

### Project Title

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

### Proposed Action and Alternatives

#### No-Action Alternative

Alternative 1 is the No-Action Alternative; it assumes continuation of the current Kitsap County Comprehensive Plan (adopted 1998 with amendments through December 2005) and extends the planning horizon year to 2025. Alternative 1 would retain the goals, policies, land use designations and zoning, and urban growth area (UGA) boundaries established in December 2005, and continue the strategy for growth formulated as part of the 1998 Comprehensive Plan. Alternative 1 would not include changes to accommodate population growth allocations for 2025, as specified in the Countywide Planning Policies (CPP); it would include the capacity for approximately 11,474 housing units, 28,361 in new population, and approximately 20,000 jobs within the unincorporated UGAs.

#### Alternative 2

Alternative 2 would revise the Comprehensive Plan goals and policies, UGA boundaries, and Comprehensive Plan Land Use and Zoning maps to include the capacity for approximately 15,038 housing units, 36,448 in new population, and 38,000 jobs within the unincorporated UGAs. Alternative 2 would nearly accommodate the targeted population growth primarily 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. Countywide, density ranges would increase in Urban High Residential and all commercial designations and zones in the UGAs. Alternative 2 would also include intermediate expansion of certain UGA boundaries (Poulsbo, Silverdale, Central Kitsap, West Bremerton, Gorst, and Port Orchard) and a larger expansion of the South Kitsap Industrial Area (SKIA) UGA for the Industrial Multi-Purpose Recreational Area (IMPRA). The Silverdale UGA boundary would contract at its joint boundary with Central Kitsap in the Barker Creek corridor. The UGAs would encompass approximately 51.8 square miles of land, an increase of approximately 35%.

Alternative 2 would include 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 and corresponding revision to Urban Restricted density range from 1–5 du/ac to 1–4 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 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.
- 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.
- Additions of reasonable measure policies.
- Addition of policies addressing the IMPRA and Urban Holding Area in the SKIA UGA.

Alternative 2 would include 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 in Title 17.
- Minimum densities in urban areas.
- Revisions to maximum height restrictions in some multifamily, commercial, mixed use, and industrial zones.

- 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 TDR regulations (described below).

TDR is being considered to conserve rural lands, significant landscape or habitat features, environmentally sensitive areas, scenic views, rural character, and open space corridors. Under the Washington State Growth Management Act (GMA), a TDR program would help direct new growth away from such lands and toward urbanizing areas where urban services are both appropriate and efficiently provided. Priority candidates for sending sites are: all rural lands; lands contributing to the protection of significant landscape or habitat features; lands contributing to the protection of environmentally sensitive features, including, but not limited to, critical aquifer recharge areas and lands that contribute to the preservation of scenic views, maintain the rural character, or that are suitable for inclusion in and provide important links to the regional open space system. The proposed TDR receiving areas are made up of all unincorporated UGAs; the cities of Poulsbo, Port Orchard, and Bainbridge Island; and Bremerton's incorporated UGA.

Alternative 2 would also allow for categorical exemptions from further environmental review for minor new construction countywide and for mixed use and infill development in the Silverdale UGA.

### Alternative 3

Alternative 3 would revise UGA boundaries and the Land Use Map to include the capacity for approximately 22,054 housing units, 54,614 in new population, and about 47,000 jobs within the Kitsap County UGAs. In addition to the UGAs that would be expanded under Alternative 2, Alternative 3 would expand the ULID #6 UGA. SKIA would be expanded similar to Alternative 2 but for Business Center uses. UGA expansions would generally be larger than those under Alternative 2 to encompass more land area. Under Alternative 3, the UGAs would encompass approximately 57.6 square miles of land, an increase of approximately 50%. On a countywide basis, the amount of land in urban uses would increase and rural uses would decrease the most of any studied alternative.

Under Alternative 3, a Rural Wooded Incentive Program would apply, allowing cluster development at a range of densities—from 1 du/20 ac to 1 du/5 ac—depending on the percentage of open space retained and the period of time protected. The program would first apply to 5,000 acres; once monitored, the program could be extended to a greater area zoned Rural Wooded.

