City of Poulsbo Environment Checklist

Name of proposed project, if applicable: 2014 Zoning Ordinance Amendment – Marijuana Related Uses		**Date Prepared:** April 2, 2014
Name of Applicant: City of Poulsbo	**Address:** 200 NE Moe Street Poulsbo, Washington 98370	**Phone Number:** (360) 394-9882
Contact: Karla Boughton, Associate Planner	**Agency Requesting Checklist:** City of Poulsbo	

Proposed timing or schedule (including phasing, if applicable)

The Planning Department plans to issue a staff report late April 2014. A Planning Commission hearing is tentatively scheduled for May 13, 2014. Then City Council will review the amendments at a Council hearing, tentatively scheduled for June 11, 2014.

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

It is unlikely that all environmental impacts can be identified and appropriately mitigated as a part of this application, because there isn't a specific development project. The City will utilize the provisions of WAC 197-11-060(5) that provides for Phased Review of SEPA – this provides for a broad environmental review of the zoning ordinance amendments and project-specific environmental review as development proposals are submitted.

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

The Liquor Control Board prepared an environmental checklist (July 1, 2013) and addendum to the environmental checklist (September 26, 2013), specifically reviewing the proposed rulemaking for WAC 314-55 Marijuana Licenses, Application process, Requirements and Report. Additionally, the Liquor Control Board had a white paper prepared by BOTEC Analysis Corporation entitled "Environmental Risks and Opportunities in Cannabis Cultivation" dated June 28, 2013 and September 7, 2013. A copy of the checklist, addendum and white paper are available at the Poulsbo Planning Department.

Any new or redevelopment that occurs to support allowed marijuana related uses will require environmental review when a land use development permit is submitted to the City, and as applicable pursuant to SEPA rules.

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

All marijuana producers, processors and retail outlets must be licenses by the state of Washington.

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

City Council approval and adoption.

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.

The proposed amendment is a text amendment to the City's Zoning Ordinance (Title 18) to amend Chapter 18.90 Business and Employment Districts, adding a new Section 18.90.075 entitled "Marijuana Related Uses." This new section is being established to address the passage of I-502 and the licensing of recreational marijuana through the provisions of WAC 314-55, and medical marijuana collective gardens as set forth by RCW 69.51A.085. Specifically, the proposed amendments set forth: 1) that the zoning district for recreational marijuana related uses and collective gardens is the Light Industrial zoning district; 2) identifies the buffer requirements of WAC 314-55 and applies them to collective gardens as well; 3) establishes development standards for marijuana related uses; 4) requires compliance with state licensing; and 5) establishes penalties for noncompliance.

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.

The parcels within the Light Industrial Zoning District, which is where the marijuana related uses are proposed to be located, are identified on an map included with this checklist as Attachment A.

The proposed amendment does not identify specific development projects and therefore is considered a "nonproject" for SEPA review purposes. All future site specific development projects subject to SEPA will be required to complete its own site specific environmental checklist and SEPA review.

B. Environmental Elements		Agree	Disagree	Mitigate
1. Earth				
a.	**General description of the site (check one):** ☒ **flat,** ☐ **rolling,** ☒ **hilly,** ☐ **steep,** ☒ **slopes,** ☐ **mountainous,** ☐ **other.** Poulsbo's topography varies throughout the city, from flat to areas of steep slopes. Actual development will be subject to additional SEPA review. 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.	✓ ✓		
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 (see Figure NE-3). At the time of a development	✓		

	proposal, additional information on slopes will be required. Future development will require additional environmental review.			
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.** 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. No development is proposed at this time, therefore site specific development impacts are not identified. Future development will be subject to phased SEPA review.	✓ ✓		
d.	**Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** Geohazards are mapped in the City's critical areas maps and unstable soils/slopes are regulated by the City's Critical Areas Ordinance. No development is proposed at this time. Review of soil conditions will occur at the time specific proposals move forward.	✓ ✓		
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.	✓		
f.	**Could erosion occur as a result of clearing, construction or use? 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. Erosion control would be addressed through existing City ordinances, including the clearing and grading and critical areas regulations.	✓		
g.	**About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** Unknown at this time. The proposed amendments do not increase impervious surfaces; however the zoning ordinance does include development standards for building lot coverage and landscaping requirements.	✓		

h.	**Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** Landscaping is required for 20% of the site for new development in the LI zoning district. Site specific projects will be subject to regulations and requirements for erosion control.	✓		

