

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:

Update to Kitsap County Code Title 17 'Zoning'

2. Name of applicant:

Kitsap County, Washington

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

619 Division Street, MS-36
Port Orchard, WA 98366
Darren Gurnee, Planner
(360) 337-5777

4. Date checklist prepared:

July 30, 2021

5. Agency requesting checklist:

Kitsap County, Washington

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

Adoption is anticipated in March 2022.

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

The Kitsap County Code is subject to continuous review and may be amended in future years. Future amendments will be consistent with and implement the goals and policies in the Kitsap County Comprehensive Plan and subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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.

Not applicable for this non-project action.

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

This amendment will need to be adopted by Kitsap County ordinance. Kitsap County will notify the Washington State Department of Commerce of the proposal.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not

need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

- This non-project action:
- Updates allowed uses and activities in residential and employment zones, and the level of permit review required by zone (Chapter 17.410, Allowed Uses) in the following areas:
 - Unincorporated Urban Growth Areas;
 - Limited Areas of More Intensive Rural Development (LAMIRDS); and the
 - Rural Commercial and Rural Industrial zones.
- Revises the level of permit review to remove economic and housing barriers to the locations noted above and foster desired outcomes consistent with the County's Comprehensive Plan.
- Reorganizes the footnotes associated with the zoning use tables (Section 17.410.050, Footnotes for zoning use tables) to reduce surprises during the permit review process and clarify development standards for certain land uses to ensure predictability prior to application submittal and review.
- Updates definitions and special provisions to ensure internal consistency and predictability across sections of the code.
- Proposes revisions to level of permit review and provisions, depending on size and scale, of public facilities. This does not include proposed changes to requirements related to wireless facilities noted in Chapter 17.530 (Wireless Communication Facilities).

- This non-project action does not:
- Revise Comprehensive Plan or Sub-Area Plans Vision, Goals and Policies.
- Revise other development requirements in Title 17 (Zoning) such as allowed density and zone purposes.
- Revise allowed uses for the unincorporated Poulsbo UGA as it is governed by a separate Interlocal Agreement with the City of Poulsbo as it pertains to zoning requirements.

The proposal implements many of the 13 land use goals within the Growth Management Act by encouraging growth in Urban Growth Areas which can:

- reduce the pressure to develop rural locations, shoreline areas, and critical areas.
- Help Kitsap County provide urban levels of service to its populations.
- Remove barriers to development of housing units of all types, including affordable housing and group living facilities in urban areas.
- Remove barriers to development to encourage economic development both in urban and applicable rural zones.

- Rely on previously adopted code to protect natural resources, public facilities, and historic resources.

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.

This non-project action that affects certain zones in unincorporated Kitsap County.

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

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

a. General description of the site

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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.

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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 action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level

and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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.

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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.

This is a non-project action. However, portions of unincorporated Kitsap County contain surface water bodies including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands.

- 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 to this non-project action.

- 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 action.

- 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 action.

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

This is a non-project action. However, portions of unincorporated Kitsap County are within a 100-year floodplain.

- 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 action.

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.

Not applicable to this non-project action.

- 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.

Not applicable to this non-project action.

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.

Not applicable to this non-project action.

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

Not applicable to this non-project action.

- 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 action.

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

Not applicable for this non-project action. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

As this is a non-project/programmatic action, all vegetation types are found and analyzed in existing, non-project or

programmatic environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

Not applicable for this non-project action. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

Not applicable to this non-project action.

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

As this is a non-project/programmatic action, all fauna types are found and analyzed in existing, non-project or programmatic environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

Not applicable to this non-project action.

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

[Not applicable to this non-project action.](#)

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

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing non-project or programmatic environmental documents. Any future development will be subject to applicable application review and associated

permitting, including consistency with SEPA at a project level and environmental requirements permitting.

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

Not applicable to this non-project action.

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 action.

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

Not applicable to this non-project action.

- 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 for this non-project action. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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.

