City of Poulsbo

Planning & Economic Development

DETERMINATION OF NONSIGNIFICANCE (DNS)
WAC 197-11-970

City of Poulsbo 2016 Draft Comprehensive Plan Update

Planning File: City of Poulsbo 2016 Draft Comprehensive Plan

Applicant: City of Poulsbo, Planning Department, 200 NE Moe Street, Poulsbo, WA 98370

Location of Proposal: The 2016 Draft Comprehensive Plan Update proposed amendments are located within the City of Poulsbo's Comprehensive Plan. Amendments are proposed throughout the document and Appendices. See description below and link for more information on the proposed amendments. As part of the 2016 Update, one site-specific redesignation/rezone request was submitted to the City. The proposed site-specific application properties are located at 1700 NW Finn Hill and 21425 Urdahl Road NW, and are west and north respectively of the Gravitec building. See below for more information on the site-specific application.

Description of Proposal: The City of Poulsbo is undertaking a periodic review and update of its comprehensive plan and development regulations, as required by the Washington State Growth Management Act (GMA), RCW 36.70A.130(5). The GMA sets forth that Kitsap County and its cities should review and revise, if needed, their comprehensive plan and development regulations to ensure their plan and regulations comply with GMA requirements. The periodic review shall continue for every eight years thereafter.

Poulsbo's Comprehensive Plan has been updated since the original 1994 GMA Plan, with a significant update adopted December 2009. Amendments have occurred yearly since 2009, including amendments to policies, maps, functional plans, and the capital facilities plan.

The 2016 Draft Comprehensive Plan can be found at this link:
http://www.cityofpoulsbo.com/planning/ProjectPoulsbo2036.htm

The City reviewed its 2009 Comprehensive Plan in concert with the more significant update efforts of Kitsap County and other local cities. The City initiated a public engagement and outreach entitled "community check-in" and established a public participation plan July 2015. The City also began updating all its functional plans; the Water plan was completed and adopted in 2015 and the Sewer, Storm Water, Transportation and Parks plans were updated in 2015/2016, to be adopted with the comprehensive plan update. Other amendments were identified with the establishment of the 2016 comprehensive plan docket in January 2016: 1) Incorporate all the functional plan updates in the Capital Facilities Plan and Appendix B; 2) Update as appropriate the Land Use, Transportation, Natural Environment, Capital Facilities, Housing, Parks Recreation and Open Space, Economic Development, Utilities and Implementation chapters; 3) Incorporate the 2014 Kitsap County Buildable Lands Report data and land capacity analysis into Section 3 Land Development Review and Evaluation; 4) Update inventories with recent data including Appendix A; and 5) One site-specific re-designation request.

All documents related to the 2016 Draft Comprehensive Plan Update will be available for public review. The primary repository of all information related to the update is the City's website—http://www.cityofpoulsbo.com/planning/ProjectPoulsbo2036.htm where draft documents, meeting dates, updates on process, and official notices (notice of application, environmental review, public hearing notices, etc.), will be posted.

Summary of Amendments:
Amendments to the City of Poulsbo Comprehensive Plan have been made throughout the document. Most amendments are updating information or data from the 2009 Comprehensive Plan document – for example, revisions to the City's Capital Facilities Plan based on updates of the City's functional plan; Census 2010 and American Community Survey data; base parcel map update to all figures; updated annual OFM population estimates; adding updated photographs throughout the document; revisions to the Economic Development Chapter; and revisions to the Parks, Recreation and Open Space Chapter based on the updated Parks functional plan. The 2016 Comprehensive Plan Update Draft amendments are represented as **bold underline** for proposed additions and ~~strikeouts~~ for deletions. A more complete summary of the amendments is available at this link: http://www.cityofpoulsbo.com/planning/documents/IntroductionandSummaryDocument_Sept2016.pdf

Site-Specific Application: One site-specific application was submitted as part of the 2016 Comprehensive Plan Update. CPA 2016-01 (Foraker/Lanazafame) is a request to re-designate and rezone two properties totaling 5.56 acres from Residential Low (RL) to Office Commercial Industrial (OCI). The properties are located at 1700 NW Finn Hill and 21425 Urdahl Road NW, and are west and north respectively of the Gravitec building.

