

**KITSAP COMPREHENSIVE PLAN UGA REMAND  
Public Comment Matrix**

This document is intended to recognize and respond to written comment letters received during the four public workshops and the February 6, 2012 public hearing on the Preliminary Land Use Alternatives. Comment letters were received from government agencies, as well as interest groups and local citizens. Noted below is a brief summary table identifying comments received by February 8, 2012 as well as staff responses. **This table should not replace the use of the actual comments in their entirety.**

No	Issue	Commenter	Public Comments	Staff Response
1	General	Teresa Osinski	Compliments for a well run meeting.	Comments noted.
2	General	Nadean Ross	Believes that the UGAs are inappropriately sized, especially in the Gilberton area where there are steep slopes. Also, would like to see communities that do not want growth to be removed.	Several preliminary alternatives for the CK UGA proposed to remove portions of the Gilberton area. Additionally, other areas within the UGA, such as Illahee, who have expressed the desire to be removed from the UGA are shown as excluded in one of the alternatives.
3	Infrastructure	Robert Ross	Would like to see urban growth where urban services are.	The crafting of the preliminary alternatives took into account where existing urban services are located, including sewer infrastructure, as well as areas that would be too costly to serve.
4	General	Carl Halson	Removal of UGAs with steep slopes and no sewer, especially the Gilberton Area.	Several preliminary alternatives for the CK UGA proposed to remove portions of the Gilberton area.
5	General	Judith Krigsman	Pull out areas of UGA's that do not belong, especially Illahee and Brownsville.	Several preliminary alternatives for the CK UGA proposed to remove portions of the Gilberton area. Additionally, other areas within the UGA, such as Illahee, who have expressed the desire to be removed from the UGA are shown as excluded in one of the alternatives.
6	CK UGA	Irwin Krigsman	Illahee should be removed out of UGA. Local characteristics and community desires need to be respected.	One of the preliminary alternatives for the CK UGA removes a portion of the Illahee community from the UGA.
7	Poulsbo UGA	Paul Steenburg	Poulsbo should be included in this process. Poulsbo also used the "bright line" rule of 4 dwelling units per acre for the urban low zoning designation.	It is the County's perspective that the Remand effort focused solely on three different zones—Urban Low, Urban Cluster and Urban Restricted. None of these zones are located within the Poulsbo UGA. This issue has been brought up to the Growth Management Hearings Board to make a determination if the Poulsbo UGA should be included in the Remand effort.
8	Population Allocation	Anonymous	Population allocation needs to be corrected to match better the actual growth rate in Kitsap County. The populations should also be better tied to the census.	Population allocations are established in the Countywide Planning Policies which are approved by the County and then ratified by three cities through the Kitsap Regional Coordinating Council. This process would likely take, at minimum, 18 months to complete and ratify. Given the tight timeline to comply with the Remand Order, this effort would not be able to be completed by the August 31, 2012 deadline. It is expected however, the KRCC will be looking at new population allocation in the 2013-2014 process, prior to the requirement of the County to conduct a 10-year review of all UGAs by 2016.
9	General	Ron Eber	Compliments for a good workshop.	Comments noted.

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10	Poulsbo UGA	Anonymous	Poulsbo should be included in the process since they were apart of the 2006 process.	The 2006 process was considered the 10-Year Update to the Comprehensive Plan, which requires evaluation of all UGAs. The Remand effort of this process focuses solely on limited issues and not a complete overhaul of the 2006 process. It is the County's perspective that the Remand effort focused solely on three different zone—Urban Low, Urban Cluster and Urban Restricted. None of these zones are located within the Poulsbo UGA. This issue has been brought up to the Growth Management Hearings Board to make a determination if the Poulsbo UGA should be included in the Remand effort.
11	Silverdale UGA	Karen Best	Supports Alternative 3 for the Silverdale UGA and supports the area south of Newberry Hill should be taken out. Believes that "beautiful" acreage north of Anderson Hill , east of Olympic View Rd, and south of Westgate Road be taken out also.	Comments noted.
12	Silverdale UGA	John Gilman	Does not want to be included in the incorporation of Silverdale. Prefers Alternative 3 for Silverdale.	Comments noted.
13	Taxes	Anonymous	How will property owners be compensated for taxes paid on UGA properties that will be removed?	Property taxes will likely be reduced if lands removed out of the UGA. However, property taxes are based upon the highest and best use of the property, and not necessarily zoning, whether urban or rural.
14	CK UGA	Roy Barton	Prefers Alternative 1 or 2 for the Central Kitsap UGA.	Comments noted.
15	Silverdale UGA	Gary Davis	Prefers Alternative 3 and removal of all lands south of Newberry Hill.	Comments noted.
16	CK UGA	Anonymous	Compliments of quick turnaround of material from previous workshops. However, the prior workshops' dot exercises were not reflected in the alternatives for the Central Kitsap UGA. Would like to see area north of Waaga way added in and the removal of 3 large blocks of land as shown in the prior dot exercise removed.	Comments noted. The dot exercise was intended to be an informal opinion exercise not a popular vote.
