

Comprehensive Plan Preliminary Alternatives Frequently Asked Questions (FAQ):

- **When will the draft EIS be published?**

The target date for the draft Environmental Impact Statement (EIS) to be available is October 2023. The draft EIS will cover impacts to the natural and built environment, including capital facilities needs, critical areas, shorelines, and water quality impacts for each alternative proposed by the Board of County Commissioners.

- **What is the big picture change that we are dealing with right now and how does it compare to the 2016 update?**

Population and Employment growth targets for the 2024 Comprehensive Plan Update are different than they were for the 2016 update. Much of the future growth will be focused in Silverdale and Kingston, while rural areas should only accommodate a very small portion of growth.

In addition, accommodations for multifamily housing for households at 50% and 80% of the average median income are now required by state regulations.

- **How will the Board choose the preferred alternative?**

The Board may select any details, including land use reclassifications and policy proposals, from any of the alternatives. The alternatives are presented like menu options and not a wholesale package.

- **Are the three draft alternatives going to move forward, as they are, to the draft EIS review?**

The three alternatives published now are open for public comment. Alternative 1 will not change, as it is meant to evaluate what the impact of not making any changes would be over the 20-year planning horizon. The Commissioners will approve alternatives for review based on public comments received and staff recommendations. Once approved by the Commissioners, alternatives will move forward for EIS review.

- **Alternatives 2 and 3 only accommodate 250 – 375 single family homes. That does not accommodate the population growth target. How does the County reconcile that?**

In addition to the proposed increase in units to meet our population growth target, the County takes into consideration developments happening right now as well as the zoning and other development code and policy change proposals that are part of the alternatives.

- **How does the Buildable Lands Analysis (BLA) come into play with the Comp Plan?**

The BLA is a five year look back at the development trends in the County. The Comp Plan is a twenty year look forward on what the County's development needs are projected to be and how the County plans on meeting those needs. The BLA helps us understand how well the County met the goals of the previous Comp Plan and informs the Land Capacity Analysis that is part of the new Comp Plan. When development trends are not achieving the County's growth targets, "reasonable measures" must be taken to adjust the trend in the right direction.

- **How are you looking at the water sources and whether there is enough water to accommodate growth?**

That analysis will be covered in the EIS. The EIS will evaluate whether water availability can accommodate growth where it is targeted as well as other capital facilities needs.

- **Development means removing and replacement of trees that will take a long time to grow. Is the County addressing that issue?**

As part of the EIS, the County will study potential new regulations for tree retention, tree replacement, and maintaining green spaces in urban areas.

- **Can you explain the multi-family tax exemption mentioned in Alt 2?**

The multi-family tax exemption (MFTE) defers property tax for 8-10 years for market rate housing and 12 years for projects that include affordable housing. MFTE is an incentive for more multi-family housing to be built.

- **Are the public participation meetings the same or on different topics?**

The spring alternatives virtual public participation meetings followed the same format. The same presentation was given followed by break out rooms where the public asked County staff questions. The in-person open house did not have a presentation but allowed for the community to ask questions of staff.

- **How are the "menu items" decided?**

Staff reviewed all of the reclassification requests for property land use/zoning changes and put them into one of three "buckets" – those that fit the "compact growth" of alternative 2, those that fit the "dispersed growth" of alternative 3, and those that were not included because they asked for something that the Growth Management Act doesn't allow, such as urban zoning in a rural area that is not adjacent to an Urban Growth Area. Policy changes that support our population growth targets and fit into alternatives 2 and 3 are also menu options.

- **What is the County looking for in public comment?**

Clear identification of the property/area or policy you are referring to and specific comments about why or why not you support a proposed change or are suggesting a change that is not currently in one of the alternatives.

- **How does the process work and how is the decision made?**

Staff accepted reclassification requests last summer and evaluated those requests over the fall. The structure of the alternatives "compact" and "dispersed" growth models allowed staff to make an initial proposal of which requests fit in alternatives 2 and 3. That is what the public meetings and public hearings this spring are about. The Board of Commissioners will take into consideration

staff's proposals as well as public input from the process this spring to make changes to the two alternatives. Those alternatives will then be analyzed in the draft EIS by the consultant team, which will provide information about the environmental impacts of the alternatives. Those impacts of the alternatives will then be presented this fall, along with draft Comp Plan elements and draft development regulations, for additional public review and comment. The Board will then choose a preferred alternative, which may be alternative 2 or 3 with changes made based on the evaluated impacts, and the final environmental analysis will be run based on that final alternative. Spring 2024 will see final version of documents available for public review and comment as the Comp Plan moves to adoption.

- **Transportation is an issue in Gorst. Can you describe how the County is addressing this issue?**

The County is working with the US Navy, WSDOT, City of Bremerton, and Rep. Kilmer to obtain money for a design and reconstruction of the Gorst area. This would be a multi-year improvement project that could include expanded roadways, double decker roads, and alternative transportation opportunities.

- **Is the EIS written by a consultant or County staff?**

The consultant will write the EIS. The EIS will evaluate each alternative as well as major policy proposals.

- **Are any parts of the UGA dedicated to open space and recreation?**

Parks, Recreation, and Open Space is a component of the Comp Plan.

- **How is the county addressing the lack of middle of housing? What is the biggest challenge?**

The challenge is to provide incentives that move the market. Transportation must be brought in so people can see how they can use their properties differently.

- **At the bottom of the Comp Plan webpage "Achieving the Vision", there is a comment box. Is that a more official way to make a comment?**

Official written public comment should be sent to compplan@kitsap.gov, but the comment boxes on the website are good for providing feedback on specific elements.

- **Why is tree placement in Alt 2 and tree retention in Alt 3? What is the difference?**

Tree replacement in Alt 2 allows for compact growth within the Urban Growth Areas and affordable housing development. Tree retention in Alt 3 will maintain mature trees and the ecological services that they provide. However, tree retention may necessitate the expansion of Urban Growth Areas to accommodate additional room for growth.