Lead Agency: City of Poulsbo

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

COMMENTS: **The City is utilizing the provisions provided for in WAC 197-11-060(5) "phased environmental review".** Specific environmental review will be required at the time of site specific development proposal submittal, and a threshold determination will be issued at the time of a development application. Site specific development impacts are not identified at this time. Additional project information will be prepared and made available when projects are ready to move forward as a development proposal. Environmental checklists will be required to be prepared for the site-specific projects and a threshold determination will be issued at that time. This phased environmental review applies to identified capital facilities improvement projects in the Capital Facilities Plan/Functional Plans, and the one site-specific redesignation/rezone application request included with the 2016 Draft Comprehensive Plan Update.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 calendar days from the date below. Public comments must be submitted by October 28, 2016

Responsible official:	Karla Boughton
Position/Title:	Interim Planning Director
Address:	City of Poulsbo

200 NE Moe St
Poulsbo, WA 98370
Phone: (360) 394-9748

Date: October 14, 2016 Signature: _____

You may appeal this determination in writing to the responsible official listed above no later than 10 working days from the date of this notice.

You should be prepared to make specific factual objections. Contact the responsible official to read or ask about the procedure for SEPA appeals.

City of Poulsbo Environment Checklist

A. Background

Name of proposed project, if applicable: 2016 Draft Comprehensive Plan Update - including one site specific re-designation/rezone request, future capital improvement projects, and functional plans		**Date Prepared:** October 11, 2016
Name of Applicant: City of Poulsbo	**Address:** 200 NE Moe Street Poulsbo, Washington 98370	**Phone Number:** (360) 394-9748
Contact: Karla Boughton, Interim Planning Director	**Agency Requesting Checklist:** City of Poulsbo	

Proposed timing or schedule (including phasing, if applicable)

The Planning Commission has scheduled public workshops on October 4, 11, 18, and 25, 2016; a public hearing is scheduled for November 8, 2016.

The City Council has workshops scheduled for November 16, 30 and December 7, 2016 and a public hearing scheduled on December 14, 2016.

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

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Checklist Reviewed by Maria S. Powers, Associate Planner 10-14-16

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

No specific environmental information has been prepared for this set of amendments. A Final Supplemental Environmental Impact Statement was issued in conjunction with the 2009 Comprehensive Plan on September 29, 2009.

A SEPA checklist was prepared for the 2016 Sanitary Sewer Plan in September 2016. A copy of the checklist is available upon request.

Site and project specific land use development projects submitted to the City in the future will require environmental review when development is proposed, as applicable pursuant to SEPA rules. An environmental checklist will be required and threshold determination will be issued at that time.

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

No.

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

City Council approval and adoption.
Department of Ecology approved the 2016 Sewer Comprehensive Plan on 10/13/2016.

Give a 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.

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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.

Poulsbo is located in Township 26 North, Range 1 East, Willamette Meridian and is located in all or portions of Sections 9, 10, 11, 13, 14, 15, 22, 23, 24, 25, and 26. Amendments are located in the following Sections:

The proposed amendments will affect the Poulsbo Comprehensive Plan and appendices.

The site specific re-designation request application – CPA 2016-01 – is located at 1700 NW Finn Hill Road and 21425 Urdahl Road NW.

The proposed comprehensive plan amendments, updated functional plans and site specific re-designation/rezone application do not identify specific development proposals at this time, and therefore are considered a "nonproject" action for SEPA review purposes. The answers to the following questions will be made in a citywide context. All future site specific development projects subject to SEPA will be required to complete its own site specific environmental checklist and EPA review.

B. Environmental Elements		Agree	Disagree	Mitigate
1. Earth				
a.	**General description of the site (check one):** **X flat, ☒ rolling, X hilly, ☐ steep, X slopes, ☐ mountainous, ☐ other.** Poulsbo's topography varies throughout the city, from flat to areas of steep slopes. Actual site specific development will be subject to additional SEPA review as appropriate. Environmental review and a threshold determination will be required at the time of development review. Site specific development impacts are not identified at this time.	X		
b.	**What is the steepest slope on the site (approximate percent slope)?** There are areas within the city limits with slopes exceeding 40 percent, and potential geohazard areas are mapped on the City's critical areas maps. At the time of a site specific development proposal, additional information on slopes will be required. Future development will require additional environmental review.	X		
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 prime farmland.**	X		