17	CK UGA	David Perron	Would like to include three 5-acre parcels in the UGA. They are located on Ogle Road and the Brownsville Highway.	Comments noted.
18	General	John Nantz	Future plans need to consider energy and electricity requirements for electric vehicles.	Comments noted.
19	Silverdale UGA	Joe Cardoso	Feels like taxpayers are not being heard. The dot exercise in prior workshops for the area north of Waaga Way, between Central Valley Rd and the Brownsville Highway, are not reflected in any of the alternatives.	Comments noted. The dot exercise was intended to be an informal opinion exercise. The population demand and associated land capacity analysis determines the sizes of the UGAs in the various alternatives.
20	Infrastructure	John Nantz	Wastewater will have a negative impact on the Puget Sound's water quality, due to the poor saltwater circulation.	Kitsap County is actively working to further treat its wastewater discharges to a Class A level with near-term improvements to the Brownsville Plant.
21	Silverdale UGA	Mary Zibinski	Prefers Alternative 3 for the Silverdale UGA. Believes that critical areas on the Shoreline are not adequately protected by the Critical Areas Ordinance. Eagle habitats on the Building Limitations map are incorrect.	Comments noted.
22	Infrastructure	John Nantz	The rail line from Shelton to Sub-base Bangor should be used as a main public transit line and should be extended up to Poulsbo. There needs to be plans for rail street cars.	Comments noted.
23	Infrastructure	John Nantz	Failed sewer mains should discharge into the creeks or the Puget Sound. A large earthquake event will make it so the water will be contaminated.	Comments noted. The Supplemental Environmental Impact Statement will be evaluating possible environmental impacts of the proposed densification and intensification of the UGA.
24	Silverdale UGA	Phil Best	Prefers Alternative 3 and removal of all lands south of Newberry Hill.	Comments noted.
25	General	Anonymous	UGAs should follow topography, rather than simply the surrounding cities.	The preliminary alternatives took into account topography, critical areas, as well as ability to provide urban services for the UGA.

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26	General	Sandra and Ted Rowein	Would like to know why their property in the Barker Creek Corridor is not included in the UGA when it has infrastructure.	Comments noted.
27	Silverdale UGA	Nadean Ross	The dot exercise for the prior workshops for the area north of Waaga Way is not reflected in any of the alternatives.	Comments noted.
28	Silverdale UGA	Sig and Bonney Chrey	Would like to see Olympic View Road to Westgate removed from the UGA. Questions why the wetlands below Apex airport are not shown on any of the maps.	Comments noted. Some of the proposed alternatives exclude the properties of the Olympic View area of the UGA. In regards to the wetlands, the County's building limitation maps reflect the large wetland complexes south of the Apex airport.
29	Port Orchard UGA	Blake Warner	The "Birch Road Group" would like their property zoned from Highway Tourist Commercial to a rural designation. Taxes on their commercial property are \$300 more a month.	Comments noted. The Remand Order is specific in addressing certain urban residential lands. However, there are other mechanisms in which these lands can be removed from the UGA (i.e. a site specific request).
30	Trends	Ron Ross	<p>Finds long and short plat data well done. Not enough sewer, available land, or market demand for higher densities.</p> <p>Very little plat data on Silverdale and East Bremerton. The Central Kitsap UGA has been more active in the 10 years period, with 293 lots were developed in the Urban Low zone and 195 lots developed in the Urban Restricted zone.</p> <p>Urban High zoning should only apply for certain types of attached dwellings.</p> <p>Small amount of land available in the CK UGA that has good road access, topography, public water and sewer. Believes that many of the homes built in 2011 were in RR zones or were prior developed lots in the UGA.</p> <p>The Bremerton East UGA is mostly developed. There has been only one development in the last ten years. It was a plat in an Urban Low zone for 34 lots and the report shows that there are 23 lots undeveloped. This area should be rated as an already developed community that does not have an area of desirable land to subdivide for future growth.</p>	Comments noted.
31	General	Scott & Susan Gremmert	Neutral on the proposed zoning changes, but very eager to have those sewers installed.	Comments noted.

