



## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET, MS – 36 • PORT ORCHARD, WASHINGTON 98366-4682 • HOME PAGE -  
[www.kitsapgov.com/dcd/](http://www.kitsapgov.com/dcd/) Jim Bolger, Assistant Director • (360) 337-7181 • FAX (360) 337-4925

December 20, 2006

Dear Reader:

Kitsap County has prepared this 10-Year Comprehensive Plan Update and Integrated Final Environmental Impact Statement (FEIS) in accordance with the Growth Management Act (GMA) and State Environmental Policy Act (SEPA). The proposal is to adopt an updated Kitsap County Comprehensive Plan and associated development regulations.

Pursuant to State SEPA laws and rules, the County issued an Integrated 10-Year Comprehensive Plan Update and Draft Environmental Impact Statement (DEIS) on August 29, 2006. A 60-day comment period was held on the integrated documents – Volume I: Comprehensive Plan Policy Document, Volume II: Draft Environmental Impact Statement (DEIS) and Volume III: Proposed Regulations – concluding 4:30 p.m. October 30, 2006. During this time, both verbal and written public comments were accepted.

This FEIS evaluates a Preferred Alternative that is within the range of the three alternatives considered in the DEIS. The Preferred Alternative is most similar to DEIS Alternative 2 and would revise the Comprehensive Plan goals and policies, Urban Growth Area (UGA) boundaries, and the Land Use Map to include capacity for about 15,169 new housing units and 36,000 new jobs within the Kitsap County UGAs. Unincorporated UGAs would be expanded approximately 33% to accommodate population and employment growth under this alternative. Policy and regulatory amendments include: changes to land use and zoning districts; a new mixed use zone and parks zone; revised minimum densities in urban areas; increased maximum densities and heights in multi-family, commercial, mixed use and industrial zones; revised SEPA categorical exemptions from further environmental review for minor new construction countywide, and for mixed use and infill development in the Silverdale UGA; policies for a new Industrial Multi-Purpose Recreational Area (IMPRA) related to the South Kitsap Industrial Area UGA; revised Rural Wooded policies and new associated regulations; and a new Transfer of Development Rights (TDR) program.

This Kitsap County Comprehensive Plan EIS incorporates by reference prior environmental review documents prepared by Kitsap County, including (but not limited to) the *Integrated Port Orchard/South Kitsap Sub-Area Plan Draft and Preliminary Final EIS* (May 2006), which contains environmental analysis of the proposed Port Orchard/South Kitsap Sub-Area plan. This FEIS provides updated responses to comments on the *Integrated Port Orchard/South Kitsap Sub-Area Plan Draft EIS*. In so doing, this FEIS completes the Port Orchard/South Kitsap Sub-Area Plan environmental review process.

Information about the 10-Year Update of the Kitsap County Comprehensive Plan is available at MyKitsap.org or at the Kitsap County Department of Community Development, 619 Division Street, Port Orchard. Paper and CD copies of the Integrated Comprehensive Plan, FEIS, and development regulations may be purchased at the Kitsap County Department of Community Development offices.

If you have any questions or desire clarification of the above, please contact Angie Silva, Planner, at 360-337-4841.

Sincerely,

David Greetham,  
Kitsap County SEPA Official



### Project Title

Kitsap County 10-Year Comprehensive Plan Update and Integrated Environmental Impact Statement

### Proposed Action and Alternatives

The proposed action is the adoption of the Kitsap County GMA Comprehensive Plan, Integrated Environmental Impact Statement, and associated development regulations. Three alternatives were considered in the Draft Environmental Impact Statement (DEIS), including No Action and two action alternatives. The Preferred Alternative, described below, was modified from within the range of alternatives considered in the DEIS.

### Preferred Alternative

The Preferred Alternative would revise the Comprehensive Plan goals and policies, Urban Growth Area (UGA) boundaries, and Comprehensive Plan Land Use and Zoning maps to include the capacity for about 15,169 housing units, 36,444 in new population, and 36,000 jobs within the unincorporated UGAs. It would nearly accommodate the targeted population growth by changing land use designations and zones within specific portions of the Silverdale, Central Kitsap, East Bremerton, West Bremerton, Gorst, and Port Orchard UGAs, including increases in the amount of land available for mixed use and infill development. The Preferred Alternative would also expand UGAs in Silverdale, Central Kitsap, West Bremerton, Gorst, and Port Orchard for a mix of residential and employment uses, and the SKIA UGA for the Industrial Multi-Purpose Recreational Area (IMPRA) designation. The Unincorporated UGAs would encompass approximately 51.1 square miles of land, an increase of approximately 33%.

The Preferred Alternative includes the following policy amendments:

- Revision of the Urban Low and Urban Cluster density range from 5–9 dwelling units (du) per acre (ac) to 4–9 du/ac.
- Allowance of increased density ranges for Urban High Residential and Commercial zones, up to 30 du/ac instead of 24 du/ac.
- Policy and map revisions consolidating Land Use Map categories.
- Update of greenway and open space policies to match 2006 Kitsap County Parks, Recreation, and Open Space Plan and any identified corridors (e.g., rural corridor between Silverdale and Central Kitsap).
- Update of housing and economic development policies to reflect a greater diversity of choices.