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.** Odor may occur from the growing and processing of marijuana. The exact type and quantities are not known at this time. Determination will be made at the time specific proposal.	✓		
b.	**Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
c.	**Proposed measures to reduce or control emissions or other impacts to air, if any.** The draft zoning amendments require that all marijuana related uses shall be with enclosed structures meeting all building codes. The draft amendment also includes a provision requiring that marijuana odor shall be contained within the enclosed structure (18.90.075.D.10).	✓		
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. Poulsbo's main surface water body is Liberty Bay; there are numerous streams and wetlands throughout the city limits. There is no development proposed at this time; future development will require additional environmental review.	✓		

	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 proposals move forward.	✓		
	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 proposals move forward.	✓		
	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.	✓		
	5)	**Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** No development is proposed with these comprehensive plan amendment requests. Determination will be made at the time specific proposals move forward.	✓		
	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.** The white paper prepared by BOTEC Analysis Corporation identified that water runoff and fertilizer runoff for outdoor cultivation of crops could occur.			✓ all growing required to be indoors

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.	✓		

	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 development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
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.** Future development will lead to stormwater runoff, which will be reviewed and required to meet City and State regulations for stormwater management. Determination will be made at the time specific proposals move forward.	✓		
	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.	✓		
d.	**Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:** The draft zoning amendments require that all growing and processing of marijuana or medical marijuana shall be with enclosed structures. Compliance with state and City stormwater management requirements will be required as well.		✓		
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** This is not applicable to this non-project action. No development is proposed at this time. The existing vegetation for sites will be determined at the time of development review.	✓		
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 proposals move forward.	✓		
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.	✓		
d.	**Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, 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. Landscaping is typically required for new development proposals.	✓		
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 Comprehensive Plan Map Figure NE-5. No development is proposed at this time. Additional environmental review will be conducted at the time of application for specific development.	✓		

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 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.** White paper prepared by BOTEC Analysis Corporation identified that pest control or plant disease poisons used for outside marijuana cultivation have been linked to fisher deaths, and may affect owls, martens and foxes. The proposed amendments require that all cultivation to occur with enclosed structures.			✓ all growing required to be indoors

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.** Energy consumption for indoor and greenhouse growing will be the main energy need for marijuana cultivation and processing. Electric energy is available city-wide and natural gas is available in specific locations in the city limits.	✓ ✓		
b.	**Would your project affect the potential use of solar energy by adjacent properties? 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.	✓		
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.** Future development will meet the current energy code as identified in the International Building Code.	✓		

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.** The white paper prepared by BOTEC Analysis Corporation identified that pesticides, herbicides and fungicides are commonly used for outdoor marijuana cultivation.			✓ all growing required to be indoors

	1) **Describe special emergency services that might be required.** 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.	✓		
	2) **Proposed measures to reduce or control environmental health hazards, if any.** The Liquor Control Board has established restrictions for the pesticides types and amounts for outdoor cultivation. The proposed zoning amendments require that all cultivation occur within enclosed structures.	✓		

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.	✓		
	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. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
	3)	**Proposed measures to reduce or control noise 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. Construction noise is regulated in the Poulsbo Municipal Code.	✓		