This is a non-project action. Future development may generate environmental health hazards and is subject to applicable permitting and environmental review.

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

Not applicable to this non-project action.

- 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.**

Not applicable to this non-project action.

- 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.**

Not applicable to this non-project action.

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

Not applicable to this non-project action.

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

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

b. Noise

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

Not applicable to this non-project action.

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.

Not applicable for this non-project action. Future development may generate noise from traffic, construction, and operations and is subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

The proposal requires construction, operation, and maintenance to comply with Kitsap County Code Chapter 10.28 'Noise'. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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.
- b. Unincorporated Kitsap County includes a mix of commercial, residential, transportation, and other public uses. The proposal will allow for additional uses that are compatible with the general mix of uses currently allowed and anticipated in existing zones. 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?

Not applicable to this non-project action.

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:

Not applicable to this non-project action.

c. Describe any structures on the site.

Not applicable to this non-project action.

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

This non-project action will not demolish existing structures but is expected to stimulate development consistent with the existing vision and planned growth for the area in the Kitsap County Comprehensive Plan. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

e. Existing structures may be demolished in the future when parcels are redeveloped, which would be subject to applicable permitting and environmental review. What is the current zoning classification of the site?

Not applicable to this non-project proposal.

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

Not applicable to this non-project proposal.

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

Not applicable to this non-project proposal.

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

Not applicable to this non-project proposal.

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

j. This non-project action is expected to stimulate development consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements. Approximately how many people would the completed project displace?

This non-project action is expected to increase the opportunity for residential and commercial development consistent with the existing vision and planned growth within the Kitsap County Comprehensive Plan and is not expected to cause general displacement. Limited or temporary displacement may occur in the future when parcels are redeveloped. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

This non-project action addresses barriers to achieving the existing vision for development and planned growth in the Kitsap County Comprehensive Plan. The proposal allows uses and requires permit review that aligns with the intent of the zone. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

The proposal increases compatibility with surrounding zoning designations through prescribed conditions of approval that includes screening where necessary, and operational requirements for a use. Exact impacts and measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance will be evaluated and determined on an individual project basis and application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance. .

Kitsap County Code 17.455 'Agriculture Code' includes right to farm protection for agricultural uses and activities that are consistent with best management practices and established prior to surrounding nonagricultural uses or activities.

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

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

This non-project action is expected to stimulate new housing development in urban growth areas consistent with the vision and planned growth in the Kitsap County Comprehensive Plan.

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

This non-project action is not expected to eliminate housing units but remove barriers to housing within urban areas.

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

This non-project action is expected to stimulate new housing development in urban growth areas consistent with the vision and planned growth in the Kitsap County Comprehensive Plan. The proposal aligns the permissibility for each type of residential use with the purpose statement of each zone. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

The proposal revises Accessory Dwelling Unit (ADU) standards in Urban Growth Areas (UGA) regarding the number and size of ADU's allowed, access requirements, water and sewage provisions, design standards, and the number of required parking spaces. These new standards provide more flexibility to construct an ADU in urban zones. This flexibility can encourage the development of urban ADUs which removes barriers to housing product types within UGAs consistent with the Comprehensive Plan.

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?

This non-project action will not build new structures. Any future development must be consistent with existing building height standards and will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

This non-project action will not build new structures. Any future development shall be consistent with existing height and development standards related to views and will be subject to applicable permitting and environmental review.

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

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

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

Not applicable for this non-project action.

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

Not applicable for this non-project action.

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

Not applicable to this non-project action.

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

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including

consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

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

Kitsap County Parks Department owns and manages over 10,800 acres of land for active and passive recreation uses. This non-project action will not change existing designations.

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

Not applicable to this non-project action.

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

The proposal allows activities in the Parks zone that create a community benefit, support passive and active recreational opportunities, temporary housing needs, as well as the Comprehensive Plan and Open Space Plan. This includes an increase to the number of use types allowed in the parks zone, but further feasibility and consideration of applicability to a particular location would be reviewed at the time prior to project-level application submittal.