A TDR program would also be implemented. (See description under Alternative 2.)

### 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

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## Required Approvals

Recommendations by the Kitsap County Planning Commission; 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.

## EIS Authors and Principal Contributors

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

## Principal Authors

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

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(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)

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## Date of Draft Environmental Impact Statement Issuance

The DEIS was issued on August 29, 2006.

## Date Comments Due

A 60-day comment period is being held on the DEIS, associated Comprehensive Plan and development regulation amendments. Comments on the DEIS are due by 4:30 p.m., Monday, October 30, 2006.

## Public Hearings and Meetings

Joint Board of County Commissioners/Planning Commission public hearings for the 2006 Comprehensive Plan amendments, associated development regulations amendments, and DEIS are scheduled for the following times and locations:

### **September 18, 2006**

Kitsap County Fairgrounds, Presidents Hall  
1200 NW Fairgrounds Road  
Bremerton, WA 98311  
4:00 p.m. to 9:00 pm

### **September 20, 2006**

Kitsap County Fairgrounds, Presidents Hall  
1200 NW Fairgrounds Road  
Bremerton, WA 98311  
6:00 p.m. to 9:00 p.m.

### **September 21, 2006**

Kitsap County Fairgrounds, Presidents Hall  
1200 NW Fairgrounds Road  
Bremerton, WA 98311  
6:00 p.m. to 9:00 p.m.

The Planning Commission and Board of County Commissioners may hold additional public meetings. For further information, and for additional information on public participation opportunities, please see the County's website: [MyKitsap.org](http://MyKitsap.org).

## Date Final Action Is Scheduled by Lead Agency

Kitsap County plans for final action on the DEIS in December 2006.

## 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 DEIS 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. Similarly, the *Draft and Final Kingston Sub-Area Plan and Supplemental EIS* (October 2002; August 2003) are incorporated by reference. All components of these documents are incorporated, with the exception of the land use, socioeconomic, and transportation information, as well as cumulative countywide information, which is updated in this DEIS.

## 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).

## Draft EIS Purchase Price

At the time of this writing, the approximate cost of a paper copy of the Draft EIS is estimated as follows: \$49.00. The approximate cost of a paper copy of Volume I: Draft Comprehensive Plan Policy Document is estimated as: \$21.00. A paper copy of Volume III: Proposed Regulations is estimated to cost \$10.00. 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:

Federal, Tribal, State Regional Governments	Cities and Counties	Water and Sewer Districts	Port Districts
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 Kingston
Washington CTED Growth Management Services	Pierce County	North Perry Water	Port of Manchester
Washington Department of Corrections	<b>School Districts</b>	Northwest Water Systems	Port of Poulsbo
Washington Department of Ecology	Bainbridge Island School District	Old Bangor Water District	Port of Silverdale
Washington Department of Fish and Wildlife	Bremerton School District	Rocky Point Water District	Port of Tracyton
Washington Department of Health	Central Kitsap School District	Silverdale Water District #16	<b>Other</b>
Washington Department of Natural Resources	North Kitsap School District	Sunnyslope Water District	Kitsap Economic Development Council
Washington Department of Social and Health Services	South Kitsap School District	West Hills Water District	Kitsap Historical Society
Washington Department of Transportation	<b>Fire Districts</b>	<b>Libraries</b>	Bremerton Housing Authority
Washington Interagency Committee on Outdoor Recreation	Bainbridge Island Fire Department	Bainbridge Island Branch	Kitsap County Consolidated Housing Authority
Washington Parks and Recreation Commission	Central Kitsap Fire and Rescue	Bremerton Branch	Olympic College
	North Kitsap Fire and Rescue	Kingston Branch	Kitsap County Health District
	Poulsbo Fire Department	Kitsap Regional Library, Main Branch	South Kitsap Parks and Recreation District
	South Kitsap Fire and Rescue	Little Boston Branch	
		Manchester Branch	
		Port Orchard Branch	
		Poulsbo Branch	
		Silverdale Branch	

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