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32	Trends	Ron Ross	<p>In a 10-year period Silverdale UGA had 71 lots created by short plats. Long plat developments created an additional 54 lots. The grand total is 125 lots created in SILVERDALE UGA in the 10-year period.</p> <p>In the same 10-year period the CK UGA had 99 lots created by short plats and long platted developments made 529 lots for a grand total of 628. Residential growth in the CK UGA is historically about five times that of the Silverdale UGA.</p> <p>The reason for substantially more growth in the CK UGA is because of more existing and/or economically developable sewer lines. Also, the topography is less steep in eastern Dyes Inlet compared to the western slopes south of Silverdale.</p> <p>The CK UGA is a desirable residential area close to Harrison Hospitals, fair grounds, and county ball fields. Both CK and Silverdale UGAs have unlimited access to comparative shopping and groceries. The Port of Brownsville is the major marina facility in the entire Central Kitsap area. The Central Kitsap school district serves both CK and SILVERDALE UGAs and is a popular district with military families and the general public.</p> <p>East Bremerton UGA: Only one plat in the whole 10-year period. The chart shows a 34-lot subdivision in the Urban Low zone and 23 lots remain undeveloped. Steep slopes and lack of existing sewer makes residential development difficult or impossible.</p> <p>The Hearings Board needs to reasonably consider Kitsap buyers' public preference for minimum density of 5 units per acre in Urban Low zoning. Two cities in the county are allowed densities of 4 units per acre. It is NOT logical to require a higher density in the County. In the report to the Hearings Board, please show what each city in Kitsap requires for minimum density in UL zoning.</p>	<p>Comments noted. In regards to the Hearings Board, the County has argued the use of 4 DU/acre as being consistent with local circumstances and used by adjacent city jurisdictions. Unfortunately, the Hearings Board disagreed and determined that 5 du/acre is more consistent with local circumstances.</p>
33	CK UGA	Ron Ross	<p>Central Kitsap has areas inside the UGA that will never be developed at more urban densities due to the lack of sewer infrastructure and the exorbitant cost to providing sewer. The areas are the Tracyton, Illahee and Gilberton to Brownsville area. These three areas comprise over 1,900 acres of vacant and underutilized land, but it will remain that way forever, or at least until we come up with tens of millions of dollars to build the dozens of lift stations needed to serve them.</p> <p>A lot of these property owners have no desire or intention of developing at urban densities. Developers won't touch these areas due to the extremely high off site costs.</p> <p>Include Waaga Way into the UGA, from east of Central Valley over to and including the Minder Farm and some property further east that has existing sewer lines very close. These few hundred acres could accommodate urban growth at the cheapest costs. With a highway along the southern boundary and a major sewer trunk line and water lines running through the area, there would be virtually no costs for off sites to accommodate urban development.</p> <p>Farm lands can be perpetually preserved through the use of the CAO and developers willingness to subscribe to continued agriculture use in their development plans.</p> <p>I suggest that CK map, Alternative # 4 be eliminated from the EIS process in the first cut of the planning process.</p>	<p>The proposed alternative for the CK UGA includes the removal of the Tracyton, Gilberton and Illahee areas. Comments noted on including the Waaga Way area into one of the proposed alternatives. In regards to Alternative 4, this is considered the No-Action alternative. Under the State Environmental Policy Act, a No-Action alternative must be included to use as a comparison and baseline for evaluating the proposed action alternatives. This No-Action Alternative provides nexus to the original EIS document prepared in 2006.</p>

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34	CK and Silverdale UGAs	Joe Cardoso	<p>Include property north of Waaga Way into the UGA under alternative 1, from east of Central Valley over to and including the Minder Farm and some property further east that has existing sewer lines very close. These few hundred acres could accommodate urban growth at the cheapest costs. With a highway along the southern boundary and a major sewer trunk line and water lines running through the area, there would be virtually no costs for off sites to accommodate urban development.</p> <p>I think Alternate # 4 should be dropped from both the CK and Silverdale UGAs.</p> <p>Farm lands can be perpetually preserved through the use of the CAO and developers willingness to subscribe to continued agriculture use in their development plans.</p>	<p>Comments noted on the proposed addition. In regards to Alternative 4, this is considered the No-Action alternative. Under the State Environmental Policy Act, a No-Action alternative must be included to use as a comparison and baseline for evaluating the proposed action alternatives. This No-Action Alternative provides nexus to the original EIS document prepared in 2006.</p>
35	Preliminary Alternatives	City of Bremerton	<p>Comments provide the City's recommend certain alternatives to be reviewed further in the EIS.</p> <ul style="list-style-type: none"> <li>• West Bremerton UGA: Alternatives 1, 3 and 4. However, a mapping error appears in Alt 4 along 3<sup>rd</sup> Ave and Sunn Fjord Lane were it is designated urban Medium but should be Industrial.</li> <li>• Gorst UGA: Alternatives 1, 3 and 4.</li> <li>• East Bremerton: Alternatives 1, 3 and 4.</li> <li>• Central Kitsap UGA: Alternatives 1, 2 and 4.</li> </ul>	<p>Comments noted. Following the Commissioners February 6<sup>th</sup> public hearing, the Commissioners will decide the range of alternatives to be analyzed at their February 13<sup>th</sup> briefing. In regards to the Urban Medium versus Industrial lands, we will verify this mapping error.</p>