- Update of transportation and capital facility policies.
- Update of utilities and natural systems policies.
- Update of land use policies and rural and resource lands policies.
- Inclusion of population allocation “banking” with respect to the Central Kitsap, East Bremerton, and West Bremerton UGAs.
- Inclusion of UGA Association and UGA Management Agreement (UGAMA) policies.
- Revision of the Transfer of Development Rights (TDR) Program policies.
- Revision of Rural Wooded policies.
- Inclusion of policies to encourage sewer connections for all new development and/or implementation of new innovative wastewater technologies (e.g., wastewater membrane systems).
- Revisions to low impact development (LID) policies.
- Addition of reasonable measure policies.
- Addition of policies addressing the IMPRA and Urban Holding Area (UHA) in the SKIA UGA.

The Preferred Alternative includes the following regulation amendments:

- Areawide redesignation and rezones to implement Land Use Map and policy changes.
- Density and dimension amendments to match policy/map changes in Chapter 2, *Land Use*.
- New Mixed Use zone, Parks zone, and Urban Holding Area.
- Consolidation of some commercial categories.
- A consolidated Use Table and Densities and Dimensions Table in Title 17.
- Minimum densities in urban areas.
- Revisions to maximum height restrictions in some multifamily, commercial, mixed use, and industrial zones.
- Revisions to the density calculation for Urban Restricted zone to be gross acres minus critical areas.
- Revisions to require adequate sanitary sewer service for new residential development in UGAs.
- Revisions to improve the clarity, consistency, and functionality of existing development regulations, including, but not limited to, permit procedures (e.g., conditional uses, rezones, pre-application, etc.).
- New Transfer of Development Rights regulations including how property owners may restore rights.

- Inclusion of a Rural Wooded Incentive Program.

## Location

The proposal encompasses all of unincorporated Kitsap County.

## Proponent

Kitsap County

## Date of Implementation

December 2006

## Lead Agency

Kitsap County  
Department of Community Development  
614 Division St, MS – 36  
Port Orchard, WA 98366

## Responsible Official

David Greetham, Kitsap County SEPA Official  
Department of Community Development  
614 Division St, MS – 36  
Port Orchard, WA 98366  
Telephone: 360.307.4225  
Fax: 360.337.4925  
Email: [dgreetham@co.kitsap.wa.us](mailto:dgreetham@co.kitsap.wa.us)

## Contact Person

Angie Silva, Planner  
Department of Community Development  
614 Division St, MS – 36  
Port Orchard, WA 98366  
Telephone: 360. 337.4841  
Fax: 360.337.4925  
Email: [asilva@co.kitsap.wa.us](mailto:asilva@co.kitsap.wa.us)

## Required Approvals

Adoption of the 10-Year Comprehensive Plan and Integrated Environmental Impact Statement by the Kitsap Board of County Commissioners; review and comment by Washington State Department of Community, Trade and Economic Development as required by GMA; and Puget Sound Regional Council consultation and transportation element certification. Consistent with

WAC 197-11-230(5), the FEIS will be considered by the County simultaneously with the Final Plan for approval.

## EIS Authors and Principal Contributors

The Final Environmental Impact Statement (FEIS) has been prepared under the direction of the Kitsap County Department of Community Development.

### Principal Authors

Jones & Stokes  
11820 Northup Way, Suite E300  
Bellevue, WA 98005-1946

(EIS and Plan coordination; Earth; Air Quality; Surface and Groundwater; Plants and Animals; Socioeconomics; Cultural Resources; Transportation; Noise; Silverdale Sub-Area Plan; Implementation)

AHBL  
1200 6th Avenue, Suite 1620  
Seattle, WA 98101-3123

(Plan coordination; Land Use; Plans and Policies; Aesthetics; Public Services and Utilities; Capacity Projections; Port Orchard/South Kitsap Sub-Area Plan)

### Contributing Authors

Kitsap County Department of Community Development (Updated Land Capacity Analysis; Implementation)

Kitsap County Department of Public Works (Traffic modeling and financial analysis; Capital Facilities)

Kitsap County Department of Facilities, Parks and Recreation (2006 Parks, Recreation, and Open Space Plan)

Buck & Gordon  
2025 First Avenue, Suite 500  
Seattle, WA 98121-3140  
(Implementation; Development Regulations)

ED Hovee & Company, LLC  
2408 Main Street  
P.O. Box 225  
Vancouver, WA 98666  
(Economic Development; Employment)

Henderson, Young & Company  
8060 165th Avenue NE, Suite 220

Redmond, WA 98052-3935  
(Capital Facilities)

Mark Personius  
Growth Management Consultant  
10223 62nd Avenue South  
Seattle, WA 98178  
(Land Capacity; Buildable Lands Monitoring)

### Date of Draft Environmental Impact Statement Issuance

August 29, 2006

### Final Integrated Comprehensive Plan and EIS Adoption Date

December 11, 2006

### Date of Final Environmental Impact Statement Issuance

December 20, 2006 (Within 10 days of adoption)

### Previous Environmental Documents

Environmental review conducted for adoption of the 1998 Comprehensive Plan included the *Kitsap County Comprehensive Plan Draft and Final EIS (1994)* and two addenda issued in March and April 1998. Kitsap County has issued the following State Environmental Policy Act (SEPA) documents since Plan adoption; these documents are relevant to the analysis contained in this DEIS and in particular the No-Action Alternative, which assumes continuation of the current Plan.