	According to the Kitsap County Soil Survey, the soils within the city limits is predominately classified as Poulsbo Gravelly sandy loam, with areas of Kapowsin gravelly loam and Sinclair soils. Small located areas of other soil types exist throughout the area.			
d.	**Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** Unstable soils and slopes exist throughout the North Kitsap County region. There are areas of unstable soils within the city limits. These areas are regulated by the City's Critical Areas Ordinance.	X		
e.	**Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.** This is not applicable to this non-project action.	X		
f.	**Could erosion occur as a result of clearing, construction or use? If so, generally describe.** Typical erosion hazards could occur during the clearing and grading phase for specific projects while soils are exposed to surface water runoff. Appropriate erosion control measures will be required by the City Engineer for future site specific development.	X		
g.	**About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** This is not applicable to this non-project action. No site specific development is proposed at this time. Projects will require further analysis and SEPA review.	X		
h.	**Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** None. No site specific development is proposed at this time. Determination will be made at the time specific development proposals move forward. Future development will be subject to City adopted regulations and requirements for erosion control.	X		

2. Air				
a.	**What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.** New construction will comply with Poulsbo Municipal Code and Puget Sound Clean Air Agency requiring reasonable precautions be taken to	X		

	avoid dust emissions. At the time of site specific project review, the City Engineer will require appropriate dust emissions control measures.			
b.	**Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** No site specific development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
c.	**Proposed measures to reduce or control emissions or other impacts to air, if any.** None. No site specific development is proposed at this time. Determination will be made at the time specific proposals move forward. New construction will comply with the requirements of the Poulsbo Municipal Code and the Engineering Department, which will be reviewed at the time of a specific project proposal moving forward.	X		
3. Water				
a.	**Surface:**			
	1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.** Liberty Bay, Dogfish Creek, South Fork of Dogfish Creek, North Fork of Johnson Creek, Bjorgen Creek, Lemolo Creek, Poulsbo Creek, various wetlands. See Figures NE-1, NE-4, NE-5 and NE-6 in the Natural Environment Chapter of the 2016 Draft Comprehensive Plan.	X		
	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.** No development is proposed at this time. Determination will be made at the time specific development proposals move forward.	X		
	3) **Estimate the amount of fill and dredge that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific development proposals move forward.	X		

	4)	**Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
	5)	**Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** The Federal Emergency Management Agency (FEMA) has classified some areas of Liberty Bay and Dogfish Creek shoreline as possible floodplain.	X		
	6)	**Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		

b.	**Ground:**				
	1)	**Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
	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.** This is not applicable to this non-project action. No specific site development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
c.	**Water Runoff (including storm water):**				

	1)	**Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** No stormwater will be discharged as a result of this action. Future development will lead to stormwater runoff. The City will require appropriate stormwater detention, retention and release consistent with the State and City stormwater management regulations.	X		
	2)	**Could waste materials enter ground or surface waters? If so, generally describe.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
d.		**Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:** The City's critical areas ordinance provides appropriate and adequate protection to surface waters. Poulsbo Municipal Code 16.20 sets forth the regulatory requirements for wetland and streams. Any additional mitigation necessary will be identified at the time of site specific development application environmental review. Stormwater management requirements by the State and City will be identified and imposed at the time of site specific development application. The 2016 Comprehensive Plan includes goals and policies related to stormwater (Goal LU-11 and related policies, beginning on page 55); as well as Section 12.8 Storm Water Management System in the comprehensive plan's Capital Facilities Plan; and Appendix B-3 2016 Storm Water Management Plan, all are intended to reduce or control water runoff impacts.	Y		
4. Plants					
a.		**Check 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** ☒ **Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other** ☐ **Water plants: water lily, eelgrass, milfoil, other** ☐ **Other types of vegetation**	X		