36	Preliminary Alternatives	City of Port Orchard	<p>General: Reflect the McCormick West and Bethel North annexations that will be effective in April 2012 and prior to the release of the Draft Supplemental Impact Statement.</p> <p>McCormick Woods/ULID # 6 UGA: Include four parcels into the UGA that were apart of the 2010 Comprehensive Plan process without a land covenant as noted in the adoption ordinance.</p> <p>Port Orchard/South Kitsap UGA: Include Bethel Avenue's connection with Highway 16 and best illustrated in Alternative 2 or 3. This will allow the City to benefit from existing infrastructure and begin the long-term work with WSDOT for a possible HWY 16 on and off ramps onto Bethel Avenue.</p>	<p>General: The Draft Supplemental Environmental Impact Statement will illustrate annexations that have occurred at the time of its release. This could include the Bethel North and McCormick West annexations if effective.</p> <p>McCormick Woods/ULID # 6 UGA: Comments will be considered in discussions of the alternative boundaries.</p> <p>Port Orchard/South Kitsap UGA: Comments will be considered in discussions of the alternative boundaries.</p>
37	CK UGA	Carl Halsen	<p>Include a few hundred acres north of Waaga Way into the UGA. These few hundred acres could accommodate urban growth at the cheapest costs for sewer. Existing sewer infrastructure already exists. The dot exercise conducted at the fall workshops were not reflected in the preliminary alternatives. Urge you to amend Alternative 1 and includes these properties.</p>	<p>Comments noted on the proposed addition in Alternative1. The dot exercise was intended to be an informal opinion exercise. The population demand and associated land capacity analysis determines the sizes of the UGAs in the various alternatives.</p>
38	Kingston UGA	Fred and Jo Nelson	<p>Owens three parcels west and northwest of the Kingston Middle School on West Kingston Road. Looking at the alternatives presented, we are in favor of alternate No.1. That is for our property to remain in the UGA. Properties are close to urban services and have paid taxes over the years as assessed for Urban Restricted. It would be a waste if the property is removed from the UGA. We do not feel that would fair or justified. Six parcels located to the Northeast of our parcels that include Carpenter Lake could be removed from the UGA as well as the designated sewer line and the pump station. The vast majority of these parcels are either underwater (Carpenter Lake), wetlands or unstable ground consisting of peat bogs or Semiahmoo Muck soil. The existing sewer line on West Kingston Road ends at the middle school approximately 500 feet from our southeast property corner and could easily be extended to our parcels when development occurs.</p>	<p>Comments noted. Alternative 1 proposes to retain these properties in the UGA. Following the Commissioners February 6<sup>th</sup> public hearing, the Commissioners will decide the range of alternatives to be analyzed in the Supplemental Environmental impact Statement at their February 13<sup>th</sup> briefing.</p>

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39	CK UGA	Christie Schultz	The culvert is the identified problem in the Illahee Watershed. Illahee Creek is a designated salmon stream. Would like to see rain gardens encouraged very specific parameters need to be placed on any potential development about where they put their storm water. Biological factors should be incorporated in the EIS if at all possible (there has been talk of putting in oyster beds!) We get a lot of sea mammals here too (grey whales, orca and sea lions) so this is no light matter. There are also many many shore bird species on Schutt's Point (the delta of Illahee Creek) so a (longitudinal and seasonal if possible) census of those should also be part of the EIS. Many of these birds are migratory, some may be threatened species. North of Illahee Dock, the land on the coastline is very friable, crumbles easily. It makes sense that a certain amount of "setback" on high density building might be a good idea (that is, no multi-family dwellings on the shoreline, low density zoning might be best). Should the EIS go all the way north to Brownsville? How will the new "in work" shoreline study fit into this overall picture?	Comments noted. Existing County stormwater regulations allow for the use of rain gardens and other low impact development techniques. However, the use of these options is a site-specific determination as not all soils and other land characteristics located in developable areas in the UGAs are suitable for LID technologies. As for the Supplemental EIS, as required under SEPA, the natural environment will be analyzed. However, as this is a supplemental to an existing EIS, many of these conditions have already been analyzed in the 2006 EIS documents.  The majority of the existing Illahee zoning allows for low-density development, whether in the form of Urban Restricted (1-5 du/acre) or the Illahee Greenbelt zone (1-4 du/acre). The highest density currently allowed in the Illahee community is along the shoreline, generally north of the Illahee Preserve. The allowed density in the area is Urban Low at 4-9 du/acre. The proposed shoreline master plan updates are a component of this update and the County will strive to insure consistency with the proposed SMP draft.
