduce the base allowable height from 55 feet to 35 feet. An increased maximum height allowance to 65 feet is possible in both zones 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.

The business occupying the site is a roofing company. According to OSHA the following substances may be present as a result of

roofing business operations and/or maintenance of equipment: asbestos, lead, silica, solvents, and petrochemicals. Waste products are not stored on site, they are disposed of at the County landfill.

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.

There are no such facilities or conditions currently on the site nor are any such facilities proposed.

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.

According to OSHA the following substances may be present as a result of roofing business operations and/or maintenance of equipment: asbestos, lead, silica, solvents, and petrochemicals. The applicant states that 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:

Oil socks are currently installed in floor drains. Chemicals associated with operation and maintenance of a roofing business and its equipment may require future measures to reduce environmental health hazards.

b. Noise

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

Traffic on Fircrest Drive SE is an existing noise source. The site is also immediately adjacent to a fire station with a training facility. The fire training facility includes 1) an overturned vehicle whereby tools are used to cut metal; and 2) a burning tower used for fire extinguishing activities. The resulting noise is similar to the use of heavy machinery. These noises are compatible with noises from existing use of the site as a contractor storage yard. The permitted mixed use project

west of the site will likely produce noises consistent medium to high density residential development.

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.

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

Noises that result from the existing use have not been measured. Most of the existing noise is from small and large vehicles moving within the site.

3) 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 current use of the site is a roofing company business. Existing structures and uses include storage buildings, outdoor storage racks and materials, truck and vehicle parking, garages for vehicle maintenance, administrative offices above the maintenance garages, and a single-family residence. Retail offices for the business are located off-site. The existing use is classified as industrial categorical use 512 'Contractor's storage yard'.

Surrounding land uses include four single family homes on four parcels north of the site. An apartment complex is located directly across Fircrest drive to the east. Immediately south of the site are a fire station and training facility as well as a communications tower that were conditionally approved.

A mixed-use development project was approved immediately west and north of the site. According to the approved site plans, high density residential structures will be constructed immediately west of the site. A 9,700 square foot commercial mixed-use structure (retail and coffee shop) will be constructed approximately 250 feet north of the project site. The mixed-use development will provide access from Mile Hill Drive and Fircrest Drive.

Within a larger context, the site is centrally located on a road that connects to a major arterial road fronted by commercial zoning north of the site and a golf course and public facilities to the south that includes a large school complex with an elementary, special education, and a junior high school. Approximately 1,000 feet of 1,200 feet on the west side of Fircrest Drive is currently or permitted non-residential uses.

- 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.

There are two metal clad and roofed warehouse buildings and one single-family house.

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

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

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

Urban High Residential (19-30 dwelling units per acre).

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

Urban High Density 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. Critical area maps indicate the possibility of moderate slopes on the eastern portion of the property. A site visit verified that the terrain is sloped less than 5% across the site.

- 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.

The existing use includes one part time resident in the single family home. The use is similar to an on-site property manager for a business. Approximately 6 - 7 employees are on the site at any one time.

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

Redevelopment or development of the site may displace one resident.

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

Not applicable to this non-project proposal. 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:

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

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.

The site currently houses one individual. All development projects in the Urban High Residential zone must include a residential component, which is required to meet minimum density of 19 dwelling units per acre. For the 1.02 acre site, 19.38 rounded down to 19 dwelling units would be required if a project is proposed within the existing Urban High Residential zone. 10.2 rounded down to 10 dwelling units would be required if redeveloped as a residential project within the proposed commercial zone. No minimum density is required for mixed use projects. Therefore, a zone change to commercial may reduce the number of dwelling units required from 19 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.

A zone change to Commercial will reduce the required number of dwelling units required for future development by 19. The percentage of high, middle, or low-income housing would be determined on an individual project basis.

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

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

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 allows for a mixed use development project that may include a commercial component and achieve the highest residential density allowed by either Urban High Residential or Commercial zones at 30 dwelling units per acre.

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.

Existing buildings are metal clad and metal roofed buildings at 22 feet in height. A rezone from Urban High Residential to Commercial would reduce the base allowable height from 55 feet to 35 feet for future development. An increased maximum height allowance to 65 feet is possible in both zones 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.

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

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

Views from a neighboring apartment complex to the east and permitted uses to the west may be obstructed by future development; however, the base allowable height is reduced if a rezone to commercial is approved. Potential maximum height remains the same, 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?