	The checked vegetation is found throughout Poulsbo.			
b.	**What kind and amount of vegetation will be removed or altered?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific development proposals move forward.	X		
c.	**List threatened or endangered species known to be on or near the site.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X Comprehensive Plan Map NE-5 shows Fish & Wildlife Habitat Conservation Areas and includes Harbor seals + Seattans, Sand lance + Smelt + Eagle use, and hardshell clam.		
d.	**Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** Landscaping is required for new development applications. The landscaping requirements include 20% of the overall site to be landscaped; incentives to retain existing vegetation; protection of critical area buffer vegetation; low impact development techniques that incorporate landscaping; as well as aesthetic landscaping features, such as street trees, parking lot landscaping, street frontage landscaping and building perimeter landscaping.	X		
5. Animals				
a.	**Check any birds and animals which have been observed on or near the site or are known to be on or near the site:** ☒ **Birds: hawk, heron, eagle, songbirds, other:** ☒ **Mammals: deer, bear, elk, beaver, other:** ☒ **Fish: bass, salmon, trout, herring, shellfish, other:** There are a variety of birds, fish, and mammals that inhabit Poulsbo. They are primarily located near streams and Liberty Bay.			
b.	**List any threatened or endangered species known to be on or near the site.** Poulsbo has several listed species, including bald eagle, blue heron, harbor seal, salmon (Chinook, chum, coho), steelhead, cutthroat, hardshell clam, smelt, and sand lance. See Figure NE-4 and NE-5 of the 2016 Draft Comprehensive Plan.			
c.	**Is the site part of a migration route? If so, explain.** Liberty Bay and adjacent streams are known to contain anadromous salmonids. The City is located within the Pacific Flyway -- a flight	X		

	corridor for migrating waterfowl and other birds -- that extends from Alaska to Mexico and South America.			
d.	**Proposed measures to preserve or enhance wildlife, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific development proposals move forward. The City's Critical Areas Ordinance provides protection for wildlife. Any additional mitigation necessary will be identified at the time of site specific development review.	X		
6. Energy and Natural Resources				
a.	**What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.** Electric energy is available city-wide and natural gas is available in specific locations in the city limits.	X		
b.	**Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** Not known at this time.	X		
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.** None at this time. Future development will meet current energy code and conservation standards as set forth in the International Building Code.	X		
7. Environmental Health				
a.	**Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.** None at this time.	X		
	1) Describe special emergency services that might be required. None at this time.	X		

	2)	**Proposed measures to reduce or control environmental health hazards, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		

b.	**Noise**				
	1)	**What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** The city has a typical level of noise expected in an urban environment.	X		
	2)	**What types of levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.** This is not applicable to this non-project action. Short-term noise related to construction is expected for future site specific development projects.	X		
	3)	**Proposed measures to reduce or control noise impacts, if any.** Construction noise is regulated in the Poulsbo Municipal Code 15.32 and state noise level standards. This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		

8. Land and Shoreline Use

a.	**What is the current use of the site and adjacent properties?** The current use with the city limits is primarily single family residential development. There are commercial areas in the City, such as downtown, SR 305 Corridor, Viking Avenue and College Market Place. There are also areas of light industrial, business park and institutional (schools, govt. buildings), and parks.		X		
b.	**Has the site been used for agriculture? If so, describe.** Some areas have historically been used for a variety of agricultural activities. Presently, there is no evidence that properties are being used for large-scale commercial agricultural activities.		X		
c.	**Describe any structures on the site.**				

	The city limits contain a variety of structures. These range from single-family stick built homes, manufactured homes, and a variety of commercial, business and institutional use structures.	X		
d.	**Will any structures be demolished? If so, what?** Not as a result of this non-project application.	X		
e.	**What is the current zoning classification of the site?** Citywide, the zoning classifications are: Residential Low (RL) Residential Medium (RM) Residential High (RH) C-1 Commercial Downtown/Front Street C-2 Commercial Viking Avenue C-3 Commercial SR 305 Corridor C-4 Commercial College MarketPlace Office Commercial Industrial (OCI) Business Park (BP) Light Industrial (LI) Park	X		
f.	**What is the current comprehensive plan designation of the site?** Citywide, the comprehensive plan designations are: Residential Low (RL) Residential Medium (RM) Residential High (RH) Commercial (C) Office Commercial Industrial (OCI) Business Park (BP) Light Industrial (LI) Park	X		
g.	**If applicable, what is the current shoreline master program designation of the site?** The following shoreline master program designations are within the city limits: High Intensity; Natural; Shoreline Residential -1; Shoreline Residential -2; Urban Conservation; Aquatic	X		
h.	**Has any part of the site been classified as "environmentally sensitive area? If so, specify**: Yes, there are areas within the city which are designated wetlands, geologically hazardous areas, aquifer recharge areas, fish and wildlife habitat conservations areas and saltwater shorelines. See Figures NE-1-6 in the Natural Environment Chapter of the 2016 Draft Comprehensive Plan.	X		