40	Silverdale UGA	Debbie and Gary Davis	Strongly recommend alternative 3, removing Chico Way from the UGA.	Comments noted.
41	Silverdale UGA	Jill Hauge	Would like Alternate #3 for the Silverdale UGA. Stated that the Chico community worked as a team to prevent inclusion in the Silverdale incorporation plan. Also, states that the Chico neighborhood/Dyes Inlet are part of a sensitive waterfront/stream system in Kitsap County.	Comments noted.
42	Silverdale UGA	Jennifer and Matt Tammen	Believes Kitsap County should consider excluding from the Silverdale UGA all of the area south of Newberry Hill Road, including the waterfront property along Dyes Inlet. Also, believes that alternative #3 for the Silverdale UGA should be included as one of the alternatives addressed in the EIS.	Comments noted.
43	Silverdale UGA	John Gilman	Strong preference for Silverdale option #3, which excludes his neighborhood from the proposed UGB.	Comments noted.
44	Silverdale UGA	Paul K. Neal	Exclude all of the area south of Newberry Hill Road, including the waterfront property along Dyes Inlet from the Silverdale UGA. Believes that this area is rural in its character and contains sensitive areas and steep slopes and that Alternative #3 for the Silverdale UGA should be included as one of the alternatives addressed in the EIS.	Comments noted.
45	Silverdale UGA	Robert (Bob) Kollars	Exclude all of the area south of Newberry Hill Road, including the waterfront property along Dyes Inlet from the Silverdale UGA. Believes that this area is rural in its character and contains sensitive areas and steep slopes and that Alternative #3 for the Silverdale UGA should be included as one of the alternatives addressed in the EIS.	Comments noted.
46	Silverdale UGA	Lew Madison	Would like everything south of Newberry on Provost and Chico Way removed the Silverdale UGA.	Comments noted.
47	Silverdale UGA	Jennifer Mills	Requesting that the property shown in a map sent to Special Projects be included in at least two of the three options being considered by the County Commissioners under the UGA remand. There is a vested and active preliminary plat application on file with the County within this UGA	Comments noted.

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48	CK UGA	Linda Wolfe Buchanan	<p>Preference for Alternative 1 in the Central Kitsap UGA. Feels that certain themes prevail for planning principles:</p> <ul style="list-style-type: none"> <li>• Higher density clustered housing, integrated with open space</li> <li>• Interest in mixed-use development promoting pedestrian/cycling opportunities and/or public transportation to work, schools, and amenities</li> <li>• Promotion of sustainable agriculture in urban settings</li> </ul> <p>Discussed that these objectives can best be met in Central Kitsap using Alternative 1, if additional acreage is added north of Highway 303. Believes that existing major transportation corridors, sewer access, and gentle terrain make Highway 303 an optimal area for visionary development. The infrastructure has been paid for by all of us. As a taxpayer, she would like to see the benefit maximized to encourage <i>New Ruralism</i>, a framework to bridge smart growth, and sustainable agriculture systems.</p>	Comments noted.
49	CK UGA	James M. Carlson	Would like to see are north of Waaga Way included in the Silverdale UGA that way they could expand their current facilities to harvest a site for the Puget Sound Meat Cooperative Mobile Slaughter Unit.	Comments noted.
50	Kingston UGA	Jon Rose	Arborwood must be included in the EIS alternatives due to the County's Development Agreement.	Comments noted.
51	CK UGA	Karlee and Trevor Hall	Would like the Commissioners to choose CK UGA, Alternative 1. However would like to see it amended to include acreage north of Paulson Road, between Central Valley Road and the Brownsville Highway.	Comments noted.
52	Silverdale UGA	Ann Emel	Would like to see Alternative #3 chosen for the Silverdale UGA, which would exclude all the the area south of Newberry including the waterfront property will be included in the EIS list of alternatives.	Comments noted.
53	Silverdale UGA and CK UGA	Nadean Ross	Would like to see Alternative 1 for the Central Kitsap UGA. Would like to see the area north of Waaga Way to be included in the Silverdale UGA.	Comments noted.
54	CK UGA	Chad Solvie	Would like the Commissioners to consider including Ron Ross property (north of Highway 303 to Paulson Road) in the UGA because Martha and Mary have viewed this site as a prospective place for a suitable senior housing community.	Comments noted.
55	Port Orchard UGA	Nichole and Brooks Wolfe	Would like the Port Orchard UGA to stay the same due to property investment that they purchased in 2007. Prefers Alternative #4 for the Port Orchard UGA.	Comments noted. However, the 2006 boundaries and their associated zoning configurations have been under challenge through various legal systems since 2006. The County is under a remand order, which will likely reduce the size of many of the UGAs under challenge.