- Draft South Kitsap UGA/ULID #6 Sub-Area Plan and Draft Supplemental Environmental Impact Statement (An integrated SEPA/GMA Document), October 26, 2001.
- Draft and Final Kingston Sub-Area Plan and Supplemental EIS, October 2002 and August 2003, respectively.
- Integrated Port Orchard/South Kitsap Sub-Area Plan Draft EIS (2005) and Preliminary Final EIS (2006).

This Kitsap County Comprehensive Plan EIS incorporates by reference the *Draft and Final Kingston Sub-Area Plan and Supplemental EIS* (October 2002; August 2003). This FEIS also incorporates by reference the *Integrated Port Orchard/South Kitsap Sub-Area Plan Draft and Preliminary Final EIS* (May 2006), which contains environmental analysis of the proposed Port Orchard/South Kitsap Sub-Area plan. This FEIS also provides updated responses to comments on the *Integrated Port Orchard/South Kitsap Sub-Area Plan Draft EIS* in Appendix F. In so doing, this FEIS completes the Port Orchard/South Kitsap Sub-Area Plan environmental review process.

## Location of Background Information

See “Lead Agency and Responsible Official Address” above. Additional information about the Comprehensive Plan Update can be found on the County’s website at: [MyKitsap.org](http://MyKitsap.org).

## Final EIS Purchase Price

At the time of this writing, the approximate cost of a paper copy of the Final EIS is estimated as follows: \$36.79. The approximate cost of a paper copy of Volume I: Comprehensive Plan Policy Document is estimated as: \$25.36. A paper copy of Volume III: Development Regulations is estimated to cost \$6.56. A compact disk with these volumes costs approximately \$3.50. Mailed copies of the documents can be purchased for the same cost plus postage. Final costs will be based on the actual print cost. See “Lead Agency and Responsible Official Address” above.

Reference copies are also available at Kitsap County libraries and on the County’s website at: [MyKitsap.org](http://MyKitsap.org).



## Distribution List

The 10-Year Update distribution list includes:

<b>Federal, Tribal, State Regional Governments</b>	<b>Cities and Counties</b>	<b>Water and Sewer Districts</b>	<b>Port Districts</b>
Naval Base Kitsap	City of Bainbridge Island	Annapolis Water district	Port of Bremerton
Port Gamble/S'Klallam Tribe	City of Bremerton	Cities' water and sewer utilities (see at left)	Port of Brownsville
Puget Sound Clean Air Agency	City of Port Orchard	Crystal Springs Water District	Port of Elgon
Puget Sound Regional Council	City of Poulsbo	Karcher Creek Sewer District	Port of Illahee
Puget Sound Water Quality Action Team	Jefferson County	Kitsap Public Utility District (PUD)	Port of Indianola
Suquamish Tribe	Mason County	Manchester Water	Port of Manchester
Washington CTED Growth Management Services	Pierce County	North Perry Water	Port of Poulsbo
Washington Department of Corrections	<b>School Districts</b>	Northwest Water Systems	Port of Silverdale
Washington Department of Ecology	Bainbridge Island School District	Old Bangor Water District	Port of Tracyton
Washington Department of Fish and Wildlife	Bremerton School District	Rocky Point Water District	<b>Other</b>
Washington Department of Health	Central Kitsap School District	Silverdale Water District #16	Bremerton Housing Authority
Washington Department of Natural Resources	North Kitsap School District	Sunnyslope Water District	Kitsap County Consolidated Housing Authority
Washington Department of Social and Health Services	South Kitsap School District	West Hills Water District	Kitsap County Health District
Washington Department of Transportation	<b>Fire Districts</b>	<b>Libraries</b>	Kitsap Economic Development Council
Washington Interagency Committee on Outdoor Recreation	Bainbridge Island Fire Department	Bainbridge Island Branch	Kitsap Historical Society
Washington Parks and Recreation Commission	Central Kitsap Fire and Rescue	Bremerton Branch	Kitsap Regional Coordinating Council
	North Kitsap Fire and Rescue	Kingston Branch	Olympic College
	Poulsbo Fire Department	Kitsap Regional Library, Main Branch	Power and Telecommunication Utilities
	South Kitsap Fire and Rescue	Little Boston Branch	South Kitsap Parks and Recreation District
		Manchester Branch	
		Port Orchard Branch	
		Poulsbo Branch	
		Silverdale Branch	

Other notification will be provided in accordance with Kitsap County Code Chapter 21.08.