These considerations such as operational and real estate consideration would be tailored for certain County properties with a Parks zoning designation. The determination of the appropriate type of use will require, for example, title restrictions for uses on specific properties, stewardships and property master plans, etc. These operational and real estate considerations, prior to application submittal, will be determined on a case-by-case basis by the Parks Department, Parks Advisory Board and Board of County Commissioners.

The proposal also allows some recreational uses in residential zones. The permit review required in each zone balances the provision of recreational amenities in neighborhoods while providing an opportunity for public comment where recreational uses may impact nearby properties.

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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.

Not applicable to this non-project action.

- 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.

Not applicable to this non-project action.

- 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 action.

- 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.

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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.

Not applicable to this non-project action.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not applicable to this non-project action.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
- d. This non-project action will not construct or eliminate parking spaces. However, future development would be required to demonstrate compliance with parking standards. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This non-project action is expected to stimulate development within urban growth areas, LAMIRDS and rural employment zones. This is consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through the applicable application review and associated permitting, including consistency with SEPA at a project level

and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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

Not applicable to this non-project action.

- 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?

This non-project action is expected to stimulate development within urban growth areas and other zones. This is consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through the applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements..

- 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.

Not applicable to this non-project action.

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

This non-project action is expected to stimulate development within urban growth areas, LAMIRDs and rural employment zones. This is consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through the applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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.

Proposed amendments have the potential to increase demand on public services in urban growth areas over time. This non-project action is expected to stimulate development in urban growth areas, LAMIRDs and rural employment zones. This is consistent with the assumptions used for the Kitsap County Capital Facilities Plan.

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

This non-project action removes barriers and is expected to stimulate development within urban growth areas, LAMIRDs and rural employment zones. This is consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not

require new improvements beyond those already planned or as would be required through the applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements.

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.

The proposal splits public facilities into two categorical uses based on the size of the facility. The proposal clearly identifies criteria that a public facility shall meet and permits outright a facility that is 300 square feet or less. Scaling uses by scope provides the flexibility to allow uses where they were previously prohibited. This also allows the Department to reduce the level of permit review while still addressing compatibility with adjacent uses, mitigating against adverse impacts and appropriate conditions of approval for all relevant development codes including but not limited to environmental and stormwater, life safety, etc.

As this is a non-project/programmatic action, all proposed utilities are applicable and were analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

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 30, 2021



Name of signee: Darren Gurnee

Position and Agency/Organization:

Zoning Use Table Update Staff Report
ATTACHMENT C2 – SEPA Checklist

Planner and Project Lead, Kitsap County Department of Community
Development

Date Submitted: July 30, 2021

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?

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in ~~existing environmental documents~~the Draft Supplemental Environmental Impact Statement for Kitsap County 2016 Comprehensive Plan - November 2015 (DSEIS - November 2015), Final Supplemental Environmental Impact Statement for Kitsap County 2016 Comprehensive Plan - April 2016 (FSEIS - April 2016), and Revised Addendum to 2016 Comprehensive Plan Supplemental Environmental Impact Statement - August 2017 (FSEIS - 2017 Addendum). Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance. Also, this non-project action is not likely to increase discharge to water; emissions to air; production storage, or release of toxic or hazardous substances; or production of noise. This non-project action is expected to stimulate development within urban growth areas, LAMIRDs and rural employment zones consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan and associated environmental documents.

Proposed measures to avoid or reduce such increases are:

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable permitting and environmental review (i.e., DSEIS - November 2015, FSEIS - April 2016, and FSEIS - 2017 Addendum). Any future development will be subject to applicable permitting and development requirements including impacts to the natural and built environments. For example, future development must comply with Kitsap Health District disposal methods and applicable sections of Kitsap County Code such as:

- Title 9 'Health, Welfare, and Sanitation' which provides for the abatement of conditions which constitute a public nuisance where premises, structures, vehicles, or portions thereof are found to be unfit for human habitation, or unfit for other uses, due to dilapidation, disrepair, structural defects,

defects increasing the hazards of fire, accidents or other calamities, inadequate ventilation and uncleanliness, inadequate light or sanitary facilities, inadequate drainage, or due to other conditions which are inimical to the health and welfare of the residents of Kitsap County.