8. Land and Shoreline Use

a.	**What is the current use of the site and adjacent properties?** The current uses of the City's light industrially zoned property vary, and include vacant lots, light industrial, single family residences, churches, offices, warehouses, public facilities and utilities.	✓		
b.	**Has the site been used for agriculture? 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.	✓		
c.	**Describe any structures on the site.** No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
d.	**Will any structures be demolished? If so, what?** 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.	✓		
e.	**What is the current zoning classification of the site?** The proposed zoning ordinance amendments are establishing marijuana related uses to be located in the Light Industrial zoning district.	✓		
f.	**What is the current comprehensive plan designation of the site?** The proposed zoning ordinance amendment is establishing marijuana related uses to be located in the Light Industrial comprehensive plan land use designation.	✓		
g.	**If applicable, what is the current shoreline master program designation of the site?** Determination of shoreline designation and applicable review requirements will be made at the time specific proposals move forward. Although most light industrial zoned areas are not located along the shoreline.	✓		
h.	**Has any part of the site been classified as "environmentally sensitive area? If so, specify**. The actual development of the specific sites will be subject to additional development review, and would be subject to environmental review. Site specific development impacts are not identified at this time. Identification of environmentally sensitive areas will be made based on the City's Critical Area Ordinances maps and site specific environmental information prepared during the development review process.	✓		
i.	**Approximately how many people would reside or work in the completed project?** 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.	✓		
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.	✓		
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.	✓		
l.	**Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** No development is proposed with the comprehensive plan amendments. Determination of specific measures to ensure compatibility will be made during development review.	✓		
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.	✓		
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.	✓		
c.	**Proposed measures to reduce or control housing 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.	✓		
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.	✓		

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.	✓		
c.	**Proposed measures to reduce or control aesthetic 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. 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.	✓		
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.	✓		
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.	✓		
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.	✓		
d.	**Proposed measures to reduce or control light and glare 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. 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.			
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.	✓		
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.	✓		
c.	**Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.** The Liquor Control Board established buffers in which marijuana related uses must be located more than 1000' from public parks and recreation facilities.	✓		
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.	✓		
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.	✓		
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.	✓		
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.	✓		
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.	✓		
c.	**How many parking spaces would the completed project have? How many would the project eliminate?** The proposed zoning amendments establishes that parking requirements for marijuana related uses as: 1 parking space per 500 gross square feet for recreational marijuana production, processing operations and collective gardens. 1 parking space per 300 gross square feet for recreational marijuana retail outlet.	✓		
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).** 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.	✓		
e.	**Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.** No.	✓		
f.	**How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would 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.	✓		
g.	**Proposed measures to reduce or control transportation 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.	✓		

	At the time of development review, projects will be reviewed for traffic impacts and appropriate mitigation will be imposed.	✓		

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.	✓		
b.	**Proposed measures to reduce or control direct impacts on public services, 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.	✓		

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. No development is proposed with the amendments, and specific determination of utility services will be made at the time of development review.	✓		
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.** City water, sewer and stormwater utilities will be necessary for new construction or utilizing existing structures.	✓		

