



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

August 29, 2006

Dear Reader:

Attached is a copy of the Kitsap County 10-Year Draft Comprehensive Plan Update and Integrated Draft Environmental Impact Statement (DEIS), prepared in accordance with the Growth Management Act (GMA) and State Environmental Policy Act (SEPA). The proposal is to adopt the proposed Comprehensive Plan Update and associated development regulation amendments to meet the community's updated Vision Statement and to meet the requirements of GMA.

The proposed Comprehensive Plan Update, proposed development regulations amendments, and associated DEIS address properties located within unincorporated Kitsap County.

The County is using an integrated SEPA/GMA process in accordance with WAC 197-11-210 to 197-11-238. Kitsap County intends to use the Comprehensive Plan Update EIS to fulfill GMA requirements for Comprehensive Plan Element inventories and analysis, while at the same time reviewing alternative land use plan and policy amendments in accordance with SEPA. This DEIS accompanies the proposed Kitsap County Comprehensive Plan Update document. Upon County decision-maker consideration of these documents and public input, Final Comprehensive Plan amendments and a Final Environmental Impact Statement (FEIS) will be prepared to meet GMA and SEPA requirements and will be adopted.

The alternatives under consideration include the SEPA required No Action Alternative and two additional alternatives. The No Action Alternative (Alternative 1) represents the continuation of the County's current Comprehensive Plan (adopted May 1998, with amendments through 2005) extended to the new planning horizon year of 2025. Goals, policies, land use classifications, and Urban Growth Area (UGA) boundaries remain consistent with the Plan as of December 2005.

Alternative 2 would revise the Comprehensive Plan goals and policies, UGA boundaries, and the Land Use Map to include capacity for about 15,000 new housing units and 38,000 new jobs within the Kitsap County UGAs. UGAs would be expanded approximately 35% to accommodate population and employment growth under this alternative. Alternative 2 also includes policy and development regulation amendments that would among other things include: changes to land use and zoning districts such as upzones; a new mixed use zone and parks zone; revise minimum densities in urban areas; increase maximum densities and heights in multi-family, commercial, mixed use and industrial zones; provide for greater diversity of housing; include revised SEPA categorical exemptions from further environmental review for minor new construction countywide, and for mixed use and infill development in the Silverdale UGA; address policies for a new Industrial Multi-Purpose Recreational Area (IMPRA) related to the South Kitsap Industrial Area UGA; and provide a Transfer of Development Rights (TDR) program.

Alternative 3 would revise UGA boundaries and the Land Use Map to include the capacity for approximately 22,000 housing units and about 47,000 new jobs within the Kitsap County UGAs. This alternative would increase the UGA boundaries by approximately 50%. Alternative 3 would also include regulatory amendments that would address a Rural Wooded Incentive Program, allowing cluster development at a range of densities, as well as a TDR program.

For a range of natural resource and built environment topics, the attached DEIS addresses potential impacts of the three alternatives at a non-project, programmatic level of analysis. The DEIS addresses the following topics: Earth, Air Quality, Surface and Ground Water, Plants and Animals, Environmental Health, Land Use, Plans and Policies, Cultural Resources, Population, Housing, Employment, Transportation, Noise, and a range of Capital Facilities, Public Services and Utilities.

Agencies, affected tribes, and members of the public are invited to comment on the DEIS, which is Volume II of the integrated SEPA/GMA documents. In addition, all are invited to comment on companion documents – Volume I: Draft Comprehensive Plan Update, a policy document, and/or Volume III: Proposed Development Regulations, both of which are available under separate covers. A 60-day comment period is established for all these documents concurrently as part of the integrated SEPA/GMA process, extending from **August 29, 2006 to October 30, 2006**.

Interested parties are encouraged to attend the following public hearings regarding the 2006 Comprehensive Plan Update, associated development regulations amendments and this DEIS:

September 18, 2006
Kitsap County Fairgrounds,
Presidents Hall
1200 NW Fairgrounds Rd
Bremerton, WA
4:00 pm-9:00 pm

September 20, 2006
Kitsap County Fairgrounds,
Presidents Hall
1200 NW Fairgrounds Rd
Bremerton, WA
6:00pm-9:00pm

September 21, 2006
Kitsap County Fairgrounds,
Presidents Hall
1200 NW Fairgrounds Rd
Bremerton, WA
6:00pm-9:00pm

The Planning Commission and Board of County Commissioners may hold additional public meetings. For further information, see the County's website at: MyKitsap.org.

In addition to testifying at the public hearings, anyone may submit written comments on the DEIS and the proposed 2006 Comprehensive Plan Update by sending written comments to the following contact person, by no later than **4:30 pm, October 30, 2006**:

Angie Silva, Planner

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

Phone: 360-337-4841

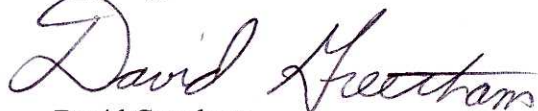
FAX: 360-337-4925

Email: asilva@co.kitsap.wa.us

Following the public comment period, the County will prepare and issue an FEIS that will include responses to the comments received during the public comment period, and prepare a companion Final Comprehensive Plan Update and associated development regulations for adoption.

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