

Determination of Significance & Scoping Notice

PORT ORCHARD / SOUTH KITSAP SUB-AREA PLAN

AND

ENVIRONMENTAL IMPACT STATEMENT

(An Integrated SEPA/GMA Document)

Proponent: Kitsap County

Description of Proposal: The proposal is to adopt a Sub-Area Plan for Port Orchard's Urban Growth Area (UGA) located in South Kitsap County. The Sub-Area Plan will include elements addressing population, land use, environment, transportation, capital facilities and implementation. The sub-area plan emphasizes four major objectives of accommodating an appropriate share of urban growth, preserving open spaces and habitat areas, providing employment opportunities in proximity to new housing, and providing adequate public facilities and services. Following adoption, the Sub-Area Plan will be incorporated into both the Port Orchard and Kitsap County Comprehensive Plans.

Location: The study area for the proposed Sub-Area Plan encompasses approximately 15 square-miles surrounding the City of Port Orchard. Generally the area extends from the west edge of the city limits of Bremerton and Sinclair Inlet, along Anderson Hill Road, extending to the eastern edge of the McCormick Woods / ULID #6 urban growth boundary, continuing south to a southern boundary formed by SE Mullenix Road then east to Long Lake Road SE, traversing north along SE Long Lake Road, along SE Woods Road to an eastern edge bounded by California Avenue East, progressing west parallel to SE Mile Hill Drive to a northeast boundary of Mountain View RD E then extending north to Sinclair Inlet.

SEPA/GMA Integration: An Environmental Impact Statement (EIS) will be prepared to analyze several alternatives for the plan. The EIS will be incorporated within a Sub-Area Plan document, and as such, will constitute a portion of an integrated SEPA/GMA document under WAC 197-11-210. This EIS/Sub-Area Plan document will combine the processes and supporting analyses required under both the GMA and SEPA. This integration will help decision makers select an alternative and will ensure that adoption of the Final Sub-Area Plan incorporates measures to fulfill the goals of the GMA while identifying and mitigating probable significant adverse environmental impacts under SEPA.

Alternatives: Four alternatives are proposed to be analyzed in the EIS/Draft Plan. All four alternatives were developed with the goal of accommodating the sub-area's projected population growth of 9,709 in the next 20 years. Differences between the alternatives center on the size of the UGA, location of the urban growth boundary and the intensity and location of land uses proposed. Descriptions of the four proposed alternatives follow:

Alternative One – No Action (Existing Plans and Regulations). This alternative is provided for baseline comparison purposes. Under this alternative, existing land use designations and regulations remain in effect, the existing urban growth boundary remains unchanged, and the existing zoned-density of the sub-area is not increased. This alternative assumes that the existing Port Orchard UGA will develop in a manner consistent with previously approved plans.

Alternative Two. This alternative extends Port Orchard's urban growth boundary to encompass areas north of SE Mile Hill Drive along Baby Doll Road extending to Beach Drive and the edge of Sinclair Inlet. An additional extension stretches along SE Mile Hill Drive to Nebraska Street including Howe Farm Park. Another UGA expansion includes an extension south of Sedgwick Road SE parallel to Phillips Road extending to Spring Creek Rd SE, then along Highway 16 including limited areas east of Highway 16 adjacent to Sedgwick Rd SW and Glenwood Rd SW to the McCormick Woods / ULID #6 easternmost boundary. A commercial corridor along Sydney Road is also proposed in addition to an expansion area north of Old Clifton Road extending to the Highway 16 frontage along Cook Rd, then extending west to the westernmost boundary of the Bremerton city limits near Anderson Hill Road. The UGA is expanded by a total of 3,142 acres with 2,408 acres zoned for residential uses, 628 acres for commercial uses, and 43.5 acres for industrial uses. Zoned-densities within the UGA expansion areas increase and include the following land use designations: Residential Urban Low, Residential Urban Restricted, Business Park, Regional Commercial, Highway Tourist Commercial, and Neighborhood Commercial. Existing land use designations and regulations within the *current* UGA remain in effect.