i.	**Approximately how many people would reside or work in the completed project?** 2036 employment forecasts are identified in the Economic Development Chapter of the 2016 Draft Comprehensive Plan; see Table ED-2 (page 171).	X		
j.	**Approximately how many people would the completed project displace?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
k.	**Proposed measures to avoid or reduce displacement impacts, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
l.	**Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** This process of reviewing comprehensive plan amendments is one measure to ensure future development is compatible and consistent with the City's comprehensive plan. No development is proposed with the comprehensive plan amendments. Determination of specific measures to ensure compatibility will be made during development review.	X		
9. Housing				
a.	**Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** None. This is a non-project action.	X		
b.	**Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** None. This is a non-project action.	X		
c.	**Proposed measures to reduce or control housing impacts, if any.** The Housing Chapter of the 2016 Draft Comprehensive Plan includes goals and policies to ensure adequate housing units for the City's GMA population allocation, as well as preserving existing housing stock/neighborhoods, and provision of affordable housing.	X		

10. Aesthetics

a.	**What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
b.	**What views in the immediate vicinity would be altered or obstructed?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
c.	**Proposed measures to reduce or control aesthetic impacts, if any.** While site specific development impacts are not identified at this time, building height and design review requirements are set forth in Poulsbo's zoning ordinance. Policies LU-3.7, LU-4.5, CC-3.1, CC-3.2, and ED-6.2 support development and design standards that help reduce and control aesthetic impacts.	X		

11. Light and Glare

a.	**What type of light or glare will the proposal produce? What time of day would it mainly occur?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
b.	**Could light or glare from the finished project be a safety hazard or interfere with views?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
c.	**What existing off-site sources of light or glare may affect your proposal?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
d.	**Proposed measures to reduce or control light and glare impacts, if any.**			

	While site specific impacts are not identified at this time, the City's zoning ordinance contains lighting requirements. Additional environmental review will be required as sites are proposed for development.	X		
12. Recreation				
a.	**What designated and informal recreational opportunities are in the immediate vicinity?** Poulsbo has a variety of public parks and recreation opportunities throughout the city. The 2016 Draft Comprehensive Plan includes a Parks, Recreation and Open Space Chapter; capital improvement projects are identified in Section 12.10 of the Capital Facilities Plan, and Appendix B-5 is the 2016 Parks, Recreation and Open Space Plan.	X		
b.	**Would the proposed project displace any existing recreational uses? If so, describe.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
c.	**Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.** The 2016 Draft Comprehensive Plan park, recreation and open spaces goals and policies, capital facilities plan, and the parks functional plan all support the acquisition and development of parkland within the city limits of Poulsbo. Appendix B-5 Parks, Recreation and Open Space Plan is included as an amendment to the comprehensive plan.	X		
13. Historic and Cultural Preservation				
a.	**Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.** Unknown at this time. This is a non-project action. Determination will be made at the time of specific proposals for development.	X		
b.	**Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.** Unknown at this time.	X		

c.	**Proposed measures to reduce or control impacts, if any.** If at the time of site specific development, evidence of historic or cultural resources are found, proper protocols and notifications will be initiated.	X		
14. Transportation				
a.	**Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.** Major streets and highways in Poulsbo include Highway 3, 305, State Route 307, Viking Avenue, Finn Hill, Front Street, Fjord Drive, Hostmark, Caldart, and Lincoln.	X		
b.	**Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop**. Kitsap Transit provides public transit throughout the city.	X		
c.	**How many parking spaces would the completed project have? How many would the project eliminate?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
d.	**Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).** Figure TR-3 in the 2016 Draft Comprehensive Plan Transportation Chapter identifies future new roads that are identified as needed during the comprehensive plan's 20-year planning period. These roads are intended all to be public roads.	X		
e.	**Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.** No.	X		
f.	**How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.** The 2016 Transportation Plan Update found in Appendix B-4 includes predicted vehicular trips during the comprehensive plan's planning period in order to identified necessary transportation/street capital improvements.	X		

