

SEPA¹ 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 nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)²

1. Name of proposed project, if applicable:

Development Regulation Amendments for HB 1110 (Middle Housing) and HB 1337 (Accessory Dwelling Units)

2. Name of applicant:

City of Fircrest

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

Dawn Masko – City Manager dmasko@cityoffircrest.net

City of Fircrest

115 Ramsdell Street

Fircrest, WA 98466

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Checklist prepared by:

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4. Date checklist prepared:

April 30, 2025

5. Agency requesting checklist:

City of Fircrest

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

Planning Commission review will take place in late spring 2025, followed by City Council review and consideration for adoption no later than June 30, 2025.

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

No, any additions or further amendments to the Fircrest Development Regulations will be evaluated as a separate proposal.

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

No additional environmental information has been prepared related to this proposal.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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.

None. Future projects developed within the applicable areas where changes to development regulations are being proposed will be reviewed and evaluated separately for consistency with local, state, and federal regulations.

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

The proposed amendments to the City of Fircrest's Development Regulations will need to be approved by the Fircrest City Council.

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.)

The proposal is a non-project action to update Fircrest's Municipal Code (FMC) Title 22 Land Development. Specific chapters of Title 22 (Land Development) are being updated to conform to required updates established in the Washington Administrative Code (WAC) in response to House Bill 1110 (Middle Housing) and House Bill 1337 (Accessory Dwelling Units or ADUs). House Bill 1110 generally requires the City to allow certain middle housing types in areas primarily designated for single-family residential uses, which in Fircrest includes the R-4, R-4-C, and R-6 zones. House Bill 1337 generally requires cities to expand housing options by easing barriers to the construction and use of accessory dwelling units.

As these development regulations take effect in zones that geographically cover much of the City of Fircrest, references to the City's 2024 Comprehensive Plan, which considered growth relating to middle housing and accessory dwelling units, have been included to provide guidance on broader citywide analysis of potential impacts and mitigation, if needed.

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.

The City of Fircrest is located in Pierce County, adjacent to Tacoma and University Place.

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

Fircrest has some lower-lying areas near the wetlands in the southeastern portion of the city. The rest of Fircrest varies but is mostly flat with some hills.

Circle or highlight one: **Flat, rolling, hilly, steep slopes, mountainous, other:**

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

This proposal is for a non-project action and does not propose the development of a specific site. However, the City of Fircrest is generally flat with some more significantly sloped areas.

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.

The soils found throughout Fircrest are primarily Alderwood, glacial till soils, which are gravelly and sandy loam soils. There are no agricultural lands of long-term significance within the City limits.

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

In Fircrest, there are no present indications of unstable soils in the City limits or a history of unstable soils.

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.

Does not apply. This is a non-project proposal and does not propose the development of a specific site. Future development will be reviewed separately for environmental impacts.

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

Does not apply. This is a non-project proposal and does not propose the development of a specific site. Future development will be reviewed for environmental impacts.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

Does not apply. This is a non-project proposal and does not propose the development of a specific site. Future development will be reviewed for environmental impacts.

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

None. Future development will be reviewed for environmental impacts separately from this non-project action.

2. Air

[Find help answering air questions⁴](#)

- 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.**

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

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

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

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

None. Future development will be reviewed for environmental impacts separately from this non-project proposal action. More broadly in the Comprehensive Plan, goals and policies LU-10.15, LU-2.3, LU-7.7, Goal T-13, and the goals and policies found in the Climate Resilience element address air pollution and emissions within the City of Fircrest.

3. Water

[Find help answering water questions⁵](#)

- a. Surface:**

[Find help answering surface water questions⁶](#)

- 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**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Leech Creek runs through part of the southeastern corner of Fircrest. Tacoma's storm facility lies within Fircrest but is not part of the City.

- 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. This is a non-project proposal and does not propose the development of a specific site.

- 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.**

None. This is a non-project proposal and does not propose the development of a specific site.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No. This is a non-project proposal and does not propose the development of a specific site.

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

Portions of Fircrest lie within the 100-year floodplain, but this is a non-project proposal that does not propose development of a specific site.

- 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.**

No, this is a non-project proposal and does not propose the development of a specific site.

b. Ground:

[Find help answering ground water questions⁷](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)

- 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 a general description, purpose, and approximate quantities if known.**

No. This is a non-project proposal and does not propose the development of a specific site.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

None. This is a non-project proposal and does not propose the development of a specific site.

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.**

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

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

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

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

Future development will be reviewed for environmental impacts.

Goals and policies within the City of Fircrest Comprehensive Plan encourage future growth to locate outside of the 100-year floodplain, minimize impacts from flooding, and address stormwater management, such as CD-4.5, LU-7.9, LU-10.1, LU-10.14, LU-11.2, LU-15.2, CF-7.5, Goal CR-3, CR-5.1, and CR-5.2.

4. Plants

[Find help answering plants questions](#)

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

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

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

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

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

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

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

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

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that 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:

In Fircrest, there are aquatic habitats and wetlands, and both little brown and Yuma myotis bats.