56	CK UGA	Diane Heesacker	Would like to see Alternative 1 for the CK Urban Growth Area, but would like to see the area north of Waaga Way and over to the Brownsville Highway, due to the infrastructure that is already in place and this area can support high density.	Comments noted.
57	Silverdale UGA	Hank Anderson	Prefers Alternate 2 with changes. Would like to add UL on both sides of Newberry Hill road out to Tieton Place. Finds that it is appropriate that this alternative has UL and UR as shown and no more. Further encroachment onto NHH Park, Kitsap gun club, and Camp Wesley Harris should be avoided to reduce further conflicts in the future. Also roads south of Eldorado don't exist and to the east are inadequate. Believes that removing UR between Apex Road and Anderson Hill Road at Olympic View Road, as shown, is appropriate. UL could be added back in north of Island Lake.	Comments noted. Many of the proposed preliminary alternatives reflect the proposed changes Mr. Anderson noted.

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58	Kingston UGA	Dave Wetter	<p>During 2009 and 2010 Kingston citizens participated monthly on a DCD master planning project with Peter Sullivan who was the County planner at the time. Work included the incorporation of seven minute walking circle study done by BC&amp;J of Bainbridge Island.</p> <p>These circles were done in three areas: Downtown near the ferry, Uptown near the IGA and around the Village Green Park. The circles basically represent the normal walking limit of those centers. As Kingston, through many previous surveys, desires to become a walk able community our group felt it was important that these circles would help identify the preferred areas for the increased density.</p> <p>Would like to bring to the County's attention because it appears on the alternatives 1 and 2 that a portion of the downtown circle was eliminated from the proposed boundaries. Specifically referring to the area along the eastern side of Ohio Ave near town. In alternatives 3 and 4 this sliver of land is included. There are a couple of higher density projects that have been designed for that area, but have been on hold for economic reasons.</p>	Comments noted. However, existing zoning of this area is Urban Restricted (1-5 du/acre), which the County's lowest urban residential density. This property is also located along the shoreline with steep bluffs leading into the Puget Sound.
59	East Bremerton UGA	Brad Cheney	Family has owned approximately 55+ acres on Enetai Beach or almost 60 years and has by design left a majority of it in open space. Thought some of their property is designated Eagle and Conservation habitat, the family strongly encourages that the County of Kitsap consider including it in the UGA for Low Density (5-9 du per acre)	Comments noted.
60	Silverdale UGA	Karen Best	Favors Alternative 3 for the Silverdale UGA but wishes to have the UGA boundary be at Newberry Hill Road, thus preserving all of Chico Way and areas south from urban development.	Comments noted.
61	CK UGA	Judith Krigsman	Believes that smaller UGAs have many benefits. Illahee needs more protection for its shoreline and critical areas. Would like to down zone a small portion of shoreline on the Illahee maps from Historic Illahee to University Point. The other map changes for Illahee which the Illahee Community Club discussed and approved, is removing the white area on the maps of the Rolling Hills Golf Course, now marked Urban Reserve to a parks designation.	Comments noted.
62	Silverdale UGA	Kay Gordon	Kitsap County should exclude from the Silverdale UGA all the area south of Newberry Hill Road, including the waterfront property along Dyes Inlet. Alternative # 3 for the Silverdale UGA should be included as one of the alternatives addressed in the EIS.	Comments noted.
63	Silverdale UGA	Mary Zabinski	Prefers Alternative 3 for the Silverdale UGA and would like to see it in the EIS. Believes that critical areas at Chico Creek need to be adequately protected.	Comments noted.
64	General	William Palmer	Recaps the efforts of the 2006 Comprehensive Plan public outreach. Believes that GMA does not address supply and demand. Minimizing footnote 48 would help in the County's UGA sizing issues by allowing sanitary sewer in the UGAs. If sufficient land is allocated within the UGA to prevent abnormalities in the supply of developable land, developers will not try to maximize their subdivision layouts and density of development will drop and the price of housing will stabilize. The GMHB does not discuss anything in their decision on how to size UGAs that would promote housing affordability to the median income household. Supports Alternatives 4 in all cases.	Comments noted. However, the GMA RCW generally addresses the need to accommodate population growth (demand) based upon Office of Financial Management numbers and determining land supply that adequately handle the forecasted growth. It is the Washington Administrative Code and various Hearings Board decisions and court cases that provide greater specificity on how to determine land supply in UGAs.
65	Silverdale UGA	Jennifer Mentor Mills	Believes that entire Tax Parcel No. 312501-2-006-2009 should be included in Alternative 2 for the Silverdale UGA. Talon Ridge is a vested active preliminary plat. Would like for this to be kept in for at least two to thereof the Silverdale UGA alternatives.	Comments noted.