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:** 4/7/2014

Reviewed by:
Keri Weaver
Assoc. Planner
4/8/14

D. Supplemental Sheet For Non-Project Actions

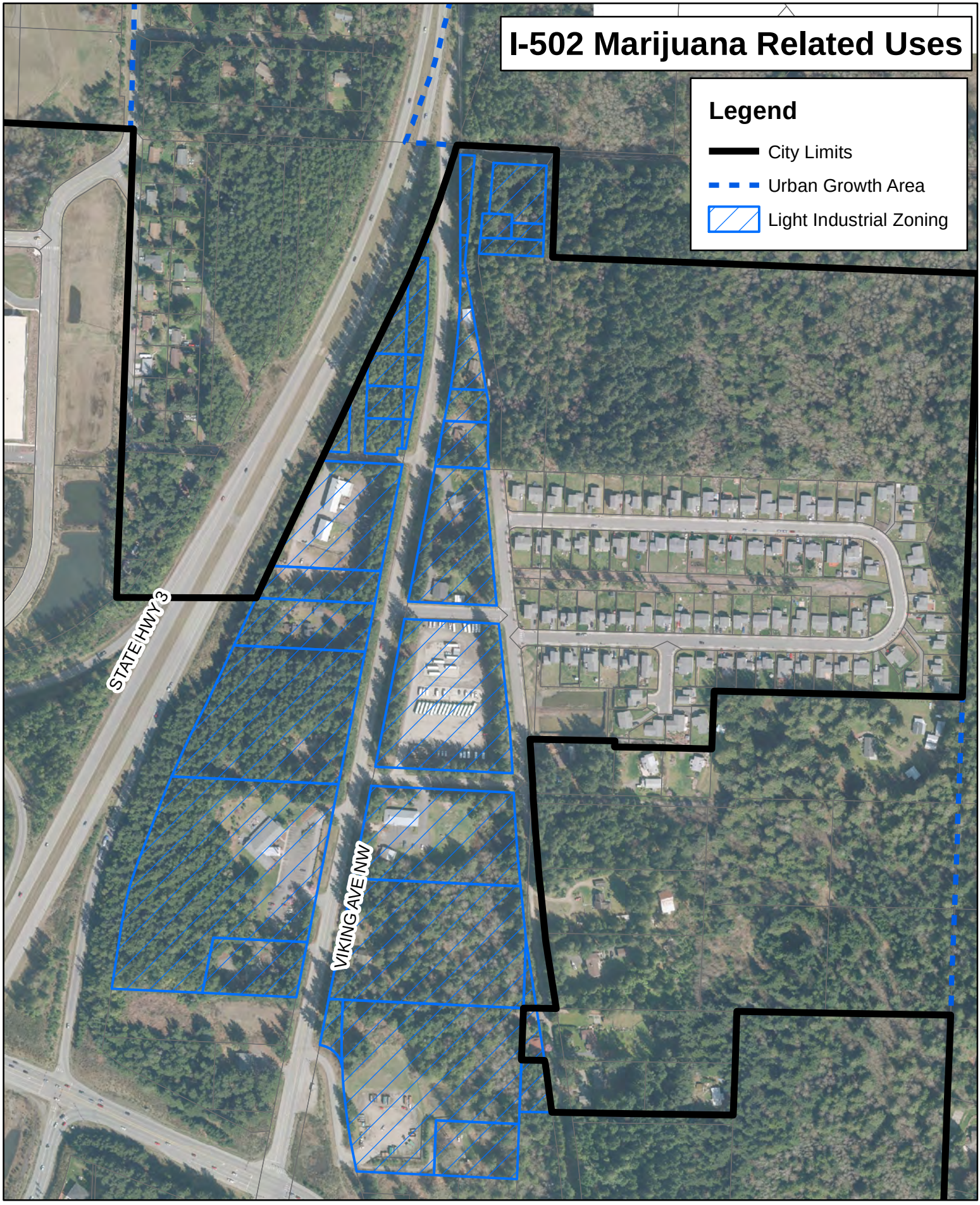
(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)

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.	**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, zoning ordinance amendment approval 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 zoning ordinance 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.	**How would the proposal be likely to affect plants, animals, fish, or marine life?** As a non-project action, approval of zoning ordinance amendments would not directly affect plants, animals, fish or marine life. Future projects 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.	**How would the proposal be likely to deplete energy or natural resources?** As a non-project action, approval of zoning ordinance amendments would not deplete energy or natural resources. Future projects may 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 zoning ordinance amendments. 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. Future projects may require further environmental review at the time of development application.
	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 zoning ordinance amendments will require further review at the time of development application.
	Proposed measures to avoid or reduce shoreline and land use impacts are: 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 zoning ordinance amendment requests. 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.
	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.** 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.