Exterior building lights and security lights exist on the site and are visible at night. Future development will comply with Kitsap County Code regarding light and glare.

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

Not applicable to this non-project proposal. Redevelopment or development of the site within the existing or proposed zone may introduce a structure and landscaping with lighting or glare that interferes with views from immediately adjacent neighbors.

- 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. There are exterior lights and security lights illuminating Fire District No. 7s facility that may affect future development of the site.

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?

The closest recreational facility is the Village Green Golf Course approximately 0.5 miles to the east and the Parkwood Community facility and pool approximately 0.5 miles south of the site.

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.

The remaining single family residence was built in the early 1950s; however, the structure is not known to be a historic structure or of cultural significance.

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.

Most traffic accessing the site travel on SE Mile Hill Drive, an urban collector/arterial road (approximately 500 feet north of the site), and south on Fircrest Drive SE, an urban local street that directly serves the site. Madrona Drive SE, an urban local road (approximately 500 feet south of the site), serves as a secondary access road to Fircrest Drive SE.

- 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 at the intersection of Madrona Drive and Fircrest Drive approximately 550 feet south of the site. A secondary transit stop is approximately a 0.5 mile walk in the South Park Village Shopping Center 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?

There are currently 24 - 30 parked vehicles on site. No formal spaces have been marked. 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?

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

Average daily trips are calculated by identifying an expected number of vehicle trips for a given use. The existing use results in an approximately 25-30 average daily trips according to the applicant. A majority of those trips occur during peak hours.

Development of the 1.02 acre site within the existing Urban High Residential zone would include 19 - 31 units. According to the Trip Generation Manual a multi-family development generates six average daily trips (ADT) per dwelling unit for a range of 114 - 186 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 comparable in size to that permitted north of the site, at 9,700 s.f. which is less than 25% of the site, could result in 424 ADT up to 1,233 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.

Future development may include a new connection to an existing sewer line under Fircrest Drive. Connection to Kitsap County stormwater facilities may be required with future re-development proposals or expansion of the existing use. All other utilities currently exist on the site.

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: July 5, 2018

Name of signee: Darren Gurnee

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

Date Submitted: July 5, 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 would require completion of a separate SEPA checklist and address these issues.

According to OSHA the following substances may be present as a result of roofing business operations and/or maintenance of equipment: asbestos, lead, silica, solvents, and petrochemicals. The applicant indicates that discharge of waste materials does not occur on the site. Additional filtration systems may be required if an expansion of the existing use occurs.

Future development different from the existing use is required to connect with the West Sound Utility District (WSUD) sewer line. Discharge of any materials would be subject to the requirements and regulations governing the WSUD agreed upon disposal methods.

Noise production would not likely exceed the levels produced by the existing use.

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 SDAP would address each of the actions listed in the question above.

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

There is no marine environment. The site was cleared in the early 1960s to create paved parking and driveway areas. Then existing trees, shrubs and ground cover were removed except for a few trees and shrubs around the houses. No fish or marine life exist on the site. The whole site is developed with impervious surfaces and fenced on all sides. Future development is unlikely to create additional impacts to wildlife.

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

Since the site is entirely developed there is no proposal to try to protect or conserve existing trees, shrubs or ground cover. In the event a tree can be preserved it will be left in place

providing it poses no danger to people or vehicles parked on or using the site.

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?

The site is not located in or near an area 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 within the expanded rezone area.

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

Not applicable.

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 a roofing company business. Existing structures and uses include two warehouse buildings, metal racks for roofing materials, gravel areas for vehicle storage, and one single family residence. Retail offices for the business are located off-site. The existing use is classified as industrial categorical use 512 'Contractor's storage yard'.

Surrounding land uses include four single family homes on four parcels north of the site. An apartment complex is located directly across Fircrest drive to the east. Immediately south of the site are a fire station and training facility communications tower that were conditionally approved.

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

Future development may be permitted outright, may be subject to an administrative conditional use permit, or may be subject to a hearing examiner conditional use permit. Conditions may be required to increase compatibility with surrounding uses 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 1.02 acre site within the existing Urban High Residential zone would include 19 - 31 units. According to the Trip Generation Manual a multi-family development generates six average daily trips (ADT) per dwelling unit for a range of 114 - 186 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 comparable in size to that permitted north of the site, at 9,700 s.f. which is less than 25% of the site, could result in 424 ADT up to 1,233 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.