- Title 10 'Peace, Safety and Morals' which provides regulations for fires, parks, airports, firearms, noise, marinas, watercraft, fireworks, adult entertainment, limited apparel businesses, public urination, drug free zones, and unmanned aircraft systems.
- Title 12 'Storm Water Drainage' which ensures that the latest and best technology is utilized in Kitsap County to address grading, storm water management, operation and maintenance of stormwater facilities, critical drainage areas, illicit discharge detection and elimination, and the storm water management program.
- Title 18 'Environment' which provides regulations, policies and procedures for the State Environmental Policy Act (SEPA), RCW 43.21C.120, and the SEPA Rules, WAC 197-11-904.
- Title 19 'Critical Areas Ordinance' (CAO) which supplements the development requirements contained in the various chapters of the Kitsap County zoning ordinance (Title 17) by providing for additional controls and measures to protect critical areas. The CAO identifies and protects critical areas as required by the Growth Management Act of 1990 (Chapter 17, Laws of 1990). Critical areas include wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas.

Measures to further reduce or control discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise will be evaluated and, if necessary, mitigated on an individual project application basis.

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

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents ([i.e., DSEIS - November 2015, FSEIS - April 2016, and FSEIS - 2017 Addendum](#)). —This non-project action is expected to stimulate development within urban growth areas, LAMIRDS and rural employment zones. This is consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan. Proposed changes to development code would allow additional land uses within applicable zones across unincorporated Kitsap County that are compatible with existing uses in each zone. Any future development is subject to applicable permitting and environmental review.

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

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents (i.e., DSEIS – November 2015, FSEIS – April 2016, and FSEIS – 2017 Addendum). Any future development is subject to applicable permitting and environmental requirements. Specifically, future development must comply with Kitsap County Code:

- Title 19 'Critical Areas Ordinance' (CAO) which supplements the development requirements contained in the various chapters of the Kitsap County zoning ordinance (Title 17) by providing for additional controls and measures to protect critical areas. The CAO identifies and protects critical areas as required by the Growth Management Act of 1990 (Chapter 17, Laws of 1990). Critical areas include wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas.
- Title 22 'Shoreline Master Program', which guides the future development of the shorelines in Kitsap County in a manner consistent with the Shoreline Management Act of 1971, hereinafter the "Act." The Act and this program comprise the basic state and county law regulating use of shorelines in the county. Kitsap County's shorelines provide valuable habitat for fish and wildlife, economic diversity, and recreational opportunities used by residents of all ages. Shorelines play an important role in enhancing the quality of life for our county's citizens.
- Other Titles in Kitsap County Code that protect or conserve plants, animals, fish, or marine life such as Kitsap County Code Title 12 (Stormwater Drainage), and Chapters 18.04 State Environmental Policy Act and 18.16 Timber Harvest.

Measures to reduce or control impacts will be evaluated and determined on an individual applications at a project-level .

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

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents.

This non-project action is not likely to deplete energy or natural resources. This non-project action is expected to stimulate development within urban growth areas and other zones. This is consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan. Proposed changes to development code would allow additional land uses within zones across unincorporated Kitsap County that are compatible with existing uses in each zone.

Any future development will be subject to applicable permitting and development requirements. In addition, future development must comply with Kitsap County Code:

- Title 14 'Buildings and Construction' which regulates the safe and proper function of elements of a site or site improvement work and essential systems of a building including: plumbing and sanitation, water conservation, heating, air conditioning, ventilation, energy efficiency, fire suppression systems, alarm systems, and fire department access.
- Title 15 'Flood Hazard Areas' which promotes the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.
- Title 22 'Shoreline Master Program', which guides the future development of the shorelines in Kitsap County in a manner consistent with the Shoreline Management Act of 1971, hereinafter the "Act." The Act and this program comprise the basic state and county law regulating use of shorelines in the county. Kitsap County's shorelines provide valuable habitat for fish and wildlife, economic diversity, and recreational opportunities used by residents of all ages. Shorelines play an important role in enhancing the quality of life for our county's citizens.