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

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

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

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

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

None. Future development will be reviewed for environmental impacts.

The City of Fircrest Comprehensive Plan includes goals and policies to preserve and enhance wildlife habitat, such as LU-10.1, LU-10.7, LU-10.8, LU-10.9, LU-10.10, LU-10.12, LU-12.7, LU-13.4, and Goal P-5.

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

Does not apply. This is a non-project proposal and does not propose the development of a specific site.

6. Energy and natural resources

[Find help answering energy and natural resource questions⁹](#)

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.

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

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.

Does not apply. This is a non-project proposal. Future development will be reviewed for impacts to energy and natural resources, including compliance with applicable building codes.

7. Environmental health

[Health Find help with answering environmental health questions¹⁰](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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.**

Does not apply. This is a non-project proposal.

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.**

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

None. This is a non-project proposal. There are policies in the City of Fircrest Comprehensive Plan that address water quality and health standards, such as T-12.1, T-12.2, CR-1.3, and CR-7.5.

b. Noise

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

Does not apply. This is a non-project proposal.

2. **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)?**

Does not apply. This is a non-project proposal.

3. **Proposed measures to reduce or control noise impacts, if any:**

None. This is a non-project proposal and any future development will be reviewed for environmental impacts.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

- 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.**

Land uses in Fircrest include Low Density Residential, LDR Conservation, Medium Density Residential, MDR – Traditional Community Design, High Density Residential, Neighborhood Commercial, Commercial Mixed Use, Parks, Recreation and Open Space, and Public and Quasi Public Facilities. The Development Regulations update will not result in changes to adjacent land uses. The associated zoning districts will be modified to permit middle housing and accessory dwelling units in addition to the existing single-

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

family residential already permitted. Future developments will be reviewed separately for their impacts on land use.

- b. 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 because 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?**

This Development Regulations update will not result in the conversion of agricultural or forest lands of long-term significance. There are no working farmlands or forest lands of significance in Fircrest.

- 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?**

No.

- c. Describe any structures on the site.**

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

- e. What is the current zoning classification of the site?**

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

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

There are no shoreline designations in Fircrest.

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

There are wetlands and floodplains within the City of Fircrest.

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

Does not apply. This is a non-project proposal.

- j. Approximately how many people would the completed project displace?**

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None. This is a non-project proposal. Future development will be reviewed for environmental impacts.

9. Housing

[Find help answering housing questions](#)¹²

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

This is a non-project proposal and will not result in the direct development of any housing units. However, the Development Regulation amendments do create the ability to develop lots within the R-4, R-4-C, and R-6 zones with up to two additional units per lot in addition to single-family. Those units may be middle housing or accessory dwelling units, or a combination. Those units are not required to be attainable for any particular income level.

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

No housing units will be eliminated as a direct result of this non-project action.

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

None. This project does not develop housing and will not result in a direct housing impact. The City of Fircrest Comprehensive Plan contains goals and policies to address potential displacement impacts and encourage a variety of housing types affordable for a range of incomes, such as Goals LU-5, H-1, H-2, H-3, and their corresponding policies.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

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

None. This is a non-project proposal. Future development will be reviewed for aesthetic impacts.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

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

None. This is a non-project proposal. Future development will be reviewed for light and glare impacts.

12. Recreation

[Find help answering recreation questions](#)

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

Fircrest has a few parks, including a pocket park, neighborhood park, and two community parks, as well as a natural open space area and a special use area. The City also has a community center with space for recreational activities that serve the community.

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

No.

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

None. This non-project proposal does not include substantive changes to recreation regulations.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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? If so, specifically describe.**

While there are structures older than 45 years old, there are no buildings or other sites within the City of Fircrest that are listed on preservation registers. There is one eligible property nearby to the east, but it is in Tacoma. Future development will be reviewed separately from this non-project proposal in case of any changes.

- 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.**

The City of Fircrest was once home to the Puyallup Tribe, but no known artifacts or resources remain in the City. Future development will be reviewed separately from this non-project proposal.

- 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.**

Review of Washington State DAHP database/WISAARD map viewer, Fircrest historical narratives. The Development Regulations update is not expected to affect cultural or historical resources directly. Future changes or developments will be evaluated separately.

- 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.**

None. No disturbances to resources will directly result from the adoption of this Development Regulations update. Future development will be evaluated separately from this non-project proposal.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

WA State Route 16 runs adjacent to the northeast corner of Fircrest.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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?**

Fircrest is served by Pierce Transit, which operates four bus routes that serve or stop in the city. These routes do not meet the State's definition of a Major Transit Stop as defined within HB 1110.

- c. 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).**

No. This is a non-project proposal.

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

No. This is a non-project proposal.

- e. 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?**

Does not apply. This is a non-project proposal.

- f. 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.**

No. Does not apply. This is a non-project proposal.

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

None. This is a non-project proposal.

The City of Fircrest Comprehensive Plan outlines policies to guide transportation improvements for a 20-year period, such as Goals T-2, T-3, T-6, T-8, T-9, T-10, T-13, T-15, and their corresponding policies. Future changes will be evaluated separately.