g.	**Proposed measures to reduce or control transportation impacts, if any.** The 2016 Comprehensive Plan's Capital Facilities Plan Section 12.9 Transportation System, Tables CFP-5, CFP-6, CFP-7 and CFP-8 identified capital improvement projects that are intended to reduce and control transportation impacts. Appendix B-4 2016 Transportation Plan Update is included as an amendment to the comprehensive plan.	X		
15. Public Services				
a.	**Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	X		
b.	**Proposed measures to reduce or control direct impacts on public services, if any.** The 2016 Draft Comprehensive Plan Capital Facilities Chapter includes review and analysis of fire and police protection, schools, library, and government buildings. Capital improvements necessary in order to accommodate the City's 2036 population allocation, have been identified as appropriate in this section of the comprehensive plan.	X		
16. Utilities				
a.	**Check the utilities currently available at the site: ☒ electric, ☒ natural gas, ☒ water, ☒ refuse service, ☒ telephone, ☒ sanitary sewer, ☐ septic system, ☐ other.** Utilities are also available throughout the city, with natural gas only available in specific areas.	X		
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 2016 Draft Comprehensive Plan Utilities Chapter include goals and policies which address government and non-government owned utilities. The 2016 Draft Comprehensive Plan's Capital Facilities Chapter includes water, sewer and stormwater utilities, and identifies capital facilities improvements necessary in order to accommodate the City's 2036 population allocation. Appendix B includes the functional plans for the City's utilities. Appendix B-2 2016 Sanitary Sewer System	X		

	Plan, and Appendix B-3 2016 Storm Water Management Plan have been updated and are included amendments to the comprehensive plan.			

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____ **Date Submitted:** 10/11/2016

SEPA Checklist reviewed by Maria S. Ferris, Associate Planner on October 14, 2016

D. Supplemental Sheet For Non-Project Actions

(DO NOT 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 of the proposal, or the types of activities likely to result from the proposal, that 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. A	**How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substance; or production of noise?** As a non-project action, the proposed amendments to the comprehensive plan would not create any of these effects. All development and uses will be subject to all applicable local, state and federal regulatory requirements and will be reviewed on a case-by-case basis during the development review process. Projects resulting from the amendments to the comprehensive plan may require further review under SEPA.
	Proposed measures to avoid or reduce such increases are: No measures are proposed with the comprehensive plan amendments. However, measures will be identified as necessary during the development permit and environmental process for specific projects. Compliance with city regulations and other appropriate mitigations would reduce increases.
2. A	**How would the proposal be likely to affect plants, animals, fish, or marine life?** As a non-project action, proposed amendments to comprehensive plan would not directly affect plants, animals, fish or marine life. Projects resulting from the comprehensive plan amendments may require further review under SEPA.
	Proposed measures to protect or conserve plants, animals, fish, or marine life are: The City's Critical Areas ordinance provides regulatory protective measures to protect and conserve vegetation and wildlife habitat. Additional measures may be identified during the development permit and environmental review process for specific projects.
3. A	**How would the proposal be likely to deplete energy or natural resources?** As a non-project action, proposed amendments to the comprehensive plan would not deplete energy or natural resources. Projects resulting from the comprehensive plan amendments will require further environmental review at the time of development application.
	Proposed measures to protect or conserve energy and natural resources are: Measures would be identified during the project specific development permit and environmental review. Compliance with city regulations and other appropriate mitigations would provide the appropriate measures to reduce impacts.

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?** No development is proposed with the proposed amendments to the comprehensive plan. There will not be negative effects to environmentally sensitive areas designated or under study for protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands.
A	**Proposed measures to protect such resources or to avoid or reduce impacts are:** Measures would be identified during the project specific development permit and environmental review. Compliance with city regulations and other appropriate mitigations would provide the appropriate measures to reduce impacts.
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?** Projects resulting from the proposed amendments will require further review at the time of development application.
A	**Proposed measures to avoid or reduce shoreline and land use impacts are:** The amendments being considered through the update to the comprehensive plan ensure compatibility, and do not pose shoreline or land use impacts. All development applications will be subject to further review under SEPA, the city's zoning code and the Shoreline Master Program where appropriate.
6.	**How would the proposal be likely to increase demands on transportation or public services and utilities?** No development is proposed with the comprehensive plan amendments. However, future developments on the subject sites may have increased demands, which would be identified during the specific project development review. Projects resulting from amendments may require further review under SEPA which will be accomplished as required under WAC 197-11 and the Poulsbo Municipal Code.
A	**Proposed measures to reduce or respond to such demand(s) are:** Measures to reduce impacts on transportation, public services and utilities would be identified during project specific development review. Compliance with city regulations and other appropriate mitigations could provide the appropriate measures to reduce impacts.
7.	**Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**
A	The proposed amendments do not conflict with any local, state or federal laws or requirements for the protection of the environment. All future development proposals would be required to follow all applicable regulations regarding the protection of the environment.