Measures to further reduce or conserve energy and natural resources will be evaluated and determined on an individual project basis.

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?

This non-project action is not likely to impact environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection. This non-project action is expected to stimulate development within urban growth areas and other zones. This is consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan. Proposed changes to development code would allow additional land uses within zones across unincorporated Kitsap County that are compatible with existing uses in each zone.

The proposal also allows activities in the Parks zone that create a community benefit, support passive and active recreational opportunities, temporary housing needs, as well as the Comprehensive Plan and Open Space Plan. This includes an increase to the number of use types allowed in the parks zone, but further feasibility and consideration of applicability to a particular location would be reviewed at the time prior to project-level application submittal.

These considerations such as operational and real estate consideration would be tailored for certain County properties with a Parks zoning designation. The determination of the appropriate type of use will require, for example, review title restrictions for uses on specific properties, coordination with stewardship groups and master plans, etc. These operational and real estate considerations, prior to application submittal, will be determined on a case-by-case basis by the Parks Department, Parks Advisory Board and Board of County Commissioners.

The proposal also allows some recreational uses in residential zones. The permit review required in each zone balances the provision of recreational amenities in neighborhoods while providing an opportunity for public comment where recreational uses may impact nearby properties.

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

Any future development is subject to applicable permitting and development requirements. In addition, future development in all zones will protect, or reduce impacts to, environmentally sensitive areas by complying with Kitsap County Code:

- Title 14 'Buildings and Construction' which provides regulations for development in mudflow-prone and flood-prone areas.
- Title 15 'Flood Hazard Areas' which promotes the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.
- Title 19 'Critical Areas Ordinance', which identifies and protects critical areas as required by the Growth Management Act of 1990 (Chapter 17, Laws of 1990). Critical areas include wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas, as defined in this title.
- Title 22 'Shoreline Master Program', which guides the future development of the shorelines in Kitsap County in a manner consistent with the Shoreline Management Act of 1971, hereinafter the "Act." The Act and this program comprise the basic state and county law regulating use of shorelines in the county. Kitsap County's shorelines provide valuable habitat for fish and wildlife, economic diversity, and recreational opportunities used by residents of all ages. Shorelines play an important role in enhancing the quality of life for our county's citizens.
- Other Titles in Kitsap County Code that protect or conserve plants, animals, fish, or marine life such as Kitsap County Code Title 12 (Stormwater Drainage), and Chapters 18.04 State Environmental Policy Act and 18.16 Timber Harvest.

- The proposal also allows new uses within the Parks zone. These uses are consistent with the Open Space Plan and Comprehensive Plan including the Parks zone purpose..

Measures to further reduce or conserve environmentally sensitive areas or areas designated 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 will be evaluated and determined on an individual project basis.

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?

This non-project action is not likely to significantly affect land and shoreline uses and will not allow or encourage land or shoreline uses incompatible with existing plans. This non-project action is expected to stimulate development within urban growth areas and other applicable zones. This is consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan. Proposed changes to development code would allow additional land uses within zones which are compatible with existing uses.

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

Any future development will be subject to applicable permitting and environmental review. In addition, future development must comply with Kitsap County Code:

- Title 9 'Health, Welfare, and Sanitation' which provides for the abatement of conditions which constitute a public nuisance where premises, structures, vehicles, or portions thereof are found to be unfit for human habitation, or unfit for other uses, due to dilapidation, disrepair, structural defects, defects increasing the hazards of fire, accidents or other calamities, inadequate ventilation and uncleanliness, inadequate light or sanitary facilities, inadequate drainage, or due to other conditions which are inimical to the health and welfare of the residents of Kitsap County.
- Title 10 'Peace, Safety and Morals' which provides regulations for fires, parks, airports, firearms, noise, marinas, watercraft, fireworks, adult entertainment, limited apparel businesses, public urination, drug free zones, and unmanned aircraft systems.
- Title 15 'Flood Hazard Areas' which promotes the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.
- Title 17 'Zoning' which classifies, designates, and regulates the development of land for agriculture, forest, mineral resource extraction, residential, commercial, industrial, and public land uses for the unincorporated area of Kitsap County.