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66	General	John and Molly Lee	Would like to see the City of Poulsbo in the scope of the UGA Remand. Believes that Poulsbo is not compliant with GMA.	Comments noted. However, this effort is focused on the Remand Order and in particular the three urban residential zones remanded back to the County. These zones include Urban Restricted, Urban Low and Urban Cluster. None of these zones are located in the Poulsbo UGA.
67	General	Jerry Harless	Commends staff on efforts. The proposed revisions to other factors of the Land Capacity that we're not remanded back to the County have an impact on sizing UGAs. It offsets the need for more reductions to UGA boundary sizes. The County has a long history of doing this and repeating this practice will never end the constant legal challenges. Must include Urban High, Urban Medium and the Poulsbo UGA zones to ensure internal consistency with the overall Comprehensive Plan.	Comments noted. This issue has been raised with the Hearings Board in which to confirm the scope of the Remand Order.
68	General	Jon Rose	Letter describes history (20+ years) and various legal challenges to the Arborwood development. The Arborwood development is a vested plat and has a development agreement with the County to development at urban densities and to provide sewer service.	Comments noted. This project has taken into consideration vested plats located within the existing 2006 UGA boundaries. Removal out of the UGA does not affect its vesting or its ability to connect to sewer.
69	CK or Silverdale UGAs	Jodee Strickland	Owners of tax account number 222501-3-026-2004, which runs between Nels Nelson Road and Selbo Road/Payne Lane is requesting to be removed from the Barker Creek Corridor and included within the Silverdale or Central Kitsap UGA's. All utilities run the entire length of the property along Nels Nelson Road and they are at the property line off of Payne Lane. There is also bus service along Nels Nelson Road. Believes that there are plenty of protections for Barker Creek already written into the critical areas code requirements along with the required setbacks on either side of the creek. States that establishing the Barker Creek Corridor was nothing more than a "land grab" by a special interest group which stopped the ability of individual land owners to utilize their property. Urban Low was the previous zoning prior to downzone to rural.	Comments noted. However, the zoning of the Barker Creek corridor prior to 2006 was Urban Restricted (1-5 du/acre). The zoning of the area was established with the adoption of the first GMA compliant plan in 1998.
70	CK UGA	Ron Ross	States that RCW 36.70A.110 (3) speaks of urban growth occurring first in areas where there are adequate existing public facility and service capacities to serve such development. The Ross and Minder properties north of Waaga way and east of Central Valley Road are two such properties that have long had water and sewer fronting, backing, and splitting them, and multiple approved accesses to State highways and believes that soon they will also have reclaimed water available to them. I  Supports Alternative 1 of the CK UGA with the inclusion of the Ross and Minder Properties. States that these properties were included in Alternative 2 of the Central Kitsap UGA in the 2006 Comprehensive Plan review; so the EIS work is already done.	Comments noted.
71	Silverdale UGA	Hank Mann-Sykes	Preference is UGA Alternative # 1.	Comments noted.
72	CK UGA	Judith Krigsman	Prefers Alternative 1 in the Central Kitsap UGA. Additionally, would like to see two more changes as discussed on Tuesday, January 31, 2012 Illahee Community Club meeting at the library. Would like to down zone a small portion of shoreline on the Illahee maps from Historic Illahee to University Point. The other map changes for Illahee which the Illahee Community Club discussed and approved, is removing the white area on the maps of the Rolling Hills Golf Course, now marked Urban Reserve to a parks designation. Additionally, with Illahee's stormwater issues, density should be kept at a minimum.	Comments noted.

No	Issue	Commenter	Public Comments	Staff Response
73	Silverdale or CK UGAs	Jodee and Barry Strickland	Owners of tax account number 222501-3-026-2004, which runs between Nels Nelson Road and Selbo Road/Payne Lane is requesting to be removed from the Barker Creek Corridor and included within the Silverdale or Central Kitsap UGA's. Infrastructure is available for their property to be included in an UGA. Believes that false information was given to the County to exclude Barker Creek from any of the UGAs in 2006. Would like to utilize their property to subdivide and feel s that they have been good stewards of their land.	Comments noted.
74	SK UGA	Peggy Henry Bill Simmons	Supports Alternative 1. Only developers and realtors will prosper with bigger UGAs. There are no big businesses in Kitsap County. Kitsap is a bedroom community. Without GMA, there would be sprawl everywhere. The decision on UGAs should be based on the good for all, not just realtors or developers.	Comments noted.