15. Public services

[Find help answering public service questions¹⁷](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services)

- 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.**

Does not apply. This is a non-project proposal.

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

None. This is a non-project proposal.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

The Comprehensive plan includes goals and policies to guide public service and facility improvements for a 20-year planning period, such as Goals U-1, U-2, CF-1, CF-3, CF-4, and their corresponding policies.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

The City of Fircrest owns and operates water, sanitary sewer, and stormwater utilities within its boundaries. Other services are provided by public or private utilities, including electricity, natural gas, telecommunications, cable, and solid waste.

- 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.**

Does not apply. This is a non-project proposal.

The City of Fircrest Comprehensive Plan outlines policies to guide utility improvements for a 20-year planning period in the Utilities and Capital Facilities elements, and any future changes will be evaluated separately.

C. Signature

[Find help about who should sign¹⁹](#)

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.



Type name of signee: Nick Chen, AICP

Position and agency/organization: Planning Consultant, Kimley-Horn and Associates

Date submitted: April 30, 2025

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section 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?

The Development Regulation update creates the opportunity for additional housing units in Fircrest through the establishment of a unit lot density as required by State law. These additional units may lead to increases in environmental impacts, but all future development will be evaluated separately.

- **Proposed measures to avoid or reduce such increases are:**

There are no proposed measures to avoid or reduce increases in environmental impacts, however the City of Fircrest Comprehensive Plan addresses anticipated growth in residential units within the City and many goals and policies throughout this plan, if implemented effectively, will be sufficient to mitigate potential adverse impacts, such as goals and policies LU-10.15, LU-2.3, LU-7.7, Goal T-13, and the goals and policies found in the Climate Resilience element.

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

The Development Regulations update is unlikely to have an adverse impact to plants, animals, fish, or marine life. Any future changes or development will be evaluated separately for site-specific impacts to wildlife.

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

The City of Fircrest 2024 Comprehensive Plan includes goals and policies to increase the protection of fish and wildlife species and their habitats, such as LU-10.1, LU-10.4, LU-10.7, LU-10.8, LU-10.9, LU-10.10, LU-10.12, LU-10.13, LU-12.7, LU-13.4, and Goal P-5.

Adopted development standards, such as those protecting critical areas and shorelines, will protect plants, animals, and fish habitats from future development.

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

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

The adoption of this Development Regulations update is unlikely to have adverse impacts or deplete energy or natural resources. Energy is provided through Puget Sound Energy, including natural gas and electricity.

Throughout the development of the City's 2024 Comprehensive Plan, the increased demand for additional energy and natural resources was reviewed. Though future growth will likely not deplete resources, existing facilities will need to continue to be maintained to accommodate future demand and growth.

- **Proposed measures to protect or conserve energy and natural resources are:**

This Development Regulations update does not propose any measures to protect or conserve energy and natural resources as these will not be directly impacted by the proposed amendments. Goals and policies in the City of Fircrest 2024 Comprehensive Plan that support the transition to alternative energy sources and promote energy and natural resource conservation include T-11.3, T-12.4, CF-2.3, CF-2.4, Goal U-3, U-3.1, and U-3.5.

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 Development Regulations update will not impact designated environmentally sensitive areas or areas designated for governmental protection beyond what is already permitted for single-family development within these areas. HB 1110 and the corresponding updates to the Washington Administrative Code exempt portions of lots with designated critical areas from middle housing requirements, and all future development will be evaluated separately for site-specific impacts and must follow the City's existing Critical Areas requirements.

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

This Development Regulations update does not propose any measures to protect environmentally sensitive areas as it does not impact these areas. Goals and policies in the City of Fircrest 2024 Comprehensive Plan that protect environmentally sensitive areas and historic or cultural sites include CD-9, CD-9.1, CD-9.4, CD-9.5, CR-2.4, LU-10.1, LU-10.7, LU-10.8, LU-10.9, LU-10.10, LU-10.12, LU-10.13, LU-12.7, LU-13.4, and Goal P-5.

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?

The Development Regulations update does not propose changes to existing land use designations or development patterns. Any future changes or development will be evaluated separately.

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

Existing land use and zoning regulations are sufficient to mitigate impacts on land use.

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

The adoption of this Development Regulations update is unlikely to have adverse impacts on transportation or public service and utility demands. Development is anticipated to be incremental, with future development spread across the City of Fircrest.

Increased transportation demand from projected population growth assumed in the Comprehensive Plan has been factored into the Transportation Element of the Comprehensive Plan and 6-Year Transportation Improvement Plan. Projected population growth is unlikely to lead to significant negative impacts on transportation or public services and utilities.

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

This Development Regulations update does not propose any measures to reduce or respond to changes in transportation and public service demands.

Policies related to transportation, capital facilities, and utilities can be found in the corresponding elements of the Comprehensive Plan, as well as the Transportation Improvement Plan in the Capital Facilities and Transportation element, which includes efforts to improve sidewalks and roadways throughout the City.

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

No conflicts are anticipated with local, state, or federal laws or requirements for the protection of the environment.