Title 17 provides for predictable, judicious, efficient, timely, and reasonable administration respecting due process set forth in this title and other applicable laws; and to protect and promote the public health, safety and general welfare.

- In fulfilling these purposes, this title is intended to benefit the public as a whole and not any specific person or class of persons. Although through the implementation, administration and enforcement of this title, benefits and detriments will be enjoyed or suffered by specific individuals, such is merely a byproduct of the overall benefit to the whole community.
- Title 19 'Critical Areas Ordinance', which identifies and protects critical areas as required by the Growth Management Act of 1990 (Chapter 17, Laws of 1990). Critical areas include wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas, as defined in this title.
- Title 22 'Shoreline Master Program', which guides the future development of the shorelines in Kitsap County in a manner consistent with the Shoreline Management Act of 1971, hereinafter the "Act." The Act and this program comprise the basic state and county law regulating use of shorelines in the county. Kitsap County's shorelines provide valuable habitat for fish and wildlife, economic diversity, and recreational opportunities used by residents of all ages. Shorelines play an important role in enhancing the quality of life for our county's citizens.

Measures to further reduce or control impacts will be evaluated and determined on an individual application, project-level basis.

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

This non-project action is expected to stimulate development within urban growth areas largely consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through individual application review on a project-level basis. the applicable permitting and environmental review of any development projects.

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

The proposal allows more categorical uses in more zones, scaled to fit the community in which it is located and the zone purpose. This presents an opportunity to develop small scale, neighborhood type, commercial uses and services in urban growth areas. For example, the proposal encourages affordable and higher density housing near transit stops by reducing the level of permit review required and providing predictable design requirements. This type of transit oriented development can increase walkability and

increase the efficiency of public services and utilities in that area.

The proposal splits public facilities into two categorical uses based on the size of the facility. The proposal clearly identifies criteria that a public facility shall meet and permits outright a facility that is 300 square feet or less. Scaling uses by scope provides the flexibility to allow uses where they were previously prohibited.

Any future development will be subject to applicable development code requirements at the time of application submittal at a project-level basis. For example, future development must comply with:

- The Kitsap County Comprehensive Plan and Capital Facilities Plan.
- Kitsap County Code Title 11 'Roads, Highways, and Bridges' which designates road districts and systems, maintenance practices, standard road and bridge specifications, accommodation of utilities on the road right-of-way, improvement of unopened rights-of-way, street lighting standards, and vacation of county roads.
- Kitsap County Code Title 12 'Storm Water Drainage' which provides regulations to ensure that the latest and best technology is utilized in Kitsap County, which includes the Kitsap County Stormwater Design Manual (Kitsap manual).
- Kitsap County Code Title 13 'Water and Sewers' which provides regulations to ensure planning and implementation of coordinated water systems, public sewer systems, and local improvement district formation.
- Kitsap County Code Title 20 'Transportation' which provides a concurrency management system for transportation facilities as required by RCW 36.70A.070(6)(e). The concurrency management system:
 - o Provides adequate levels of service on transportation facilities for existing use as well as new development in unincorporated Kitsap County.
 - o Provides adequate transportation facilities that achieve and maintain county standards for levels of service as provided in the Comprehensive Plan, as amended.
 - o Ensures that county level of service standards are achieved concurrently with development as required by the Growth Management Act.

Measures to further reduce or control impacts will be evaluated and determined on an individual application and project-level basis.

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

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The proposal does not conflict with local, state, or federal requirements for the protection of the environment.