75	CK UGA	Jim Aho	<p>The Illahee Community Club voted unanimously on Jan 31, 2012 for the following regarding the Remand maps for the Central Kitsap UGA:</p> <ul style="list-style-type: none"> <li>• The 107 acre Rolling Hills Golf Course acquisition properties zoning be corrected from Urban Reserve to Park. This would be applicable to all four alternatives for the CK Urban Growth Area.</li> <li>• The shoreline area east of Illahee Road and north of Illahee North, be rezoned from UL to UR to be more compatible with the proposed SMP Conservancy designation being considered by the SMP Taskforce. This would also be applicable to all four alternatives for the CK Urban Growth Area and would correct a concern of the Illahee Community that was first discussed during the 2006 Comprehensive Plan Update process, and then again during the Illahee Community Subarea Plan process. Additionally, (Jim is not speaking for the ICC) would like to see the following three EIS's prepared, two for the alternatives presented, and a third based on our aquifers already at water balance and not able to support the further growth that would be imposed by Illahee being in an Urban Growth Area:</li> <li>• An EIS completed on CK Alt #1 and CK Alt #2 (both with the above previously mentioned corrections), and</li> <li>• An EIS completed for East Bremerton Alt #1 and East Bremerton Alt #2.</li> <li>• An EIS that would take the entire Illahee Community out of the UGA, based on the fact that areas on the Manette Peninsula are at water balance (where the amount of precipitation infiltrating into the underlying Manette aquifer is the same amount of ground water that is being withdrawn by wells and discharging in other ways such as by stream base flows). Additionally, using the Bainbridge Island USGS study's modeling data, the base flow in Illahee Creek was found to be diminished by well withdrawals in the area. These two facts indicate this area has already likely reached the maximum development density the underlying aquifers will permit, and that no further growth should be permitted without the commensurate assurance that the aquifers will be replenished.</li> </ul>	Comments noted.

No	Issue	Commenter	Public Comments	Staff Response
76	Silverdale UGA	Mary Earl	Remove Island Lake from the Silverdale UGA. Area has a zipcode, water district, school district and port district that is completely different from anything in the Silverdale UGA. Last three incorporation elections have shown that it does not want to be included as part of Silverdale. The other refinement that needs to be corrected is the area north of Waaga Way between Silverdale Way and Schold road. Excluding this little pocket from the UGA will likely create the Rocky Point of Silverdale. Also likely to recommend to the BRB to remove the Urban Low area on Olympic View Road.	Comments noted.
77	Silverdale UGA	Gary Lindsey	Would like for a zoning change for a parcel off of Silverdale from Urban Low to Urban Medium. The site is 44 acres of which approximately 8 acres are subject to critical areas and buffers.	Comments noted.
78	CK UGA	Irwin Krigsman	Would like to see Illahee removed from the CK UGA. Prefers Alternative 1.	Comments noted.
79	Population Allocation and Poulsbo UGA	Jan Wold	This effort needs to take into consideration the new OFM population projections for Kitsap County and the reduction of 20-year forecasted growth for the peninsula. The KRCC population targets are based upon old OFM data and need to reflect new information, as well as a new planning horizon out to 2030. Additionally, the Poulsbo UGA needs to be apart of this remand effort, as well as consistency with PSRCs Vision 2040.	Comments noted. The population projections for each UGA are adopted and ratified by the County and cities. This effort is focused on the Remand Order and in particular the three urban residential zones remanded back to the County. These zones include Urban Restricted, Urban Low and Urban Cluster. None of these zones are located in the Poulsbo UGA.
80	CK UGA	Ted Rohwein	Would like parcel number 222501-3-025-2004 in the CK UGA Urban Low category.	Comments noted.
81	SK UGA	Loretta Anderson	Supports Alternative One. The letter also provides statistical data on SK UGA, as well as a land supply analysis.	Comments noted. Although the total acreage counts for the proposed preliminary alternatives are correct, the land supply calculations are misleading. There are a variety of zones that make up the total acreage of a UGA, including commercial, industrial, public facilities and parks. The land supply analysis the County utilizes is in most part a site-specific analysis of each parcel that is either broken up into three categories; 1) developed, 2) vacant or 3) underutilized. Once the County determines which lands are vacant or underutilized, a series of reduction factors, whether in the form for public facilities, roads, market conditions or critical areas, are taken into consideration. These reduction factor or the percentages used are based upon actual development history of recorded plats.
82	Silverdale UGA	Doug Weeks	Supports removal of Chico out of the UGA.	Comments noted.
83	SK UGA	Mark Kuhlman	Provides information on a vested preliminary plat in the SK UGA that was noted reflected on the County's map and requests clarification that it is still vested.	Comments noted. Staff recognizes there are issues with the County's LIS reporting on preliminary plats and will work to correct the omissions. The vested plat reference in the email is still considered vested.
84	SK UGA	Mike Olzeseski	Does not want to removed from the UGA along Beach Drive and NE of Collins Road.	Comments noted.
85	Silverdale UGA	Sandra Burn	Supports removal of Chico out of the UGA.	Comments noted.