Alternative Three. This alternative extends Port Orchard's urban growth boundary to encompass the areas north of SE Mile Hill Drive along Baby Doll Road extending to a line nearly parallel with E Harbor Heights Dr and extending west to the edge of Sinclair Inlet. An additional extension stretches along SE Mile Hill Drive to Nebraska Street including the Howe Farm Park. Another UGA expansion includes an extension south of Sedgwick Road SE parallel to Phillips Road extending to SE Bielmeier Road, then along Highway 16 including limited areas west of Highway 16 adjacent to Sedgwick Rd SW and Glenwood Rd SW extending southwest to a line near SW Dogwood Rd then west to the McCormick Woods / ULID #6 easternmost boundary. A commercial corridor along Sydney Road is proposed, as is an expansion west to Old Clifton Road, parallel to Berry Lake Road including an expansion from Old Clifton Road, north to the Highway 16 frontage along Cook Rd, then extending west to the westernmost boundary of the Bremerton city limits near Anderson Hill Road. The UGA is expanded by a total of 2952 acres,

including 2358 acres zoned for residential uses, 514 acres zoned for commercial uses and 80 acres zoned for industrial uses. Zoned-densities within the UGA expansion areas are increased and include the following land use designations: Residential Urban Low, Residential Urban Restricted, Business Park, Regional Commercial, Highway Tourist Commercial, and Neighborhood Commercial. As in alternatives one and two, existing land use designations and regulations within the *current* UGA remain in effect.

Alternative Four. This alternative extends Port Orchard's urban growth boundary to encompass areas north of SE Mile Hill Drive, west of Woods Road and east of the Sinclair Inlet. An additional extension includes Howe Farm Park along SE Mile Hill Drive. Another UGA expansion area includes an extension along Sedgwick Road SE over to Long Lake Road SE and down to Long Lake County Park. In the south, the UGA is expanded from SE Sedgwick Road to SE Van Skiver Road, bounded by Phillips Road in the east and State Highway 16 in the west. A commercial corridor along Sydney Road is proposed, as is an expansion west along Berry Lake Road to the City of Bremerton and north to Sinclair Inlet. The UGA is expanded by a total of 2,657 acres with 1956 acres zoned for residential uses, 401 acres for commercial uses, and 159 acres for industrial uses. Zoned-densities within the UGA expansion areas are increased and include the following land use designations: Residential Urban Low, Residential Urban Medium, Regional Commercial, and Neighborhood Commercial. In comparison to alternatives one and two, existing land use designations and regulations within the *current* UGA are changed and zoned-densities are increased.

Lead Agency: Kitsap County – Department of Community Development

Threshold Determination (EIS Required): The lead agency has determined that this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) will be prepared. The alternatives are to be presented in the EIS portion of the integrated SEPA/GMA document, along with the analysis of potential environmental impacts so that the public can become involved in determining which one or combination of the Sub-Area Plan alternatives should be adopted.

Additional Information

Background information, such as the Kitsap County Comprehensive Plan, maps of the study area and alternatives, and Citizen Advisory Group meeting summaries, are available for public review at the address shown below or on the Kitsap County website at:

http://www.kitsapgov.com/dcd/community_plan/subareas/portorchard/default.htm

Following the scoping comment period, Kitsap County will determine the appropriate scope of environmental review, and begin preparation of an integrated EIS/Sub-Area Plan document.

Elements of the Environment to be Analyzed: The lead agency has identified the following areas for discussion and analysis in the EIS:

Natural Environment: Water (surface water, groundwater, floodplains, water quality and quantity); Biological Resources (sensitive species, including salmonids, and fish, plant and animal habitat); Earth (soils and steep slopes).

Built Environment: Land Use (population, development patterns, housing); Transportation (vehicular traffic, safety, circulation); Public Facilities and Utilities (emergency services; schools, parks, water/wastewater), Energy, and Environmental Health.

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. Comments on the alternatives, probable significant adverse environmental impacts, mitigation measures, and approvals that may be required are welcome.

The deadline for submitting written comments on the scope of the EIS is 5:00 p.m., Pacific Daylight Time, **August 31, 2005**. Please send written comments to the address of the SEPA Responsible Official, listed below.

On **August 17, 2005**, from **4:00 to 8:00 p.m.**, an **Open House** will be hosted by Kitsap County and Port Orchard City staff in the City Council Chambers, Second Floor of the Port Orchard City Hall, 216 Prospect Street. The Open House will provide an opportunity for interested citizens to obtain information on the integrated sub-area planning/SEPA process, to ask questions of staff and the consultant team working on the project, and to provide input on the scope of the EIS.

SEPA Responsible Official:

Responsible Official: Dave Greetham

Position/Title: SEPA Administrator, Dept. of Community Dev. Phone: (360) 337-4603

Contact Person: James Weaver

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DATE: July 27, 2005

Signature: 