Map by Poulsbo Planning Department GIS 3/24/14

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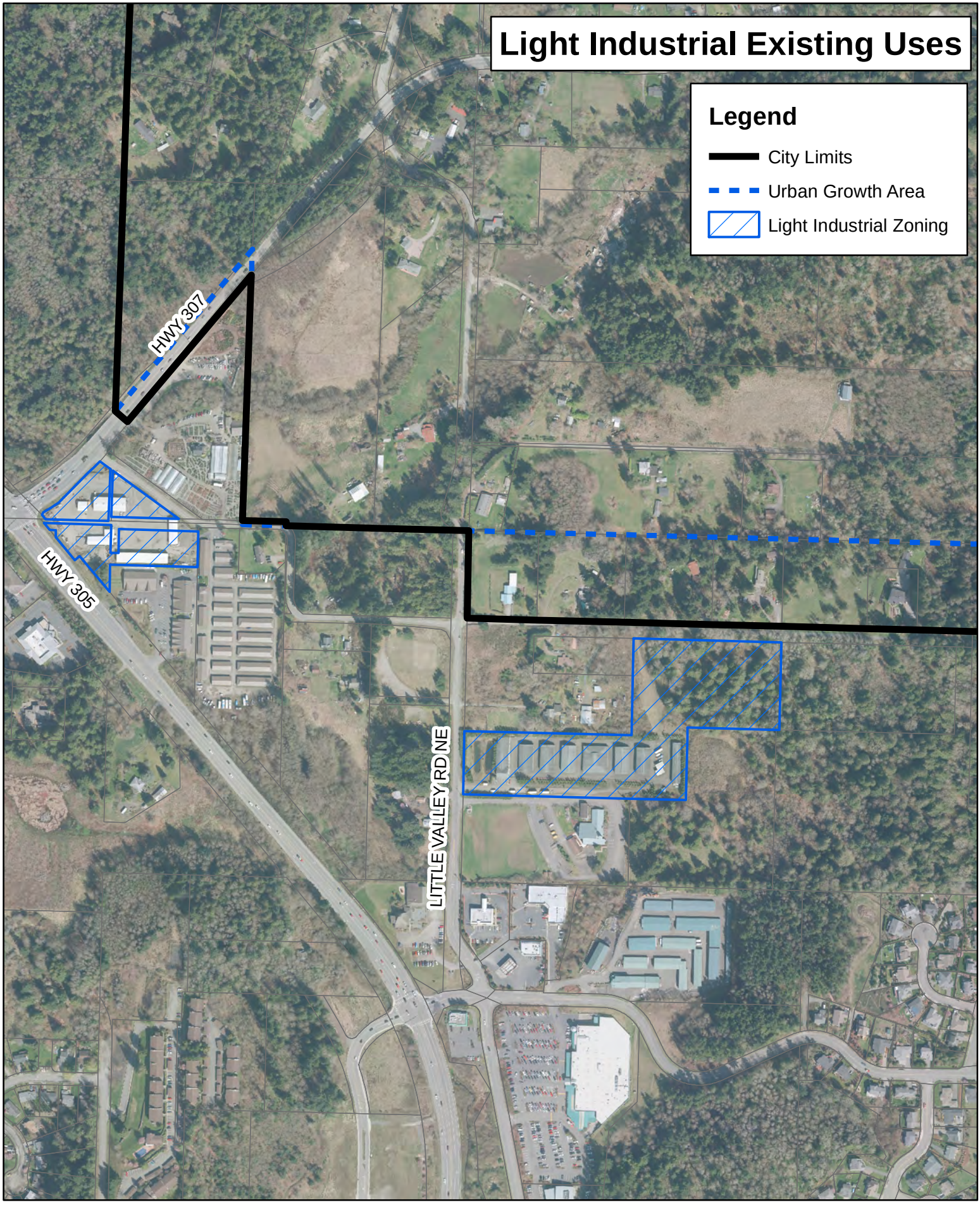

Map by Poulsbo Planning Department GIS 3/20/14

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