

# Determination of Significance & Request for Comments on Scope of Planned Action EIS

## Description of Proposal

The City of Bremerton, in partnership with Kitsap County and other state, federal, and tribal agencies, is in the process of preparing a proposed Gorst Creek Watershed Plan, including a framework plan for the watershed as a whole and a subarea plan for the Gorst Urban Growth Area (UGA). Also under preparation are implementing land use and environmental regulations. It is also anticipated that a capital facilities plan (CFP) will be prepared to support the plan and to implement infrastructure. The plan and regulations will undergo public review and refinement through late 2013.

This plan will create a land use framework and implementing development, design, and street standards to establish a cohesive vision for a livable district and to encourage investment in the Gorst UGA. Concepts include a range of permitted land uses with emphasis on residential, retail and commercial uses. The subarea plan and implementing zoning are anticipated to serve as pre-annexation planning and zoning pursuant to RCW 35.13.177.

Land use plans and regulations could include increased residential density in targeted areas and new development standards that provide for protection of environmental processes and provide development incentives for enhanced economic development.

The City is also proposing to adopt a Planned Action Ordinance for the Gorst UGA. A Planned Action Ordinance, if adopted pursuant to WAC 197-11-164 to 172, would indicate that the completed EIS adequately addresses significant impacts of the proposed action, and that future projects consistent with the analyzed projects and parameters of the Planned Action Ordinance would not require future SEPA threshold determinations or EISs. Therefore, comment during this Scoping period is encouraged.

The EIS will analyze the *No Action Alternative*, e.g. continuation of the City and County's current Comprehensive Plan and development regulations applicable to the UGA and watershed without amendment. It is also anticipated that the EIS will address two *Action Alternatives* that may review various land use patterns such as an increase residential development options and enhancement of commercial options while promoting environmental restoration and protection.

## Proponents

City of Bremerton and Kitsap County

## Location of Proposal

The Gorst Creek Watershed and Gorst UGA together comprise the planning boundaries, and encompass over 6,000 acres in the southwestern portion of Kitsap County. Several jurisdictional boundaries cross into the watershed: about 3,600 acres encompass Bremerton City Limits, most of which is zoned as utility lands, about 335 acres are in the Gorst UGA, nearly 180 acres are in the McCormick Woods area of the City of Port Orchard, and the balance of about 1,940 acres are rural, unincorporated lands.

## Lead Agency

City of Bremerton

## EIS Required

The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at City Hall, 345 6th Street, Suite 600, Bremerton or at the project website: <http://www.ci.bremerton.wa.us/gorstwatershed/>.

The lead agency has identified the following areas for discussion in the EIS: Natural Environment (geology/soils, water resources including surface water, groundwater, and stormwater, air quality, plants and animals), Noise, Hazardous Materials, Land Use Patterns/Plans and Policies, Socioeconomics, Aesthetics, Cultural Resources, Transportation, and Public Services and Utilities.

## Scoping

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The methods and deadline for giving us your comments are:

Mail written comments to the Responsible Official at the address below or email comments to [heather.kauer@ci.bremerton.wa.us](mailto:heather.kauer@ci.bremerton.wa.us). **The City must receive the comments by 5:00 pm November 5, 2012.**

Interested citizens, tribes, and agencies are also invited to a **scoping meeting on Monday, October 29, 2012**, at the Kitsap Square Dance Association, Dance Hall located at 6800 W Belfair Valley Road, from **5:00pm-7:00 pm**. The meeting is an opportunity to review available information, participate in a visioning exercise, and ask questions. Comments can be submitted at the meeting.

## SEPA Responsible Official:

**Responsible Official:** Andrea Spencer, AICP

**Position/Title:** Director, Department of Community Development

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Date: 10/10/12

Signature: 